

Zoning Board of Appeals
 Public Hearing Agenda
 November 21, 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 10/29/24

Case #	1	Returning from the September Hearing
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 #	B-24-6070, Z-24-1435	
SEQR	Unlisted	
Lead Agency	Zoning Board of Appeals	

Case #	2	
Case Type	Area Variance – Driveway	
File #	V-042-24-25	
Address	1994 Dewey Avenue	
Zoning District	R-1 Low-Density Residential District	
Applicant	Patrick Cowd, Property Owner	
Purpose/Request	To repave an existing driveway and expand the width, creating 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	Yes	
Permit #	Z-24-1986	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Fence	
File #	V-043-24-25	
Address	952 Joseph Avenue	
Zoning District	R-1 Low-Density Residential District	
Applicant	Angel Cruz	
Purpose/Request	To legalize 56 linear feet of 6' tall solid wood fence along Laser St. and install approximately 132 linear feet of 5' tall picket fence on Laser St. and Joseph Ave., with a 20' setback at the corner, exceeding certain requirements for fences and walls in all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-24-1232	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	4
Case Type	Area Variance – Lot coverage
File #	V-044-24-25
Address	148 Trafalgar Street
Zoning District	R-1 Low-Density Residential District
Applicant	Anderson Hollins, Property Owner
Purpose/Request	To legalize a driveway expansion in the rear yard of a single family dwelling, exceeding the lot coverage limits in the district.
Code Section	120-11
Enforcement	Yes
Permit #	Z-24-1956
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Generator
File #	V-045-24-25
Address	150 Highland Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Corey Wilson
Purpose/Request	To install two screened 180kw generators in the front yard of St. John’s Home, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-158, 120-163
Enforcement	No
Permit #	B-24-6112, Z-24-1891
SEQR	Type II 6 NYCRR Part 617.5C (9)
Lead Agency	N/A

Case #	*Removed by the applicant to the December Hearing
Case Type	Area Variance – Advertising sign
File #	V-046-24-25
Address	1881 East Avenue
Zoning District	C-2 Community Center District
Applicant	Michael Greene; Lamar Advertising
Purpose/Request	To change an existing, 378sf advertising sign face from a static advertising sign to a 378sf digital advertising sign, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-24-6850, Z-24-2085
SEQR	Type II §48-5B(14)
Lead Agency	N/A

Case #	*Removed by the applicant to the December Hearing
Case Type	Area Variance – Advertising sign
File #	V-047-24-25
Address	25 Canterbury Road
Zoning District	C-2 Community Center District
Applicant	Michael Greene; Lamar Advertising
Purpose/Request	To construct a 60’ tall stealth monopole with a 14’ x 48’ back to back digital billboard, not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-24-0130, Z-24-0029
SEQR	Type II §48-5B(14)
Lead Agency	N/A

Case #	*Removed by the applicant to the December Hearing
Case Type	Area Variance – Advertising sign
File #	V-048-24-25
Address	161 Norris Drive
Zoning District	C-1 Neighborhood Center District
Applicant	Michael Greene; Lamar Advertising
Purpose/Request	To remove a rooftop billboard and construct a new 65’ tall stealth monopole with a 14’ x 48’ back to back digital billboard, not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-24-0766, Z-24-0166
SEQR	Type II §48-5B(14)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – New construction
File #	V-049-24-25
Address	835-855 West Main Street
Zoning District	C-2 Community Center District
Applicant	Trish Rissone; ESL Federal Credit Union
Purpose/Request	To construct a 4,650+/-sf ESL Credit Union branch with teller and ATM drive thru lanes, parking lot, landscaping and signage, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-158, 120-159, 120-170, 120-173
Enforcement	No
Permit #	SP-012-24-25, B-24-6003 and Z-24-1852
SEQR	Unlisted
Lead Agency	A declaration of negative impact was issued by the City of Rochester on 12/19/23

Case #	7
Case Type	Area Variance – New construction
File #	V-050-24-25
Address	607 Lexington Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Carl Simon; Foodlink
Purpose/Request	To expand an urban farm and construct an approximately 3,150sf community center, a 1,800sf greenhouse, an outdoor pavilion, parking lot and landscaping improvements, not meeting yard and bulk requirements in the district and certain City-wide design guidelines and standards.
Code Section	120-11, 120-12, 120-159
Enforcement	No
Permit #	SP-020-24-25, B-24-4444, Z-24-1304
SEQR	Type II 6 NYCRR Part 617.5C (9)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Establish Industrial Use
File #	V-051-24-25
Address	1100 Chili Ave., 104 Cairn St.
Zoning District	M-1 Industrial District
Applicant	Ray Raimondi; Costich Engineering
Purpose/Request	To establish a concrete batch plant, not meeting certain requirements in the district.
Code Section	120-83
Enforcement	Yes
Permit #	SP-001-23-24, E-010-24-25, B-23-2307
SEQR	Unlisted
Lead Agency	A negative declaration was issued by the Manager of Zoning on 8/2/24.

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 November 20, 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>.