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Public Hearing Begins: 6:00 PM
Via Zoom Meeting, view Hearing here:
<https://www.youtube.com/CityOfRochesterNY>

Thursday, January 21, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *HELD from the 12/17/2020 Hearing
File Number: V-031-20-21
Case Type: Area Variance
Address: 117-125 Highland Parkway
Zoning District: Institutional Planned Development District (IPD)
Applicant: Heidi Scorsone, Maison Properties
Purpose: To add a total of six additional dwelling units within the two existing buildings onsite, three in each building, and to add six additional parking spaces, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 2
File Number: V-033-20-21
Case Type: Area Variance
Address: 89 Coleman Terrace
Zoning District: R-1 Low-Density Residential District
Applicant: Amanda Costanza, Project Architect
Purpose: To construct an approximate 790 square foot, two-story addition to the rear of an existing two-family dwelling, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: N/A
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-034-20-21
Case Type: Area Variance
Address: 184 Melville Street
Zoning District: R-1 Low-Density Residential District
Applicant: Linda Stango, Rochester Housing Authority
Purpose: To construct a new single family dwelling, not meeting certain lot, area and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 4
File Number: V-035-20-21
Case Type: Area Variance
Address: 539 Oxford Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Joseph A. Polizzi, Property Owner
Purpose: To convert the first floor from nonresidential floor area (legal as a funeral home) to two dwelling units, three dwelling units on the second floor to remain; not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 5
File Number: V-036-20-21
Case Type: Area Variance
Address: 74-76 Clifton Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Hayden Woods, DDS Engineers, LLP
Purpose: **To construct a parking lot to serve the business at 257-259 Jefferson Avenue, an expansion of a non-conforming use.^**
Code Section: **120-195^**
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 6
File Number: V-037-20-21
Case Type: Use Variance
Address: 197 Driving Park Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Ronald Agard, Alex Manor Properties
Purpose: To re-establish the use of the property as a four-family dwelling, which has lost its rights as a result of an extended period of vacancy.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, January 20, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, January 21, 2021

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-6637.