

Zoning Board of Appeals
 Public Hearing Agenda
 October 24, 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 10/11/24**

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| Case # | 1 |
| Case Type | Area Variance – Driveway |
| File # | V-032-23-24 |
| Address | 475 Newbury Street |
| Zoning District | R-1 Low-Density Residential District |
| Applicant | Ken Brooks |
| Purpose/Request | To repave an existing driveway, which includes 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-24-1497 |
| SEQR | Type II 6 NYCRR Part 617.5C (17) |
| Lead Agency | N/A |

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| Case # | 2 |
| Case Type | Area Variance – Driveway |
| File # | V-033-24-25 |
| Address | 480 Beach Avenue |
| Zoning District | R-1 Low-Density Residential District and Preservation District |
| Applicant | Janice Macisak, Property Owner |
| Purpose/Request | To replace an existing driveway, which includes 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-24-1408 |
| SEQR | Type II 6 NYCRR Part 617.5C (17) |
| Lead Agency | N/A |

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| Case # | 3 | *Moved to the November Hearing |
| Case Type | Area Variance – Fence | |
| File # | V-034-24-25 | |
| Address | 65 Atkinson Street | |
| Zoning District | R-1 Low-Density Residential District and Preservation District | |
| Applicant | Gina Iacovangelo, Property Owner | |
| Purpose/Request | To install approximately 110 linear feet of 6' tall solid wood fence along the Beaver Street and Eagle Street fronts of a corner lot, exceeding certain requirements for fences and walls in all districts. | |
| Code Section | 120-167 | |
| Enforcement | No | |
| Permit # | Z-24-1759 | |
| SEQR | Type II 6 NYCRR Part 617.5C (17) | |
| Lead Agency | N/A | |

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| Case # | 4 |
| Case Type | Area Variance – Driveway |
| File # | V-035-24-25 |
| Address | 131 Steko Avenue |
| Zoning District | R-1, Low-Density Residential District |
| Applicant | Darone Young, Property Owner |
| Purpose/Request | To replace an existing driveway, which includes 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-24-1494 |
| SEQR | Type II 6 NYCRR Part 617.5C (17) |
| Lead Agency | N/A |

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| Case # | 5 |
| Case Type | Area Variance – Driveway |
| File # | V-036-24-25 |
| Address | 146 Frost Avenue |
| Zoning District | R-1 Low-Density Residential District |
| Applicant | Sharnett Wilson |
| Purpose/Request | To install 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-24-1533 |
| SEQR | Type II 6 NYCRR Part 617.5C (17) |
| Lead Agency | N/A |

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| Case # | 6 |
| Case Type | Area Variance – Fence |
| File # | V-037-24-25 |
| Address | 143 Castlebar Road |
| Zoning District | R-1 Low-Density Residential District |
| Applicant | Danielle Naylon, Property Owner |
| Purpose/Request | To install approximately 155 linear feet of 5' tall decorative fence in the front yard of a property located on a corner lot, exceeding certain requirements for fences and walls in all districts. |
| Code Section | 120-167 |
| Enforcement | No |
| Permit # | Z-24-1889 |
| SEQR | Type II 6 NYCRR Part 617.5C (17) |
| Lead Agency | N/A |

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| Case # | 7 |
| Case Type | Area Variance – New construction |
| File # | V-038-24-25 |
| Address | 1 Jefferson Avenue |
| Zoning District | R-2 Medium-Density Residential District |
| Applicant | National Susan B. Anthony Museum and House |
| Purpose/Request | To construct an approximately 14,000 square foot building to house the Susan B. Anthony Interpretive Museum, not meeting setback requirements in the district and certain City-wide design guidelines and standards. |
| Code Section | 120-20, 120-158 |
| Enforcement | No |
| Permit # | Z-24-0654 |
| SEQR | Unlisted |
| Lead Agency | The Manager of Zoning issued a negative declaration on 10/6/2022 |

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| Case # | 8 |
| Case Type | Area Variance – New construction |
| File # | V-039-24-25 |
| Address | 1 and 2-12 Clarence Park |
| Zoning District | R-1 Low-Density Residential District |
| Applicant | Linc Swedrock |
| Purpose/Request | To construct a pocket neighborhood community on vacant land that includes seven (7) attached two family, ADA compliant dwellings, where maintenance, management, support services and security will be located on site and not meeting certain requirements applying to all districts. |
| Code Section | 120-163, 120-173 |
| Enforcement | No |
| Permit # | Z-23-0880 |
| SEQR | Unlisted |
| Lead Agency | The Manager of Zoning issued a negative declaration on 8/2/2024 |

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| Case # | 9 |
| Case Type | Area Variance – Building renovation |
| File # | V-040-24-25 |
| Address | 370 Norton Street |
| Zoning District | C-2 Community Center District |
| Applicant | Reza Hourmanesh |
| Purpose/Request | To renovate an existing building, previously a fuel station, to a fuel station and grocery store, not meeting certain City-wide design guidelines and standards. |
| Code Section | 120-159 |
| Enforcement | No |
| Permit # | SP-056-23-24, B-24-3351 and Z-24-0865 |
| SEQR | Type II, 6 NYCRR Part 617.5C (9) |
| Lead Agency | N/A |

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| Case # | 10 |
| Case Type | Area Variance – Building addition |
| File # | V-041-24-25 |
| Address | 1686 Norton Street |
| Zoning District | C-1 Neighborhood Center District |
| Applicant | Reza Hourmanesh |
| Purpose/Request | To construct a 1,008sf addition to a commercial use, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts. |
| Code Section | 120-158, 120-165, 120-169, 120-172, 120-173 |
| Enforcement | No |
| Permit # | SP-058-23-24, B-23-3745 and Z-23-1507 |
| SEQR | Type II, 6 NYCRR Part 617.5C (9) |
| Lead Agency | N/A |

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| Case # | 11 | *Moved to November by Zoning |
| Case Type | Area Variance – New construction | |
| File # | V-042-24-25 | |
| Address | 655, 667 S. Goodman Street and 9 Karges Place | |
| Zoning District | C-2 Community Center District | |
| Applicant | Chris Nadler, Mark IV Enterprises | |
| Purpose/Request | To construct an approximately 1,800sf sit down restaurant with a drive-through component, not meeting the yard requirements in the district. | |
| Code Section | 120-44 | |
| Enforcement | No | |
| Permit # | B-1230618, CZC-1230174 | |
| SEQR | Type II 6 NYCRR Part 617.5C (9) | |
| 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 October 23, 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>.