

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 10/23/24**

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

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

Case #	3	*Moved to the December Hearing
Case Type	Area Variance – Fence	
File #	V-0xx-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	

Case #	4
Case Type	Area Variance – Driveway
File #	V-034-24-25
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

Case #	5
Case Type	Area Variance – Driveway
File #	V-035-24-25
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

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

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

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

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

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

Case #	11	*Removed 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>.