

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

Zoning Board of Appeals
 Public Hearing Agenda
 March 28, 2024
 Page 2

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

Zoning Board of Appeals
 Public Hearing Agenda
 March 28, 2024
 Page 3

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>.