

Zoning Board of Appeals
 Public Hearing Agenda
 July 25, 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

Case #	1	HELD from the April Hearing
Case Type	Area Variance – Residential parking	
File #	V-052-23-24	
Address	1105 Lake Avenue	
Zoning District	R-3 High-Density Residential District	
Applicant	Geraldine Thomas, Property Owner	
Purpose/Request	To remove and replace a portion of the existing pavement of a parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.	
Code Section	120-28, 120-173	
Enforcement	Yes	
Permit #	Z-23-1763	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	2	
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 multi-family dwelling, exceeding the maximum 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 #	3	
Case Type	Area Variance – Fence	
File #	V-001-24-25	
Address	143 Dartmouth Street	
Zoning District	R-2 Medium Density Residential District	
Applicant	Christopher Barry, Property Owner	
Purpose/Request	To replace an existing 6' tall fence (~87 linear feet) in the same design (4' solid lower with 2' lattice crown) in the front yard of a single-family dwelling which is located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-24-0910	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

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Case #	4
Case Type	Area Variance – Fence
File #	V-002-24-25
Address	243 Fernwood Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Matthew Graham, Property Owner
Purpose/Request	To replace an existing chain link fence on a corner lot with 4' tall, black vinyl-coated chain link fencing, not meeting certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z-24-0969
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Pool
File #	V-003-24-25
Address	55 Amsterdam Road
Zoning District	R-1 Low-Density Residential District
Applicant	Jeremy Clark
Purpose/Request	To install an in ground pool in the rear yard of a single-family dwelling; Work includes removing approximately 120sf of paved driveway which will result in parking driveway not leading to legal parking, exceeding the lot coverage limit in the district and not meeting certain requirements applying to all districts.
Code Section	120-11, 120-163
Enforcement	No
Permit #	Z-24-0926
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Fence
File #	V-004-24-25
Address	480 Monroe Avenue
Zoning District	C-2 Community Center District
Applicant	Todd Clicquennoi
Purpose/Request	To legalize the placement of a commercial fence in an ancillary parking lot thereby reducing the parking spaces by half, not meeting certain requirements applying to all districts.
Code Section	120-173
Enforcement	Yes
Permit #	Z-24-0834
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

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Case #	7
Case Type	Area Variance – Fence
File #	V-005-24-25
Address	505 Mt Hope Avenue
Zoning District	IPD #15 and Preservation District
Applicant	Greg Leibenguth
Purpose/Request	To install approximately 385 linear feet of 5' tall aluminum, ornamental fencing around a parking lot of the Episcopal Senior Life Community, not meeting certain requirements applying to all districts. This case requires the approval of the Rochester Preservation Board.
Code Section	120-167
Enforcement	No
Permit #	Z-24-1055
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	8
Case Type	Area Variance – Construction
File #	V-006-24-25
Address	2485 Dewey Avenue
Zoning District	C-2 Community Center District
Applicant	John Daniels
Purpose/Request	To construct an 11,000sf, two-story building to expand a commercial use and parking lot, thereby enlarging a nonconforming use, not meeting and exceeding certain yard and bulk requirements in the district, certain requirements for specified uses, certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-43, 120-44, 120-45, 120-152, 120-158, 120-159, 120-169, 120-172, 120-173
Enforcement	No
Permit #	Sp-026-23-24, B-23-5947, Z-23-2210
SEQR	Unlisted; A Negative Declaration was issued 5/20/24 by Manager of Zoning.
Lead Agency	Manager of Zoning

Case #	9
Case Type	Area Variance – Signs
File #	V-007-24-25
Address	1471 Mt Hope Avenue
Zoning District	Collegetown Village District
Applicant	Richard Johnson
Purpose/Request	To install a sign package for 'Take Five'; includes illuminated, attached signs to east and north facades (15.96sf and 11.67sf, respectively), not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-24-0153
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	10
Case Type	Area Variance – Expanding nonconforming use
File #	V-008-24-25
Address	302 Fernwood Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Linc Swedrock
Purpose/Request	To expand a nonconforming use and legalize work without a permit including front yard paving, fencing, accessory uses and structures and not meeting certain City-wide design guidelines and standards.
Code Section	120-199, 120-158, 120-135, 120-163, 120-167
Enforcement	No
Permit #	Z-241179
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	11
Case Type	Area Variance – Fence
File #	V-009-24-25
Address	50 Prince Street
Zoning District	C-2 Community Center District
Applicant	Jason Dobbs
Purpose/Request	To maintain the existing property frontage on College Avenue for a corner lot project involved in Site Plan Review where certain aspects exceed the bulk requirement in the district and do not meet certain requirements applying to all districts.
Code Section	120-45, 120-169, 120-173
Enforcement	No
Permit #	Z-23-1526
SEQR	Type II §48-5B (13)
Lead Agency	N/A

Case #	12
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 July 24, 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>.