

*Revised

Thursday, November 18, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 **HELD from the 10/21/21 Hearing**
File Number: V-017-21-22
Case Type: Area Variance
Address: 780 Dewey Avenue
Zoning District: C-2 Community Center District
Applicant: Stephanie Tuccio, Pro Signs
Purpose: To replace a series of signs, both attached and detached, for "Sunoco," exceeding certain sign limitations.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 2 **HELD from the 10/21/21 Hearing**
File Number: V-018-21-22
Case Type: Area Variance
Address: 52 Harlem Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Scott Piaseczny, Property Owner
Purpose: To convert an existing garage to a single family dwelling, not meeting certain lot, area, and yard requirements or off-street parking requirements.
Code Section: 120-20, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3 **HELD from the 10/21/21 Hearing**
File Number: V-019-21-22
Case Type: Area Variance
Address: 181 Kirkland Road
Zoning District: R-1 Low-Density Residential District
Applicant: Muralean McCullough, Property Owner
Purpose: To install a 10' W x 35' L driveway on the left side of a single family dwelling which terminates in the side yard, not leading to a legal parking space.
Code Section: 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 4 *Removed by Applicant
File Number: V-020-21-22
Case Type: Area Variance
Address: 51 Cady Street
Zoning District: R-1 Low-Density Residential District
Applicant: Andre Larkin, Property Owner
Purpose: To legalize front yard parking on the northeastern portion of the parcel located on a corner lot, not meeting certain lot, area, and yard requirements, and certain parking requirements for single family dwellings.
Code Section: 120-11, 120-173
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 5
File Number: V-021-21-22
Case Type: Area Variance
Address: 100-102 Atlantic Avenue
Zoning District: R-2 Medium-Density Residential District
Applicant: Melba Burke, Property Owner
Purpose: To **legalize*** an asphalt driveway in the rear yard of a two family dwelling, not meeting certain lot, area, and yard requirements.
Code Section: 120-20
Enforcement: **Yes***
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 6
File Number: V-022-21-22
Case Type: Area Variance
Address: 1400 Mt Hope Avenue
Zoning District: C-V Collegetown Village
Applicant: Be Walters, Property Owner
Purpose: To legalize 3 attached non-illuminated window signs for "Mamasan's" located on the north, west, and south building elevations, exceeding certain sign limitations and not meeting certain nonresidential and mixed-use building standards.
Code Section: 120-177, 120-159
Enforcement: Yes
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 7
File Number: V-023-21-22
Case Type: Area Variance
Address: 169 South Union Street
Zoning District: R-2 Medium Density Residential District
Applicant: Brendan Ryan, Property Owner
Purpose: To construct 3 single-family attached dwellings, not meeting certain lot, area, yard, and parking requirements.
Code Section: 120-20, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 8
File Number: V-024-21-22
Case Type: Area Variance
Address: 235 North Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Megan Jackson, Anchor Sign, Inc.
Purpose: To install 3 attached (each-113sf) internally illuminated channel letter signs for “WellNow Urgent Care” located on the east, south and west elevations, exceeding certain sign limitations.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 9
File Number: V-025-21-22
Case Type: Use Variance
Address: 965-969 Monroe Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Tony Cilino, SOS General Contractors LLC
Purpose: To establish the property as a multi-family dwelling (5 dwelling units), a use not permitted in the district.
Code Section: 120-34*
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Additional Information

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

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