

^Revised

**Thursday, May 13, 2021**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1 \*HELD from 4/15/21 Hearing  
File Number: V-049-20-21  
Case Type: Area Variance  
Address: 280 Klein Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Giovanni Chiavelli, Property Owner  
Purpose: To install a 30 foot ham radio tower in the rear yard of a single family dwelling, not meeting the height requirement for detached accessory uses and structures.  
Code Section: 120-12  
Enforcement: No  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case:** 2 ^HELD by Staff  
File Number: V-051-20-21  
Case Type: Area Variance  
Address: 951 Park Avenue  
Zoning District: R-1 Low-Density Residential District/East Avenue Preservation District  
Applicant: John Cake and Julie McCormick, Property Owners  
Purpose: To install three heat pumps and corresponding screening on the east side of the property, not meeting the location requirements for detached accessory uses and structures and the opacity requirements for front yard fencing.  
Code Section: 120-163, 120-167  
Enforcement: No  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case:** 3  
File Number: V-052-20-21  
Case Type: Use and Area Variance  
Address: 235, 237, 239, & 245 N. Winton Road and 650-656 & 668 Blossom Road  
Zoning District: C-1 Neighborhood Center District  
Applicant: Matt Lester, CBL, LLC and Winton Blossom Partners, LLC  
Purpose: To construct a 4,117 square foot medical office building (WellNow Urgent Care), a 2,003 square foot drive-through restaurant (Starbucks), a 15,078 square foot office and retail building, and a 76 space parking lot; not meeting the bulk requirements, certain nonresidential/mixed-use design standards, certain lot, area, and yard requirements, certain off-street parking requirements; and the drive-through not being a permitted use in the district.  
Code Section: 120-34/120-35, 120-36, 120-37, 120-159, 120-173  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Additional Information**

Deadline to Submit Written Comment:

5:00 PM; Wednesday, May 12, 2021

Deadline to Register to Provide Spoken Comment:

12:00 PM; Thursday, May 13, 2021

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