

**CITY OF ROCHESTER
30 CHURCH STREET**

**ZONING BOARD OF APPEALS
MEETING WITH STAFF: 5:00 PM - 6:00 PM
CONFERENCE ROOM 223B**

Public Hearing Begins: 6:00 PM
CITY COUNCIL CHAMBERS 302A

*Revised

Thursday, July 22, 2021*

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-053-20-21
Case Type: Area Variance
Address: 17 Industrial Street
Zoning District: CCD-M Center City District Main Street/Cascade Urban Renewal District
Applicant: Daniel Brennan, Counsel for Property Owner
Purpose: To replace an existing static billboard on the southwest elevation of the building with a digital billboard, not meeting certain sign, nonconforming use, and nonconforming sign requirements.
Code Section: 120-177, 120-199, 120-202
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 2
File Number: V-001-21-22
Case Type: Area Variance
Address: 268 Sherwood Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Alice Scott, Property Owner
Purpose: To legalize the enclosure of an open front porch on a single family dwelling, not meeting the residential building standards for porches.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-002-21-22
Case Type: Area Variance
Address: 874 Genesee Street
Zoning District: C-1 Neighborhood Center District
Applicant: Mohammad Khan, Business Owner
Purpose: To legalize the change in sign faces on an existing 15' T pole sign, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: Yes
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 4
File Number: V-003-21-22
Case Type: Area Variance
Address: 1200 and 1466 Lexington Avenue
Zoning District: M-1 Industrial District
Applicant: Tim Weber, Project Manager
Purpose: To install two detached monument signs, one at each address, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: Yes
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 5
File Number: V-004-21-22
Case Type: Area Variance
Address: 101 Wyand Crescent and 1050 Garson Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Sara Otero, Rochester Gas and Electric Corporation
Purpose: To redevelop an existing electrical substation, which includes a new building, transformers and associated wall, fencing, and landscaping, not meeting certain lot, area, and yard requirements or city-wide design standards.
Code Section: 120-11, 120-158
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6
File Number: V-005-21-22
Case Type: Area Variance
Address: 603 Park Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Roger Langer, Project Architect
Purpose: To expand an existing first floor salon into the second floor of the building, an expansion of a nonconforming use.
Code Section: 120-3, 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, July 21, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, July 22, 2021

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