

Zoning Board of Appeals
 Public Hearing Agenda
 January 30, 2025

- 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

Case #	1
Case Type	Area Variance - New construction
File #	V-064-24-25
Address	773 E. Main Street
Zoning District	C-2
Applicant	Greg McMahon, McMahon LaRue Associates, P. E.
Purpose/Request	To construct a 1,920sf mixed use building (first floor ice cream parlor, second floor residential unit) not meeting the setback requirements in the district and the off-street parking requirements applying to all districts.
Code Section	120-44, 120-173
Enforcement	No
Permit #	SP-011-24-25, B-24-5595, Z-24-1793
SEQR	Type II 6 NYCRR Part 617.5C(16)
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Establish Use
File #	V-065-24-25
Address	170 Bennington Drive
Zoning District	M-1 Industrial District
Applicant	Brian Fetzner
Purpose/Request	To establish an auto repair shop, not meeting the distance requirement for specified uses to residential district boundary lines.
Code Section	120-152
Enforcement	No
Permit #	Z-24-2174
SEQR	Type II §48-5B(16)
Lead Agency	Zoning Board of Appeals

Case #	3
Case Type	Area Variance – Building addition
File #	V-066-24-25
Address	430 Mt. Read Boulevard
Zoning District	R-1 Low-Density Residential District
Applicant	Reza Hourmanesh
Purpose/Request	To construct a 1,415sf addition to an existing fuel station, enlargement of a non-conforming use and constructing a new monument sign, not meeting setback requirements, certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-8, 120-11, 120-158, 120-177
Enforcement	No
Permit #	SP-057-23-24, B-24-3364, Z-24-0868
SEQR	Type II 6 NYCRR Part 617.5C(9)
Lead Agency	N/A

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Case #	4
Case Type	Area Variance – Change nonconforming use
File #	V-067-24-25
Address	771-775 Hudson Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Reza Hourmanesh
Purpose/Request	To change the use of an existing auto repair shop to general retail, build a 429sf addition, a detached monument sign, make site, landscaping and parking lot improvements, with daily operations from 7am- 11pm, exceeding certain requirements in the district, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-8, 120-11, 120-158, 120-159, 120-165, 120-167, 120-169, 120-170, 120-173, 120-177
Enforcement	No
Permit #	SP-007-24-25, B-24-5009, Z-24-1529
SEQR	Type II 6 NYCRR Part 617.5C(9)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Establish use
File #	V-068-24-25
Address	47 Thurston Road
Zoning District	C-1 Neighborhood Center and Overlay Airport District
Applicant	Dave McCleary, Property Owner
Purpose/Request	To establish an auto repair shop in a building originally built for auto repair, which is approved for the use but does not meet certain requirements applying to all districts.
Code Section	120-173
Enforcement	Yes
Permit #	Z-24-0832
SEQR	Type II §48-5B(16)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Accessory uses
File #	V-069-24-25
Address	261 Averill Street
Zoning District	R-1 Low-Density Residential District
Applicant	Rob Hendricks, Property Owner
Purpose/Request	To install two wall-mounted climate control devices (mini splits) to the sidewall of a two-family dwelling, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-24-2082
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

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Case #	7
Case Type	Area Variance – Driveway
File #	V-070-24-25
Address	987 Glide Street
Zoning District	R-1 Low-Density Residential District
Applicant	Miguel Colon, Property Owner
Purpose/Request	To legalize a 20' x 12.5', front yard parking area of a single-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	Z-24-2193
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	8
Case Type	Use Variance – Change Use
File #	V-058-24-25
Address	47 Amherst Street
Zoning District	R-2 Medium Density Residential District
Applicant	Doug Sokolowski, Property Owner
Purpose	To change the use of a single-family dwelling to a two-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-166
Enforcement	No
Permit #	Z-24-2001
SEQR	Type II 6 NYCRR 617.5C (17)
Lead Agency	N/A

Case #	9
Case Type	Area Variance – DBHV porch
File #	V-072-24-25
Address	342 Meigs Street
Zoning District	R-2 Medium-Density Residential District
Applicant	Muhammad Raza, Property Owner
Purpose/Request	To legalize repairs to a porch of a Designated Building of Historic Value, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	Yes
Permit #	B-24-6082, Z-24-1874
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	10
Case Type	Area Variance – Change use
File #	V-073-24-25
Address	775 University Avenue
Zoning District	R-2 Medium-Density Residential and Preservation District
Applicant	Douglas Rice, Property Owner
Purpose/Request	To change the use of a mixed-use structure (first floor - office, 2 nd floor – two-fam) to a multi-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-18, 120-166
Enforcement	No
Permit #	B-24-6704, Z-24-2058
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	11
Case Type	Area Variance – Legalize habitable area
File #	V-074-24-25
Address	57 Edgemont Road
Zoning District	R-1 Low-Density Residential District
Applicant	Edward Sherman, Property Owner
Purpose/Request	To legalize the conversion of an attached garage to habitable floor area, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	Yes
Permit #	B-24-5452, Z-24-1962
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	12
Case Type	Area Variance – Driveway
File #	V-071-24-25
Address	850 Glide Street
Zoning District	R-1 Low-Density Residential District
Applicant	Rafael Venturini, Property Owner
Purpose/Request	To legalize a driveway expansion, thereby creating a parking area in the front yard, exceeding the lot coverage limit in the district and not meeting certain requirements applying to all districts.
Code Section	120-11, 120-163
Enforcement	No
Permit #	Z-24-2297
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 January 29, 2025.

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>.