

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

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

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>.