

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

***Revised 8/21/24**

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, 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	John Murray, 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

Zoning Board of Appeals
 Public Hearing Agenda
 August 22, 2024
 Page 2

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

Zoning Board of Appeals
 Public Hearing Agenda
 August 22, 2024
 Page 3

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 installation of a parking area in the front yard of a single family dwelling , exceeding the lot coverage limits in the district, and not meeting the location requirements for detached accessory uses and structures .
Code Section	120-11, 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>.