

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, ROOM 302A

Thursday, August 19, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held from the 5/13/21 ZBA Agenda
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: 2
File Number: V-006-21-22
Case Type: Use Variance
Address: 541 Bay Street
Zoning District: C-1 Neighborhood Center District
Applicant: Marcie Nicastro, Business Owner
Purpose: To add auto sales to an existing auto repair facility, a use not permitted in the district.
Code Section: 120-34
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 3
File Number: V-007-21-22
Case Type: Area Variance
Address: 420 Northland Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Franco Varone, Property Owner
Purpose: To change the use of existing nonresidential floor area to a dwelling unit, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Case: 4
File Number: V-008-21-22
Case Type: Area Variance
Address: 165 Traver Circle
Zoning District: R-1 Low-Density Residential District
Applicant: Brien and Wilnelia Graham
Purpose: To widen an existing driveway to allow for the parking of a motorcycle trailer, not leading to a legal parking space and not meeting certain accessory use and structures standards.
Code Section: 120-163, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 5
File Number: V-009-21-22
Case Type: Area Variance
Address: 175 North Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Jeff Tetrault, Liberty Resources Behavioral Health
Purpose: To install three attached signs for "Liberty Resources Behavioral Health," not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 6
File Number: V-010-21-22
Case Type: Area Variance
Address: 923 South Clinton Avenue
Zoning District: C-2 Community Center District
Applicant: Zach Cogle, Art Parts Signs
Purpose: To install one attached sign for "Rent-A-Center," not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 7
File Number: V-011-21-22
Case Type: Area Variance
Address: 9 Hickory Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Stephen Cullum, Property Owner
Purpose: To convert an existing detached structure located in the rear yard to a single family residence, not meeting certain lot, area and yard requirements.
Code Section: 120-20
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment:

5:00 PM; Wednesday, August 18, 2021

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