

Zoning Board of Appeals
 Public Hearing Agenda
 September 26, 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 9/13/24**

Case #	1
Case Type	Area Variance – Billboard
File #	V-022-23-24
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 #	2
Case Type	Area Variance – Driveway
File #	V-023-24-25
Address	52 Coburg Street
Zoning District	R-1 Low-Density Residential District
Applicant	Therese Adriaansen, Property Owner
Purpose/Request	To replace an existing driveway; a parking area in the front yard of a single family dwelling not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	Z-24-1534
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Driveway
File #	V-024-24-25
Address	70 Berry Street
Zoning District	R-1 Low-Density Residential District
Applicant	Karlene Glaspy, Property Owner
Purpose/Request	To replace an existing driveway; a parking area in the front yard of a single family dwelling located on a corner lot, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	Z-24-1449
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-02524-25
Address	171 Crossfield Road
Zoning District	R-1, Low-Density Residential District
Applicant	Renee Brean, Property Owner
Purpose/Request	To install approximately 300 linear feet of 6’ tall, solid fence in the front yard of a single family dwelling located on a corner lot, exceeding certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z-24-1586
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Fence
File #	V-026-24-25
Address	11 Price Lane
Zoning District	R-3 High-Density Residential District
Applicant	Xavier Holiday, Property Owner
Purpose/Request	To legalize approximately 115 linear feet of wood, stockade fence of a single family dwelling located on a corner lot, exceeding certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z-24-1523
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Change of Use - parking
File #	V-027-24-25
Address	39 S. Goodman Street
Zoning District	C-1 Neighborhood Center District
Applicant	Chris Cyrkin
Purpose/Request	To change the use of a mixed use building converting the first floor retail space to a sit-down restaurant, not meeting the off-street parking requirement applying to all districts
Code Section	120-173
Enforcement	No
Permit #	Z-24-1603
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

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Case #	7
Case Type	Area Variance – Parking
File #	V-028-24-25
Address	1046 Dewey Avenue
Zoning District	C-1 Community Center District and Dewey Driving Park URD-North
Applicant	Anthony O’James
Purpose/Request	To reconfigure off street parking in the front and rear yard of a mixed use building to meet a higher demand resulting from an addition to the first floor commercial space, exceeding certain requirements applying to all districts.
Code Section	120-173
Enforcement	No
Permit #	Z-24-1688
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	8
Case Type	Area Variance – Establish of Use - parking
File #	V-029-24-25
Address	160 Lyell Avenue
Zoning District	C-2 Community Center District
Applicant	Nidia Santiago, Property Owner
Purpose/Request	To establish live entertainment in an existing bar/restaurant, ‘809 Bar’, on the second floor for karaoke, DJ and bands from 9 pm to 2 am daily, not meeting the off-street parking requirement for specified uses.
Code Section	120-137
Enforcement	No
Permit #	Z-24-1435
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	9
Case Type	Area Variance – Change of use - parking
File #	V-030-24-25
Address	634 South Avenue
Zoning District	C-2 Community Center District
Applicant	Fred Norten
Purpose/Request	To change the use of a first floor front and rear, distribution/warehouse and office to an entertainment venue for public entertainment not meeting the off-street parking requirements for specified uses.
Code Section	120-137
Enforcement	No
Permit #	Z-24-1435
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	10
Case Type	Area Variance – Change Use - parking
File #	V-031-24-25
Address	727 St. Paul Street
Zoning District	M-1 Industrial District
Applicant	Joshua Israel
Purpose/Request	To change the use from a substance abuse clinic to a place of worship, not meeting the off-street parking requirement applying to all districts.
Code Section	120-173
Enforcement	No
Permit #	Z-24-1602
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	11	Removed by Zoning
Case Type	Area Variance – Fence	
File #	V-032-24-25	
Address	100 Falls Street	
Zoning District	Center City Riverfront District	
Applicant	Phillip Morrissey	
Purpose/Request	To install approximately 1,460 linear feet of 7' tall chain link fence with a one foot barbed wire topper to secure an area for Rochester Gas and Electric, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-24-1411	
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

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 September 25, 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>.