

Zoning Board of Appeals
 Public Hearing Agenda
 January 25, 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

Case #	Withdrawn by applicant until February
Case Type	Area Variance – Billboard
File #	V-042-23-24
Address	37 Romeyn Street aka 593 W. Broad Street
Zoning District	C-2 Community Center District
Applicant	Kyle Scritchfield, Greyline Outdoor Advertising
Purpose/Request	To erect a double-faced, 14' x 48' billboard, approximately 92.5' high, having one static side and one digital, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-1232015
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	Withdrawn by applicant until February
Case Type	Area Variance – Billboard
File #	V-043-23-24
Address	600 West Broad Street
Zoning District	M-1 Industrial District
Applicant	Kyle Scritchfield, Greyline Outdoor Advertising
Purpose/Request	To erect a double-faced, 10' x 23' billboard, that is 30' high, located within 100ft of a designated landmark and having static advertising on both sides thereby exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-1232012
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	1	Returning from the December ZBA Hearing
Case Type	Area Variance – Porch enclosure	
File #	V-044-23-24	
Address	612 Carter Street	
Zoning District	R-1 Low-Density Residential District	
Applicant	Eduardo Alonso, Property Owner	
Purpose/Request	To enclose an open front porch, not meeting certain City-wide design guidelines and standards.	
Code Section	120-160	
Enforcement	No	
Permit #	B-23-5498	
SEQR	Type II §48-5B (15)	
Lead Agency	N/A	

Case #	2	Returning from the November ZBA Hearing
Case Type	Area Variance – Legalize Change of Use	
File #	V-035-23-24	
Address	1009 S. Plymouth Avenue	
Zoning District	R-1 Low-Density Residential District	
Applicant	Yousef Taha	
Purpose/Request	To legalize the change of use from a Place of Worship to a single-family dwelling; a permitted use in the district, not meeting lot coverage and yard requirements, and certain dwelling unit conversion standards.	
Code Section	120-11, 120-166	
Enforcement	No	
Permit #	B-23-3522	
SEQR	Type II §48-5B (13)	
Lead Agency	N/A	

Case #	3	
Case Type	Use Variance – Establish Vehicle Related Use	
File #	V-046-23-24	
Address	801-811 S. Plymouth Avenue	
Zoning District	C-1 Neighborhood Center District	
Applicant	Marvin K. Maye, Property Owner	
Purpose/Request	To establish a vehicle-repair facility with small-scale auto-sales (maximum 5 vehicles), a use that is not permitted or specially permitted in the district.	
Code Section	120-34, 120-35	
Enforcement	No	
Permit #	Z-23-1882	
SEQR	Unlisted	
Lead Agency	Zoning Board of Appeals	

Case #	4	
Case Type	Area Variance – Front Yard Deck	
File #	V-047-23-24	
Address	285 Summit Grove Park	
Zoning District	R-1 Low Density Residential District	
Applicant	Kirk Brickwood, The Vinyl Outlet	
Purpose/Request	To legalize a 6' x 16' attached deck in the front yard of a single-family dwelling, not meeting certain requirements applying to all districts.	
Code Section	120-163	
Enforcement	No	
Permit #	B-23-4086, Z-23-1609	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Zoning Board of Appeals
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Case #	5
Case Type	Area Variance – Front yard deck
File #	V-048-23-24
Address	246 Warwick Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Estermarie Jones
Purpose/Request	To legalize a second story deck in the front yard of a single-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	Yes
Permit #	B-1220264
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Front Porch Enclosure
File #	V-049-23-24
Address	431-433 Hollenbeck Street
Zoning District	R-1 Low-Density Residential District
Applicant	Jorge Gonzalez, Property Owner
Purpose/Request	To legalize the enclosure of two front porches on the first and second floor of a two-family dwelling, not meeting certain City-wide design guidelines and standards.
Code Section	120-160
Enforcement	Yes
Permit #	Z-23-2133
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	7
Case Type	Area Variance – DBHV exterior work
File #	V-050-23-24
Address	136 Gregory Street
Zoning District	R-2 Medium-Density Residential District
Applicant	Ru Zhao, Property Owner
Purpose/Request	To legalize the installation of vinyl siding on the exterior of a Designated Building of Historic Value, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	B-1232012
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Library expansion
File #	V-051-23-24
Address	1113 Dewey Avenue
Zoning District	R-1 Low Density Residential District
Applicant	Michael Trapanovski
Purpose/Request	To expand the parking lot and renovate an existing library, exceeding the lot coverage allowance, not meeting the front and rear yard setback requirements, the off-street parking requirement and certain City-wide design guidelines and standards.
Code Section	120-11, 120-158, 120-173
Enforcement	No
Permit #	Z-23-2027
SEQR	Unlisted
Lead Agency	Mayor, City of Rochester

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 24, 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>.

Zoning Board of Appeals
 Public Hearing Agenda
 February 29 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

Case #	1
Case Type	Area Variance – Residential parking
File #	V-052-23-24
Address	1105 Lake Avenue
Zoning District	R-3 High-Density Residential District
Applicant	Geraldine Thomas, Property Owner
Purpose/Request	To remove and replace a portion of the existing pavement of the parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.
Code Section	120-28, 120-173
Enforcement	Yes
Permit #	Z-23-1763
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Dwelling Unit Conversion
File #	V-041-23-24
Address	456-460 Post Avenue
Zoning District	R-1 and Overlay Airport District
Applicant	Brett Taylor
Purpose/Request	To convert nonresidential space in a mixed-use building to a residential unit, not meeting certain requirements applying to all districts.
Code Section	120-166
Enforcement	No
Permit #	B-1222999
SEQR	Type II §48-5B (31)
Lead Agency	N/A

Case #	3	Withdrawn by applicant until March
Case Type	Area Variance – Billboard	
File #	V-042-23-24	
Address	37 Romeyn Street aka 593 W. Broad Street	
Zoning District	C-2 Community Center District	
Applicant	Kyle Scritchfield, Greyline Outdoor Advertising	
Purpose/Request	To erect a double-faced, 14' x 48' billboard, approximately 92.5' high, having one static side and one digital, exceeding certain requirements applying to all districts.	
Code Section	120-177	
Enforcement	No	
Permit #	B-1232015	
SEQR	Type II §48-5B (14)	
Lead Agency	N/A	

Case #	4	Withdrawn by applicant until March
Case Type	Area Variance – Billboard	
File #	V-043-23-24	
Address	600 West Broad Street	
Zoning District	M-1 Industrial District	
Applicant	Kyle Scritchfield, Greyline Outdoor Advertising	
Purpose/Request	To erect a double-faced, 10' x 23' billboard, that is 30' high, located within 100ft of a designated landmark and having static advertising on both sides thereby exceeding certain requirements applying to all districts.	
Code Section	120-177	
Enforcement	No	
Permit #	B-1232012	
SEQR	Type II §48-5B (14)	
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 February 28, 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>.

Zoning Board of Appeals
 Public Hearing Agenda
 March 28 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 3/11/24

Case #	1
Case Type	Area Variance – Billboard
File #	V-042-23-24
Address	37 Romeyn Street aka 593 W. Broad Street
Zoning District	C-2 Community Center District
Applicant	Kyle Scritchfield, Greyline Outdoor Advertising
Purpose/Request	To erect a double-faced, 14' x 48' billboard, approximately 92.5' high, having one static side and one digital, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-1232015
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Billboard
File #	V-043-23-24
Address	600 W. Broad Street
Zoning District	M-1 Industrial District
Applicant	Kyle Scritchfield, Greyline Outdoor Advertising
Purpose/Request	To erect a double-faced, 10' x 23' billboard, that is 30' high, located within 100ft of a designated landmark and having static advertising on both sides thereby exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-1232012
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Building addition
File #	V-053-23-24
Address	67 Cambridge Street
Zoning District	R-2 Medium Density Residential District
Applicant	Joseph Sette, Property Owner
Purpose/Request	To demolish existing detached garage and replace with a two story, 18' x 24' addition of a designated building of historic value , not meeting the lot coverage and setback requirements in the district, and certain City-wide design guidelines and standards.
Code Section	120-20, 120-160
Enforcement	No
Permit #	B-1232012
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-054-23-24
Address	99 Park Avenue
Zoning District	R-2 Medium-Density Residential, Overlay Boutique and Preservation District
Applicant	Gene Laneri, Property Owner
Purpose/Request	To install 26.75LF of 5' tall, black aluminum decorative fence with three (3) brick piers in the front yard of a mixed-use building not meeting certain requirements applying to all districts and requiring a Certificate of Appropriateness from the Rochester Preservation Board.
Code Section	120-167
Enforcement	No
Permit #	Z-24-0165
SEQR	Type II 6 NYCRR Part 617.5C (12)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Fence
File #	V-055-23-24
Address	2042 Dewey Avenue
Zoning District	C-1 Neighborhood Center District
Applicant	Becky Long
Purpose/Request	To install approximately 91LF of 7' tall chain link fence and two 20' gates in the front and side yard of a mixed-use property, not meeting certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z-24-0069
SEQR	Type II 6 NYCRR Part 617.5C (12)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Front yard parking
File #	V-057-23-24
Address	44 Birch Crescent
Zoning District	R-2 Medium Density Residential District
Applicant	Paul White, Property Owner
Purpose/Request	To legalize and repave an existing 9' x 39.6' parking area located 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-24-0263
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

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Case #	7
Case Type	Area Variance – Fence
File #	V-058-23-24
Address	106 Azalea Road
Zoning District	R-1 Low-Density Residential District
Applicant	Connie Freier, Property Owner
Purpose/Request	To install approximately 61LF of 6ft tall wood fence on the southwest side, front yard of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	CZC 1230498
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Sign
File #	V-056-23-24
Address	258 Alexander Street
Zoning District	R-2 Medium-Density Residential, Overlay Boutique and Preservation District
Applicant	Mary Jo Pasquerella
Purpose/Request	To legalize a 2' x 4' detached 5ft tall, double-sided, unlit sign for 'Elevated Beauty' in the front yard of a commercial use, not meeting certain requirements applying to all districts and requiring a Certificate of Appropriateness from the Rochester Preservation Board.
Code Section	120-177
Enforcement	Yes
Permit #	B-23-6136
SEQR	Type II §48.5B (14)
Lead Agency	N/A

Case #	9
Case Type	Area Variance – Commercial addition
File #	V-059-23-24
Address	462-464 Genesee Street
Zoning District	R-2 Medium-Density Residential, Overlay Boutique District
Applicant	Chris Nensteil
Purpose/Request	To add a 20' x 47' masonry addition to a commercial property with façade changes, not meeting lot coverage and setback requirements, exceeding the Overlay Boutique requirements and expanding a nonconforming use.
Code Section	120-20, 120-109, 120-191
Enforcement	No
Permit #	B-1213778
SEQR	Type II 6NYCRR 617.5C (9)
Lead Agency	N/A

Case #	10	Returning from the February Hearing
Case Type	Area Variance – Residential parking	
File #	V-052-23-24	
Address	1105 Lake Avenue	
Zoning District	R-3 High-Density Residential District	
Applicant	Geraldine Thomas, Property Owner	
Purpose/Request	To remove and replace a portion of the existing pavement of the parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.	
Code Section	120-28, 120-173	
Enforcement	Yes	
Permit #	Z-23-1763	
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 March 27, 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>.

Zoning Board of Appeals
 Public Hearing Agenda
 April 25, 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 4/11/24**

Case #	1	Returning from the February Hearing
Case Type	Area Variance – Residential parking	
File #	V-052-23-24	
Address	1105 Lake Avenue	
Zoning District	R-3 High-Density Residential District	
Applicant	Geraldine Thomas, Property Owner	
Purpose/Request	To remove and replace a portion of the existing pavement of a parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.	
Code Section	120-28, 120-173	
Enforcement	Yes	
Permit #	Z-23-1763	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	2
Case Type	Area Variance – Fence
File #	V-060-23-24
Address	66 Pittsford Street
Zoning District	R-1 Low-Density Residential District
Applicant	Lawrence Streaker, Property Owner
Purpose/Request	To install approximately 152 linear feet of 6' tall vinyl privacy fence to a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.
Code Section	120-167
Enforcement	Yes
Permit #	Z-24-0226
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Sign
File #	V-061-23-24
Address	150 Mt. Hope Avenue aka 108 Mt Hope Avenue
Zoning District	C-2 Community Center District
Applicant	Helio Health; Kathleen Gaffney-Babb
Purpose/Request	To install an attached, LED lit, approximately 31sf , channel letter sign facing Alexander Street for 'Helio Health', not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-24-0032, B-24-0142
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	4
Case Type	Area Variance – Sign
File #	V-062-23-24
Address	670 Thurston Road
Zoning District	C-1 Neighborhood Center and Overlay Airport District
Applicant	Anchor Signs; Kaitlin McGinnis
Purpose/Request	To install a sign package for 'Family Dollar' with two 72sf attached internally illuminated signs and to reface an existing 5' tall, 28sf, illuminated monument sign not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-24-0254, B-24-1241
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Dumpster enclosure
File #	V-063-23-24
Address	850 Lake Avenue
Zoning District	C-2 Community Center District
Applicant	Maplewood Plaza; Wendy Dworkin
Purpose/Request	To install approximately 30LF of 6FT high chain link fence gates to enclose a solid wood enclosure for the plaza's dumpsters, not meeting certain requirements applying to all districts.
Code Section	120-165
Enforcement	No
Permit #	Z-24-0056
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	6
Case Type	Area Variance – Dumpster enclosure
File #	V-064-23-24
Address	973 Genesee Street
Zoning District	C-1, Brooks Landing URD and Overlay Airport
Applicant	Amer Bashir, Property Owner
Purpose/Request	To legalize the placement of a commercial dumpster in the front yard and install a new 4' - 6' high wooden dumpster enclosure and gate, not meeting certain requirements applying to all districts.
Code Section	120-165
Enforcement	Yes
Permit #	Z-24-0253
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	7
Case Type	Area Variance – Sign
File #	V-065-23-24
Address	415 Thurston Road
Zoning District	R-1 Low Density Residential and Overlay Airport District
Applicant	Paula Howard, Property Owner
Purpose/Request	To install a 37sf LED, message board for 'Paula's Essentials', not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-24-0407, B-24-1857
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Front deck and parking area
File #	V-066-23-24
Address	662-664 Clarissa Street
Zoning District	R-3 High-Density Residential District
Applicant	Arnoldo Vasquez, Property Owner
Purpose/Request	To repair a front yard deck and legalize an approximately 1,980sf parking area in the side yard of a two-family dwelling, exceeding lot coverage, residential off-street parking and certain requirements applying to all districts.
Code Section	120-28, 120-163, 120-173
Enforcement	No
Permit #	Z-23-2265
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	9	Returning from the March Hearing
Case Type	Area Variance – Fence	
File #	V-055-23-24	
Address	2042 Dewey Avenue	
Zoning District	C-1 Neighborhood Center District	
Applicant	Becky Long	
Purpose/Request	To install approximately 91LF of 7' tall chain link fence and two, 20' gates in the front and side yard of a mixed-use property, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-23-0069	
SEQR	Type II 6 NYCRR Part 617.5C (12)	
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 April 24, 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>.

Zoning Board of Appeals
 Public Hearing Agenda
 May 23, 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 5/22/24**

Case #	1	Returning from the March Hearing
Case Type	Area Variance – Fence	
File #	V-058-23-24	
Address	106 Azalea Road	
Zoning District	R-1 Low-Density Residential District	
Applicant	Connie Freier, Property Owner	
Purpose/Request	To install approximately 61LF of 6ft tall wood fence on the southwest side, front yard of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	CZC-1230498	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	2	
Case Type	Area Variance – Fence	
File #	V-067-23-24	
Address	257 Bryan Street	
Zoning District	R-1 Low-Density Residential District	
Applicant	David Darling	
Purpose/Request	To install approximately 93 linear feet of 6' tall, vinyl privacy fence for a two-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-24-0504	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Fence	
File #	V-068-23-24	
Address	284 East Ridge Road	
Zoning District	R-1 Low-Density Residential District	
Applicant	Lorraine Pinckney, Property Owner	
Purpose/Request	To legalize approximately 280 linear feet of 6' tall, wood, privacy fence for a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	Yes	
Permit #	Z-23-2053	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Zoning Board of Appeals
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 May 23, 2024
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Case #	4
Case Type	Area Variance – Parking area
File #	V-069-23-24
Address	215 Harding Road
Zoning District	R-1 Low-Density Residential District
Applicant	Rakim Stanley, Property Owner
Purpose/Request	To repave the existing driveway and 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-24-0464
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5	<i>*Held by Zoning Staff to July Hearing</i>
Case Type	Area Variance – Parking area	
File #	V-070-23-24	
Address	105 Comfort Street	
Zoning District	R-2 Medium-Density Residential District	
Applicant	Alex Blagrove	
Purpose/Request	To legalize a side yard parking area of a three-family dwelling, exceeding lot coverage and not meeting certain requirements applying to all districts.	
Code Section	120-20, 120-173	
Enforcement	Yes	
Permit #	Z-24-0120	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	6
Case Type	Area Variance – Detached garage
File #	V-071-23-24
Address	378 Beach Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Melissa Kehoe
Purpose/Request	To demolish a one-car garage and carport and construct a detached, 918sf, three-car garage in the front yard of a two-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	Z-24-0458, B-241804
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	7
Case Type	Area Variance – Sign
File #	V-072-23-24
Address	258 Hudson Avenue
Zoning District	C-2 Community Center District
Applicant	Eddie Harris, Property Owner
Purpose/Request	To install a 36.5sf LED, message board for Boss Sauce’, not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-23-2229, B-23-5995
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Building addition and New Construction
File #	V-073-23-24
Address	1069-1089 and 1119 Joseph Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	EMHCS, John Harris
Purpose/Request	To expand an existing school by adding an addition and building a new gymnasium, not meeting the setback requirements and height requirements for nonresidential uses in the district and not meeting certain City-wide design guidelines and standards.
Code Section	120-11, 120-12, 120-158, 120-159
Enforcement	No
Permit #	B-23-5095, Z-23-1931
SEQR	Unlisted; A Negative Declaration issued 3/14/24 by Manager of Zoning
Lead Agency	Manager of Zoning

Case #	9
Case Type	Area Variance – Building conversion
File #	V-079-23-24
Address	280 Lyell Avenue
Zoning District	M-1 Industrial District
Applicant	Lyell Avenue Lofts, LLC; Gilbert J. Winn
Purpose/Request	To convert a five-story building to 88 one-bedroom apartments for veterans with an 11,000sf, first-floor commercial space with on-site green space and ancillary parking, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-23-2216
SEQR	Type I; A Negative Declaration issued 4/22/24 by the Manager of Zoning
Lead Agency	Manager of Zoning

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 May 22, 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>.

Zoning Board of Appeals
 Public Hearing Agenda
 June 27, 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 6/26/24**

Case #	1	Moved to July Hearing by Zoning
Case Type	Area Variance – Parking area	
File #	V-070-23-24	
Address	105 Comfort Street	
Zoning District	R-2, Medium-Density Residential District	
Applicant	Alex Blagrove	
Purpose/Request	To legalize a side yard parking area of a three-family dwelling, exceeding lot coverage limit in the district.	
Code Section	120-20	
Enforcement	Yes	
Permit #	Z-24-0120	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	2
Case Type	Area Variance – Driveways
File #	V-080-23-24
Address	3 Pembroke Street
Zoning District	R-1, Low-Density Residential District
Applicant	Dan McCoy
Purpose/Request	To remove and replace the existing driveways of a two-family dwelling located on a corner lot, which exceeds the lot coverage limit while also legalizing the pre-existing front-yard parking area on the Nelson Street frontage.
Code Section	120-11, 120-163
Enforcement	No
Permit #	Z-24-0869
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Roof of a Designated Building of Historic Value
File #	V-081-23-24
Address	374 Wellington Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	William Morehouse, Property Owner
Purpose/Request	To remove and replace the original cement tile roof of a Designated Building of Historic Value with a faux material made to replicate the original material, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-24-0899
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	4
Case Type	Area Variance – Expanding a Nonconforming Use
File #	V-082-23-24
Address	245 Edgerton Street
Zoning District	R-1 Low-Density Residential District
Applicant	Blair Wisner
Purpose/Request	To legalize a third floor living area in conjunction with the second floor dwelling unit of a two-family dwelling, thereby enlarging a non-conforming use.
Code Section	120-199
Enforcement	No
Permit #	Z-24-0652
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Porch enclosure
File #	V-083-23-24
Address	81 Merlin Street
Zoning District	R-1, Low-Density Residential District
Applicant	Dan Leone
Purpose/Request	To enclose an open front porch of a single-family dwelling, not meeting certain City-wide design guidelines and standards.
Code Section	120-160
Enforcement	No
Permit #	Z-24-0752
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Use Variance – Outdoor entertainment
File #	V-084-23-24
Address	284 Exchange Boulevard
Zoning District	CCDR, Center City Riverfront District
Applicant	Steve Tette
Purpose/Request	To add outdoor entertainment to a restaurant and bar, a use not permitted in the district.
Code Section	120-62
Enforcement	No
Permit #	Z-24-0507
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	7
Case Type	Area Variance – Signs
File #	V-085-23-24
Address	1490 Hudson Avenue
Zoning District	C-3 Regional Destination Center District
Applicant	Margie Yarton-Higgins, Massa Multimedia Architecture
Purpose/Request	To update the existing sign package for 'Walmart", which includes a 30' tall, double-sided, 75sf, illuminated, detached pole sign, not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-24-0501, B-24-2280
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Signs
File #	V-086-23-24
Address	10 Mt. Read Boulevard
Zoning District	M-1 Industrial District
Applicant	RocOut Advertising, LLC, Chris Marron
Purpose/Request	To construct a 10'x36', single-sided, digital advertising sign on a 29' tall monopole structure, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	SP-032-23-24, B-24-0312, Z-24-0071
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	9
Case Type	Area Variance – Signs
File #	V-087-23-24
Address	1999 Mt. Read Boulevard
Zoning District	M-1 Industrial District
Applicant	RocOut Advertising, LLC, Chris Marron
Purpose/Request	To construct a 10'x36', double-sided, digital advertising sign on a 29' tall monopole structure, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	SP-033-23-24, B-24-0454, Z-24-0115
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	10
Case Type	Area Variance – Firehouse renovation
File #	V-088-23-24
Address	736 N. Goodman Street
Zoning District	C-2, Community Center District
Applicant	City of Rochester, DES, Bureau of Architects and Engineering
Purpose/Request	To renovate and construct an addition to Rochester Fire Department Engine 9, to include site, parking lot and sidewalk work, exceeding the size requirement and not meeting certain requirements applying to all districts.
Code Section	120-45, 120-173
Enforcement	No
Permit #	SP-024-23-24, B-23-5584; Z-23-2125
SEQR	Type II 6 NYCRR Part 617.5C (9)
Lead Agency	N/A

Case #	11
Case Type	Area Variance – Los Flamboyanas, a housing development.
File #	V-089-23-24
Address	675, 676, 720, 744 N. Clinton Avenue
Zoning District	R-3, High-Density Residential District
Applicant	Landsman Real Estate Services, LLC
Purpose/Request	To demolish housing units at 675, 676, 720, 744 N. Clinton Avenue and construct new, three-story, multi-family, townhouse-style dwellings and to renovate the existing apartment tower, 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-(20, 21, 28), 120-158, 120-167, 120-173
Enforcement	No
Permit #	SP-037-23-24, B-24-0704; Z-24-0162
SEQR	Type I; Negative Declaration issued by the Manager of Zoning on May 22, 2024.
Lead Agency	Manager of Zoning

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 June 26, 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>.

Zoning Board of Appeals
 Public Hearing Agenda
 July 25, 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

Case #	1	HELD from the April Hearing
Case Type	Area Variance – Residential parking	
File #	V-052-23-24	
Address	1105 Lake Avenue	
Zoning District	R-3 High-Density Residential District	
Applicant	Geraldine Thomas, Property Owner	
Purpose/Request	To remove and replace a portion of the existing pavement of a parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.	
Code Section	120-28, 120-173	
Enforcement	Yes	
Permit #	Z-23-1763	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	2	
Case Type	Area Variance – Parking area	
File #	V-070-23-24	
Address	105 Comfort Street	
Zoning District	R-2 Medium-Density Residential District	
Applicant	Alex Blagrove	
Purpose/Request	To legalize a side yard parking area of a multi-family dwelling, exceeding the maximum lot coverage limit in the district.	
Code Section	120-20	
Enforcement	Yes	
Permit #	Z-24-0120	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Fence	
File #	V-001-24-25	
Address	143 Dartmouth Street	
Zoning District	R-2 Medium Density Residential District	
Applicant	Christopher Barry, Property Owner	
Purpose/Request	To replace an existing 6' tall fence (~87 linear feet) in the same design (4' solid lower with 2' lattice crown) in the front yard of a single-family dwelling which is located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-24-0910	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Zoning Board of Appeals
 Public Hearing Agenda
 July 25, 2024
 Page 2

Case #	4
Case Type	Area Variance – Fence
File #	V-002-24-25
Address	243 Fernwood Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Matthew Graham, Property Owner
Purpose/Request	To replace an existing chain link fence on a corner lot with 4' tall, black vinyl-coated chain link fencing, not meeting certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z-24-0969
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Pool
File #	V-003-24-25
Address	55 Amsterdam Road
Zoning District	R-1 Low-Density Residential District
Applicant	Jeremy Clark
Purpose/Request	To install an in ground pool in the rear yard of a single-family dwelling; Work includes removing approximately 120sf of paved driveway which will result in parking driveway not leading to legal parking, 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-24-0926
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Fence
File #	V-004-24-25
Address	480 Monroe Avenue
Zoning District	C-2 Community Center District
Applicant	Todd Clicquennoi
Purpose/Request	To legalize the placement of a commercial fence in an ancillary parking lot thereby reducing the parking spaces by half, not meeting certain requirements applying to all districts.
Code Section	120-173
Enforcement	Yes
Permit #	Z-24-0834
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Zoning Board of Appeals
 Public Hearing Agenda
 July 25, 2024
 Page 3

Case #	7
Case Type	Area Variance – Fence
File #	V-005-24-25
Address	505 Mt Hope Avenue
Zoning District	IPD #15 and Preservation District
Applicant	Greg Leibenguth
Purpose/Request	To install approximately 385 linear feet of 5' tall aluminum, ornamental fencing around a parking lot of the Episcopal Senior Life Community, not meeting certain requirements applying to all districts. This case requires the approval of the Rochester Preservation Board.
Code Section	120-167
Enforcement	No
Permit #	Z-24-1055
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	8
Case Type	Area Variance – Construction
File #	V-006-24-25
Address	2485 Dewey Avenue
Zoning District	C-2 Community Center District
Applicant	John Daniels
Purpose/Request	To construct an 11,000sf, two-story building to expand a commercial use and parking lot, thereby enlarging a nonconforming use, not meeting and exceeding certain yard and bulk requirements in the district, certain requirements for specified uses, certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-43, 120-44, 120-45, 120-152, 120-158, 120-159, 120-169, 120-172, 120-173
Enforcement	No
Permit #	Sp-026-23-24, B-23-5947, Z-23-2210
SEQR	Unlisted; A Negative Declaration was issued 5/20/24 by Manager of Zoning.
Lead Agency	Manager of Zoning

Case #	9
Case Type	Area Variance – Signs
File #	V-007-24-25
Address	1471 Mt Hope Avenue
Zoning District	Collegetown Village District
Applicant	Richard Johnson
Purpose/Request	To install a sign package for 'Take Five'; includes illuminated, attached signs to east and north facades (15.96sf and 11.67sf, respectively), not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-24-0153
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	10
Case Type	Area Variance – Expanding nonconforming use
File #	V-008-24-25
Address	302 Fernwood Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Linc Swedrock
Purpose/Request	To expand a nonconforming use and legalize work without a permit including front yard paving, fencing, accessory uses and structures and not meeting certain City-wide design guidelines and standards.
Code Section	120-199, 120-158, 120-135, 120-163, 120-167
Enforcement	No
Permit #	Z-241179
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	11
Case Type	Area Variance – Fence
File #	V-009-24-25
Address	50 Prince Street
Zoning District	C-2 Community Center District
Applicant	Jason Dobbs
Purpose/Request	To maintain the existing property frontage on College Avenue for a corner lot project involved in Site Plan Review where certain aspects exceed the bulk requirement in the district and do not meet certain requirements applying to all districts.
Code Section	120-45, 120-169, 120-173
Enforcement	No
Permit #	Z-23-1526
SEQR	Type II §48-5B (13)
Lead Agency	N/A

Case #	12
Case Type	Area Variance – Los Flamboyanas, a housing development.
File #	V-089-23-24
Address	675, 676, 720, 744 N. Clinton Avenue
Zoning District	R-3, High-Density Residential District
Applicant	Landsman Real Estate Services, LLC
Purpose/Request	To demolish housing units at 675, 676, 720, 744 N. Clinton Avenue and construct new, three-story, multi-family, townhouse-style dwellings and to renovate the existing apartment tower, 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-(20, 21, 28), 120-158, 120-167, 120-173
Enforcement	No
Permit #	SP-037-23-24, B-24-0704; Z-24-0162
SEQR	Type I; Negative Declaration issued by the Manager of Zoning on May 22, 2024.
Lead Agency	Manager of Zoning

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 July 24, 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>.

Zoning Board of Appeals
 Public Hearing Agenda
 August 22, 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 8/21/24**

Case #	1
Case Type	Area Variance – Additional dwelling unit
File #	V-010-24-25
Address	256 River Street
Zoning District	R-1, Low-Density Residential District
Applicant	Ricardo Nieves, Property Owner
Purpose/Request	To convert a detached, nonresidential garage into a dwelling unit in the rear yard of a single-family dwelling, not meeting the lot area requirement, not meeting front and rear yard setback requirements, in the district; not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-11, 120-160, 120-173
Enforcement	No
Permit #	B-24-3853, Z-24-1060
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	2
Case Type	Area Variance – DBHV roof
File #	V-011-24-25
Address	75-77 Averill Avenue
Zoning District	R-2, Medium-Density Residential District
Applicant	Barbara Baker
Purpose/Request	To reroof two front porches of a Designated Building of Historic Value by replacing cedar shingles with asphalt shingles, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-24-1452
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – DBHV siding
File #	V-012-24-25
Address	236 Linden Street
Zoning District	R-2, Medium Density Residential District
Applicant	John Murray, Property Owner
Purpose/Request	To replace the exterior siding of a Designated Building of Historic Value, where the original siding is wood and the replacement material is vinyl made to replicate the original, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-24-1368
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	4
Case Type	Area Variance – Exterior renovations
File #	V-013-24-25
Address	880 St Paul Street
Zoning District	R-1, Low-Density Residential District
Applicant	Donald Norton
Purpose/Request	To renovate the exterior of a place of worship, which includes locating HVAC equipment in the front yard screened from view by a 6’ tall vinyl enclosure and additional attached signs, not meeting certain requirements applying to all districts.
Code Section	120-163, 120-167, 120-177
Enforcement	No
Permit #	B-24-1972, Z-24-0915
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	5
Case Type	Area Variance – Driveway
File #	V-014-24-25
Address	41 Larch Street
Zoning District	R-1, Low-Density Residential District
Applicant	Isdelmy Acosta, Property Owner
Purpose/Request	To legalize a driveway expansion to 16’w x 20’d in the front yard thereby creating a front yard parking area of a single-family dwelling, exceeding certain requirements applying to all districts.
Code Section	120-163
Enforcement	Yes
Permit #	Z-24-1318
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Shed
File #	V-015-24-25
Address	1405 Lyell Avenue
Zoning District	R-1, Low-Density Residential District
Applicant	Pastor William David Stewart; Destiny Preparation Church, Inc.
Purpose/Request	To install an additional, 16’ x 10’, storage structure in the rear yard of a noncommercial use, which serves the church on the Lyell Avenue frontage, exceeding certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	B-24-4163, Z-24-1187
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Zoning Board of Appeals
 Public Hearing Agenda
 August 22, 2024
 Page 3

Case #	7
Case Type	Area Variance – Accessory use
File #	V-016-24-25
Address	642 Beach Avenue
Zoning District	R-1, Low-Density Residential and Preservation District
Applicant	Robert Thomas, Property Owner
Purpose/Request	To install a hot tub in the side yard of a single-family dwelling, not meeting certain requirements applying to all districts. This case requires the approval of the Rochester Preservation Board.
Code Section	120-163
Enforcement	No
Permit #	Z-24-1212
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Signs
File #	V-017-24-25
Address	650-658 South Avenue
Zoning District	C-2, Community Center District
Applicant	Jonathan Wheeler
Purpose/Request	To legalize the existing attached, non-illuminated business signs for 'FOMO' (24sf), 'Julianna' (20sf), 'Seven Sages' (28sf) and 'Craft Button' (24sf), exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-23-5993, Z-24-0323
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	9
Case Type	Area Variance – Lot coverage
File #	V-018-24-25
Address	224 Hamilton Street
Zoning District	R-2, Medium-Density Residential District
Applicant	Richard Rotolo
Purpose/Request	To pave approximately 500sf of greenspace in the front yard of a corner, two-family dwelling, exceeding the lot coverage limits in the district and not meeting certain City-wide design guidelines and standards.
Code Section	120-20, 120-160
Enforcement	No
Permit #	Z-24-1332
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	10
Case Type	Area Variance – DBHV windows
File #	V-019-24-25
Address	74 Lake Avenue
Zoning District	C-2, Community Center District
Applicant	Tim Leaty, Property Owner
Purpose/Request	To legalize the infill of five windows on the south façade of a Designated Building of Historic Value, facing White Street and adding a fence to enclose a refuse collection area and a generator, not meeting certain City-wide design guidelines and standards, and certain requirements applying to all districts.
Code Section	120-158, 120-159, 120-167
Enforcement	Yes
Permit #	B-24-4101, Z-24-1254
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	11
Case Type	Area Variance – Driveway
File #	V-020-24-25
Address	197 Longview Terrace
Zoning District	R-1, Low-Density Residential District
Applicant	Colin Canfield, Property Owner
Purpose/Request	To legalize the installation of a parking area in the front yard of a single family dwelling, exceeding the lot coverage limits in the district, and not meeting the location requirements for detached accessory uses and structures.
Code Section	120-11, 120-163
Enforcement	Yes
Permit #	Z-24-1007
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	12
Case Type	Area Variance – Phase II, building set back
File #	V-021-24-25
Address	235 North Winton Road
Zoning District	C-1, Neighborhood Center District
Applicant	Matt Lester
Purpose/Request	To construct a two-story mixed-use building and complete phase II of approved Site Plan, SP-018-20-21, not meeting the yard requirements in the district.
Code Section	120-36
Enforcement	No
Permit #	Sp-018-20-21, B-24-4637, Z-24-1384
SEQR	Unlisted; A Negative Declaration was issued 4/22/21 by the Manager of Zoning
Lead Agency	Manager of Zoning

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 August 21, 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>.

Zoning Board of Appeals
 Public Hearing Agenda
 September 26, 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 9/13/24**

Case #	1
Case Type	Area Variance – Billboard
File #	V-022-23-24
Address	1999 Mt Read Boulevard
Zoning District	M-1 Industrial District
Applicant	RocOut Advertising, LLC, Chris Marron
Purpose/Request	To construct a 10'x36', double-sided, digital advertising sign on a 29' tall monopole structure, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	SP-033-23-24, B-24-0454, Z-24-0115
SEQR	Type II §48-5B(14)
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Driveway
File #	V-023-24-25
Address	52 Coburg Street
Zoning District	R-1 Low-Density Residential District
Applicant	Therese Adriaansen, Property Owner
Purpose/Request	To replace an existing driveway; 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-24-1534
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Driveway
File #	V-024-24-25
Address	70 Berry Street
Zoning District	R-1 Low-Density Residential District
Applicant	Karlene Glaspy, Property Owner
Purpose/Request	To replace an existing driveway; a parking area in the front yard of a single family dwelling located on a corner lot, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	Z-24-1449
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	4
Case Type	Area Variance – Fence
File #	V-02524-25
Address	171 Crossfield Road
Zoning District	R-1, Low-Density Residential District
Applicant	Renee Brean, Property Owner
Purpose/Request	To install approximately 300 linear feet of 6’ tall, solid fence in the front yard of a single family dwelling located on a corner lot, exceeding certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z-24-1586
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Fence
File #	V-026-24-25
Address	11 Price Lane
Zoning District	R-3 High-Density Residential District
Applicant	Xavier Holiday, Property Owner
Purpose/Request	To legalize approximately 115 linear feet of wood, stockade fence of a single family dwelling located on a corner lot, exceeding certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z-24-1523
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Change of Use - parking
File #	V-027-24-25
Address	39 S. Goodman Street
Zoning District	C-1 Neighborhood Center District
Applicant	Chris Cyrkin
Purpose/Request	To change the use of a mixed use building converting the first floor retail space to a sit-down restaurant, not meeting the off-street parking requirement applying to all districts
Code Section	120-173
Enforcement	No
Permit #	Z-24-1603
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Zoning Board of Appeals
 Public Hearing Agenda
 September 26, 2024
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Case #	7
Case Type	Area Variance – Parking
File #	V-028-24-25
Address	1046 Dewey Avenue
Zoning District	C-1 Community Center District and Dewey Driving Park URD-North
Applicant	Anthony O’James
Purpose/Request	To reconfigure off street parking in the front and rear yard of a mixed use building to meet a higher demand resulting from an addition to the first floor commercial space, exceeding certain requirements applying to all districts.
Code Section	120-173
Enforcement	No
Permit #	Z-24-1688
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	8
Case Type	Area Variance – Establish of Use - parking
File #	V-029-24-25
Address	160 Lyell Avenue
Zoning District	C-2 Community Center District
Applicant	Nidia Santiago, Property Owner
Purpose/Request	To establish live entertainment in an existing bar/restaurant, ‘809 Bar’, on the second floor for karaoke, DJ and bands from 9 pm to 2 am daily, not meeting the off-street parking requirement for specified uses.
Code Section	120-137
Enforcement	No
Permit #	Z-24-1435
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	9
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 #	Z-24-1435
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	10
Case Type	Area Variance – Change Use - parking
File #	V-031-24-25
Address	727 St. Paul Street
Zoning District	M-1 Industrial District
Applicant	Joshua Israel
Purpose/Request	To change the use from a substance abuse clinic to a place of worship, not meeting the off-street parking requirement applying to all districts.
Code Section	120-173
Enforcement	No
Permit #	Z-24-1602
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	11	Removed by Zoning
Case Type	Area Variance – Fence	
File #	V-032-24-25	
Address	100 Falls Street	
Zoning District	Center City Riverfront District	
Applicant	Phillip Morrissey	
Purpose/Request	To install approximately 1,460 linear feet of 7' tall chain link fence with a one foot barbed wire topper to secure an area for Rochester Gas and Electric, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-24-1411	
SEQR	Unlisted	
Lead Agency	Zoning Board of Appeals	

Case #	11
Case Type	Area Variance – Driveway
File #	V-020-24-25
Address	197 Longview Terrace
Zoning District	R-1 Low-Density Residential District
Applicant	Colin Canfield, Property Owner
Purpose/Request	To legalize the installation of a parking area in the front yard of a single family dwelling, exceeding the lot coverage limits in the district, and not meeting the location requirements for detached accessory uses and structures.
Code Section	120-11, 120-163
Enforcement	Yes
Permit #	Z-24-1007
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 September 25, 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>.

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>.

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>.

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

Zoning Board of Appeals
Public Hearing Agenda
December 19, 2024
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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

Zoning Board of Appeals
 Public Hearing Agenda
 December 19, 2024
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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>.