

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Case #	3	Withdrawn by applicant until March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Case #	4	Withdrawn by applicant until March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](mailto: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>.