

Zoning Board of Appeals
 Public Hearing Agenda
 August 22, 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
Case Type	Area Variance – Additional dwelling unit
File #	V-010-24-25
Address	256 River Street
Zoning District	R-1, Low-Density Residential District
Applicant	Ricardo Nieves, Property Owner
Purpose/Request	To convert a detached, nonresidential garage into a dwelling unit in the rear yard of a single-family dwelling, not meeting the lot area requirement, exceeding the lot coverage limit, not meeting front and rear yard setback requirements, in the district; not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-11, 120-160, 120-173
Enforcement	No
Permit #	B-24-3853, Z-24-1060
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	2
Case Type	Area Variance – DBHV roof
File #	V-011-24-25
Address	75-77 Averill Avenue
Zoning District	R-2, Medium-Density Residential District
Applicant	Barbara Baker
Purpose/Request	To reroof two front porches of a Designated Building of Historic Value by replacing cedar shingles with asphalt shingles, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-24-1452
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – DBHV siding
File #	V-012-24-25
Address	236 Linden Street
Zoning District	R-2, Medium Density Residential District
Applicant	Christopher Barry, Property Owner
Purpose/Request	To replace the exterior siding of a Designated Building of Historic Value, where the original siding is wood and the replacement material is vinyl made to replicate the original, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-24-1368
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

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Case #	4
Case Type	Area Variance – Exterior renovations
File #	V-013-24-25
Address	880 St Paul Street
Zoning District	R-1, Low-Density Residential District
Applicant	Donald Norton
Purpose/Request	To renovate the exterior of a place of worship, which includes locating HVAC equipment in the front yard screened from view by a 6’ tall vinyl enclosure and additional attached signs, not meeting certain requirements applying to all districts.
Code Section	120-163, 120-167, 120-177
Enforcement	No
Permit #	B-24-1972, Z-24-0915
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	5
Case Type	Area Variance – Driveway
File #	V-014-24-25
Address	41 Larch Street
Zoning District	R-1, Low-Density Residential District
Applicant	Isdelmy Acosta, Property Owner
Purpose/Request	To legalize a driveway expansion to 16’w x 20’d in the front yard thereby creating a front yard parking area of a single-family dwelling, exceeding certain requirements applying to all districts.
Code Section	120-163
Enforcement	Yes
Permit #	Z-24-1318
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Shed
File #	V-015-24-25
Address	1405 Lyell Avenue
Zoning District	R-1, Low-Density Residential District
Applicant	Pastor William David Stewart; Destiny Preparation Church, Inc.
Purpose/Request	To install an additional, 16’ x 10’, storage structure in the rear yard of a noncommercial use, which serves the church on the Lyell Avenue frontage, exceeding certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	B-24-4163, Z-24-1187
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

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Case #	7
Case Type	Area Variance – Accessory use
File #	V-016-24-25
Address	642 Beach Avenue
Zoning District	R-1, Low-Density Residential and Preservation District
Applicant	Robert Thomas, Property Owner
Purpose/Request	To install a hot tub in the side yard of a single-family dwelling, not meeting certain requirements applying to all districts. This case requires the approval of the Rochester Preservation Board.
Code Section	120-163
Enforcement	No
Permit #	Z-24-1212
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Signs
File #	V-017-24-25
Address	650-658 South Avenue
Zoning District	C-2, Community Center District
Applicant	Jonathan Wheeler
Purpose/Request	To legalize the existing attached, non-illuminated business signs for 'FOMO' (24sf), 'Julianna' (20sf), 'Seven Sages' (28sf) and 'Craft Button' (24sf), exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-23-5993, Z-24-0323
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	9
Case Type	Area Variance – Lot coverage
File #	V-018-24-25
Address	224 Hamilton Street
Zoning District	R-2, Medium-Density Residential District
Applicant	Richard Rotolo
Purpose/Request	To pave approximately 500sf of greenspace in the front yard of a corner, two-family dwelling, exceeding the lot coverage limits in the district and not meeting certain City-wide design guidelines and standards.
Code Section	120-20, 120-160
Enforcement	No
Permit #	Z-24-1332
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	10
Case Type	Area Variance – DBHV windows
File #	V-019-24-25
Address	74 Lake Avenue
Zoning District	C-2, Community Center District
Applicant	Tim Leaty, Property Owner
Purpose/Request	To legalize the infill of five windows on the south façade of a Designated Building of Historic Value, facing White Street and adding a fence to enclose a refuse collection area and a generator, not meeting certain City-wide design guidelines and standards, and certain requirements applying to all districts.
Code Section	120-158, 120-159, 120-167
Enforcement	Yes
Permit #	B-24-4101, Z-24-1254
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	11
Case Type	Area Variance – Driveway
File #	V-020-24-25
Address	197 Longview Terrace
Zoning District	R-1, Low-Density Residential District
Applicant	Colin Canfield, Property Owner
Purpose/Request	To legalize the expansion of an existing driveway, increasing the width to approximately 16 feet in the front yard, removing the walkway, exceeding the lot coverage limits in the district, not meeting certain City-wide design guidelines and standards and exceeding certain requirements applying to all districts.
Code Section	120-11, 120-158, 120-163
Enforcement	Yes
Permit #	Z-24-1007
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	12
Case Type	Area Variance – Phase II, building set back
File #	V-021-24-25
Address	235 North Winton Road
Zoning District	C-1, Neighborhood Center District
Applicant	Matt Lester
Purpose/Request	To construct a two-story mixed-use building and complete phase II of approved Site Plan, SP-018-20-21, not meeting the yard requirements in the district.
Code Section	120-36
Enforcement	No
Permit #	Sp-018-20-21, B-24-4637, Z-24-1384
SEQR	Unlisted; A Negative Declaration was issued 4/22/21 by the Manager of Zoning
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 August 21, 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>.