

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

\*Revised

**Please Note: The August 19, 2021 Zoning Board hearing was cancelled due to lack of a quorum. As a result, the cases from that Agenda will be heard at this hearing as shown on this agenda. In addition, public feedback that has already been submitted will be included as part of the application for the September hearing.**

**Thursday, September 23, 2021**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1 **HELD from the 8/19/21 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 **HELD from the 8/19/21 Agenda**  
**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 HELD from the 8/19/21 Agenda**  
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 HELD from the 8/19/21 Agenda**  
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 HELD from the 8/19/21 Agenda**  
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," exceeding certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§ 48-5B(14)]  
Lead Agency: N/A

**Case: 6 HELD from the 8/19/21 Agenda**  
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," exceeding certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§ 48-5B(14)]  
Lead Agency: N/A

**Case:** **7** **HELD from the 8/19/21 Agenda**  
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

**Case:** **8**  
File Number: V-012-21-22  
Case Type: Area Variance  
Address: 36 Oak Hill View  
Zoning District: R-1 Low-Density Residential District  
Applicant: Negussie Tsadkan, Property Owner  
Purpose: To legalize the conversion of an attached garage to living space, thereby resulting in front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case:** **9**  
File Number: V-013-21-22  
Case Type: Area Variance  
Address: 674 West Ridge Road  
Zoning District: C-3 Regional Destination Center District  
Applicant: Amy Catalano, Vital Signs  
Purpose: To install three internally illuminated channel letter signs for "Donuts Delite," exceeding certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [48-5B(14)]  
Lead Agency: N/A

**Case:** **10**  
File Number: V-014-21-22  
Case Type: Area Variance  
Address: 235 North Winton Road  
Zoning District: C-1 Neighborhood Center District  
Applicant: Amy Catalano, Vital Signs  
Purpose: To install two detached, externally illuminated monument-style signs for a multi-tenant parcel, exceeding certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [48-5B(14)]  
Lead Agency: N/A

**Case:** 11  
File Number: V-015-21-22  
Case Type: Area Variance  
Address: 120-122 Wellington Avenue  
Zoning District: R-2 Medium-Density Residential District\*  
Applicant: Velma Scott, Property Owner  
Purpose: To install one parking space in front of the structure not leading to legal parking, resulting in front yard parking, and exceeding the maximum lot coverage requirement.\*  
Code Section: 120-11, 120-173\*  
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, September 22, 2021  
For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-6637.