

*Revised

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

Thursday, March 18, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *HELD from the 2/18/21 Agenda
File Number: V-027-20-21
Case Type: Area Variance
Address: 455 Brooks Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Daniel Dugan, Property Owner
Purpose: To legalize a driveway expansion along the Post Avenue frontage, exceeding the maximum number of permitted parking spaces for a single family dwelling.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 2
File Number: V-042-20-21
Case Type: Area Variance
Address: 1653-1691 Mt. Hope Avenue
Zoning District: C-2 Community Center District
Applicant: John August, Plaza Owner
Purpose: To install a refuse enclosure for two grease traps in the front yard at the southwest corner of the plaza, not meeting the location requirements for refuse collection areas.
Code Section: 120-165
Enforcement: Yes
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 3
File Number: V-043-20-21
Case Type: Area Variance
Address: 34 North Winton Road
Zoning District: C-2 Community Center District
Applicant: Anthony Daniele, Royal Car Wash
Purpose: To install four, externally illuminated signs for "Royal Car Wash," one on each elevation, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Unlisted*
Lead Agency: Manager of Zoning*

Case: 4
File Number: V-044-20-21
Case Type: Area Variance
Address: 385 East Ridge Road
Zoning District: C-2 Community Center District
Applicant: Scott Garceau, Catholic Family Center
Purpose: To demolish an existing residential care facility and to construct a new residential care facility, not meeting the front yard setback requirement.
Code Section: 120-44
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 5
File Number: V-045-20-21
Case Type: Area Variance
Address: 255 Hamilton Street
Zoning District: R-2 Medium-Density Residential District
Applicant: James Senger, Rochester Housing Authority
Purpose: To redevelop an existing multi-building property which includes the construction of a new, two family dwelling, and to provide improvements and expand an existing parking lot; exceeding the maximum lot coverage and not meeting the minimum driveway width.
Code Section: 120-20, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6
File Number: V-046-20-21
Case Type: Area Variance
Address: 1385 Highland Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Ian Kaplan, Project Architect
Purpose: To construct a three-story addition, which includes a first level open front porch, on the front of a single family dwelling, not meeting the front yard setback requirement and altering significant architectural features of a Designated Building of Historic Value.
Code Section: 120-11, 120-158
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 7
File Number: V-047-20-21
Case Type: Area Variance
Address: 131 Harvard Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Whitney Carleton, Property Owner
Purpose: To repave an existing driveway in the same footprint, not meeting certain off-street parking requirements.
Code Section: 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 8
File Number: V-048-20-21
Case Type: Area Variance
Address: 505 Bay Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Patrick Gallagher, Property Manager
Purpose: To convert existing nonresidential floor area on the first floor of a mixed-use building to a dwelling unit, not meeting the dwelling unit conversion standard for lot size.
Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, March 17, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, March 18, 2021

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