

Zoning Board of Appeals
 Public Hearing Agenda
 June 27, 2024

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

***Revised 6/26/24**

Case #	1	Moved to July Hearing by Zoning
Case Type	Area Variance – Parking area	
File #	V-070-23-24	
Address	105 Comfort Street	
Zoning District	R-2, Medium-Density Residential District	
Applicant	Alex Blagrove	
Purpose/Request	To legalize a side yard parking area of a three-family dwelling, exceeding lot coverage limit in the district.	
Code Section	120-20	
Enforcement	Yes	
Permit #	Z-24-0120	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	2
Case Type	Area Variance – Driveways
File #	V-080-23-24
Address	3 Pembroke Street
Zoning District	R-1, Low-Density Residential District
Applicant	Dan McCoy
Purpose/Request	To remove and replace the existing driveways of a two-family dwelling located on a corner lot, which exceeds the lot coverage limit while also legalizing the pre-existing front-yard parking area on the Nelson Street frontage.
Code Section	120-11, 120-163
Enforcement	No
Permit #	Z-24-0869
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Roof of a Designated Building of Historic Value
File #	V-081-23-24
Address	374 Wellington Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	William Morehouse, Property Owner
Purpose/Request	To remove and replace the original cement tile roof of a Designated Building of Historic Value with a faux material made to replicate the original material, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-24-0899
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	4
Case Type	Area Variance – Expanding a Nonconforming Use
File #	V-082-23-24
Address	245 Edgerton Street
Zoning District	R-1 Low-Density Residential District
Applicant	Blair Wisner
Purpose/Request	To legalize a third floor living area in conjunction with the second floor dwelling unit of a two-family dwelling, thereby enlarging a non-conforming use.
Code Section	120-199
Enforcement	No
Permit #	Z-24-0652
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Porch enclosure
File #	V-083-23-24
Address	81 Merlin Street
Zoning District	R-1, Low-Density Residential District
Applicant	Dan Leone
Purpose/Request	To enclose an open front porch of a single-family dwelling, not meeting certain City-wide design guidelines and standards.
Code Section	120-160
Enforcement	No
Permit #	Z-24-0752
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Use Variance – Outdoor entertainment
File #	V-084-23-24
Address	284 Exchange Boulevard
Zoning District	CCDR, Center City Riverfront District
Applicant	Steve Tette
Purpose/Request	To add outdoor entertainment to a restaurant and bar, a use not permitted in the district.
Code Section	120-62
Enforcement	No
Permit #	Z-24-0507
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	7
Case Type	Area Variance – Signs
File #	V-085-23-24
Address	1490 Hudson Avenue
Zoning District	C-3 Regional Destination Center District
Applicant	Margie Yarton-Higgins, Massa Multimedia Architecture
Purpose/Request	To update the existing sign package for 'Walmart", which includes a 30' tall, double-sided, 75sf, illuminated, detached pole sign, not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-24-0501, B-24-2280
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Signs
File #	V-086-23-24
Address	10 Mt. Read Boulevard
Zoning District	M-1 Industrial District
Applicant	RocOut Advertising, LLC, Chris Marron
Purpose/Request	To construct a 10'x36', single-sided, digital advertising sign on a 29' tall monopole structure, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	SP-032-23-24, B-24-0312, Z-24-0071
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	9
Case Type	Area Variance – Signs
File #	V-087-23-24
Address	1999 Mt. Read Boulevard
Zoning District	M-1 Industrial District
Applicant	RocOut Advertising, LLC, Chris Marron
Purpose/Request	To construct a 10'x36', double-sided, digital advertising sign on a 29' tall monopole structure, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	SP-033-23-24, B-24-0454, Z-24-0115
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	10
Case Type	Area Variance – Firehouse renovation
File #	V-088-23-24
Address	736 N. Goodman Street
Zoning District	C-2, Community Center District
Applicant	City of Rochester, DES, Bureau of Architects and Engineering
Purpose/Request	To renovate and construct an addition to Rochester Fire Department Engine 9, to include site, parking lot and sidewalk work, exceeding the size requirement and not meeting certain requirements applying to all districts.
Code Section	120-45, 120-173
Enforcement	No
Permit #	SP-024-23-24, B-23-5584; Z-23-2125
SEQR	Type II 6 NYCRR Part 617.5C (9)
Lead Agency	N/A

Case #	11
Case Type	Area Variance – Los Flamboyanas, a housing development.
File #	V-089-23-24
Address	675, 676, 720, 744 N. Clinton Avenue
Zoning District	R-3, High-Density Residential District
Applicant	Landsman Real Estate Services, LLC
Purpose/Request	To demolish housing units at 675, 676, 720, 744 N. Clinton Avenue and construct new, three-story, multi-family, townhouse-style dwellings and to renovate the existing apartment tower, exceeding certain requirements in the district, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-(20, 21, 28), 120-158, 120-167, 120-173
Enforcement	No
Permit #	SP-037-23-24, B-24-0704; Z-24-0162
SEQR	Type I; Negative Declaration issued by the Manager of Zoning on May 22, 2024.
Lead Agency	Manager of Zoning

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on June 26, 2024.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.