

CITY OF ROCHESTER  
30 CHURCH STREET

ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B

Cases 1-2 Public Hearing Begins: 9:30 AM  
CITY COUNCIL CHAMBERS 302A

\*Revised

Thursday, April 18, 2019

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
**File Number:** V-063-18-19\*  
**Case Type:** Area Variance  
**Address:** 54-56 South Union Street  
**Zoning District:** R-3 High-Density Residential District  
**Applicant:** Craig Jensen  
**Purpose:** To expand an existing bar/restaurant (Roc Brewing) within a single tenant space and to expand the existing outdoor seating area in front of the building, both expansions of a nonconforming use, and not meeting the off-street parking requirement.  
**Code Section:** 120-199, 120-173  
**Enforcement:** No  
**SEQR:** Unlisted

**Case:** 2  
**File Number:** V-064-18-19  
**Case Type:** Area Variance  
**Address:** 34 South Goodman Street  
**Zoning District:** R-2 Medium-Density Residential District  
**Applicant:** Joseph Hanna  
**Purpose:** To legalize four units in the basement of a multi-family dwelling, an expansion of a nonconforming use, and not meeting the off-street parking requirement.\*  
**Code Section:** 120-199, 120-173\*  
**Enforcement:** No  
**SEQR:** Unlisted