

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Case #	Withdrawn by applicant until February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Case #	Withdrawn by applicant until February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	

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>.