

Zoning Board of Appeals
 Public Hearing Agenda
 December 19, 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 12/11/24

Case #	1
Case Type	Area Variance
File #	V-030-24-25
Address	634 South Ave
Zoning District	C-2
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 – Fence
File #	V-052-24-25
Address	356 Bernice Street
Zoning District	R-1 Low-Density Residential District
Applicant	Monique Walker
Purpose/Request	To replace the 4' tall decorative fence in the front yard with 6' tall, solid fencing, not meeting the requirements for fences and walls in the district.
Code Section	120-167
Enforcement	Yes
Permit #	Z-24-1397
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Fence
File #	V-053-24-25
Address	65 Atkinson Street
Zoning District	R-3 High-Density Residential and Preservation District
Applicant	Gina Iaccovangelo, Property Owner
Purpose/Request	To install 25 linear feet of 4'-5' tall decorative fence in the front yard on Atkinson Street and replace an existing 6' tall solid fence on Beaver and Eagle Street, which is a corner lot property and a double frontage lot, not meeting certain requirements applying to 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 – Fence
File #	V-054-24-25
Address	417-421 Central Park
Zoning District	R-2 Medium-Density Residential District
Applicant	Abdulfattah Moqbel, Property Owner
Purpose/Request	To pave a 6’x13’ area for a dumpster enclosure and install solid fencing in the front yard of a mixed use building along the northern property line exceeding the lot coverage limit and certain requirements for dumpsters and refuse collection areas in the district.
Code Section	120-20, 120-165
Enforcement	No
Permit #	Z-24-1983
SEQR	Type II 6 NYCRR Part 617.5C (9)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Accessory Uses
File #	V-055-24-25
Address	70 Scrantom Street
Zoning District	R-1 Low-Density Residential District
Applicant	Edwin Rivera, Property Owner
Purpose/Request	To legalize three accessory structures (two of an industrial quality) in the rear yard of a single family dwelling, exceeding certain requirements applying to all districts and not meeting certain City-wide design guidelines and standards.
Code Section	120-160, 120-163
Enforcement	Yes
Permit #	Z-24-1540
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Pool removal
File #	V-056-24-25
Address	945 Park Avenue
Zoning District	R-1 Low-Density Residential and Preservation District
Applicant	Ellie Prager and Brian Finkelman, Property Owners
Purpose/Request	To remove an in-ground swimming pool, make alterations to the driveway in the rear yard and add to the lawn area, exceeding the lot coverage limits in the district. The project requires a Certificate of Appropriateness from the Rochester Preservation District.
Code Section	120-11
Enforcement	No
Permit #	Z-24-2013
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

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Case #	7
Case Type	Use Variance – Change Use
File #	V-057-24-25
Address	31 Tracy Street
Zoning District	R-2 Medium-Density Residential District
Applicant	Todd Reed, Property Owner
Purpose/Request	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	Yes
Permit #	Z-24-2013
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	8	*Removed to January Hearing by Zoning
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 – 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 #	10	*Removed to the January Hearing by the applicant
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 #	11	
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 #	12	
Case Type	Area Variance – Building addition	
File #	V-059-24-25	
Address	581 Joseph Avenue and 545,563 Clifford Avenue	
Zoning District	R-2 Low-Density Residential District and C-1 Community Center District	
Applicant	Ron Thomas, Baden Street Settlement	
Purpose/Request	To construct an addition and renovate an existing building, which includes site, parking and landscaping improvements, exceeding the lot coverage limits, not meeting the bulk requirements and certain City-wide design guidelines and standards.	
Code Section	120-20, 120-37, 120-159	
Enforcement	No	
Permit #	SP-015-24-25	
SEQR	Type II 6 NYCRR Part 617.5C (9)	
Lead Agency	N/A	

Case #	13
Case Type	Area Variance – Siding DBHV
File #	V-060-24-25
Address	225-227 Edinburgh Street
Zoning District	R-3 High-Density Residential District
Applicant	Carter Wooden, Property Owner
Purpose/Request	To remove and replace original wood clapboard with vinyl siding of a two-family dwelling; a Designated Building of Historic Value.
Code Section	120-158
Enforcement	No
Permit #	Z-24-2296
SEQR	Type II 6 NYCRR 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 December 18, 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>.