

*Revised

Thursday, December 16, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 **HELD from the 11/18/21 Hearing**
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: 2 **HELD from the 11/18/21 Agenda**
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 off-street 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: 3
File Number: V-026-21-22
Case Type: Area Variance
Address: 59 Langslow Street
Zoning District: R-1 Low-Density Residential District
Applicant: Jason Brightful, Property Owner
Purpose: To expand an existing second floor unit into the third floor and to expand the driveway in the rear yard, expanding a nonconforming use and exceeding certain lot, area and yard requirements.
Code Section: 120-11, 120-199
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 4
File Number: V-027-21-22
Case Type: Area Variance
Address: 1375 Culver Road
Zoning District: R-1/O-O Low-Density Residential and Office Overlay District
Applicant: David Ashby, Property Owner
Purpose: To convert **approximately 1,500 square feet*** of existing nonresidential floor area of a mixed use building 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: 5
File Number: V-028-21-22
Case Type: Area Variance
Address: 855-859 Jay Street
Zoning District: C-1 Neighborhood Center District
Applicant: Patricia Partridge, Architect
Purpose: To change the use of a portion of existing non-residential floor area to two dwelling units, not meeting certain non-residential and mixed-use building standards and certain dwelling unit conversion standards.
Code Section: 120-159, 120-166
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Case: 6
File Number: V-029-21-22
Case Type: Area Variance
Address: 1573-1577 Dewey Avenue
Zoning District: C-2 Community Center District
Applicant: Patricia Partridge, Architect
Purpose: To change the use of (3) existing first floor nonresidential spaces to three dwelling units, not meeting residential building standards and certain dwelling unit conversion standards.
Code Section: 120-160, 120-166
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, December 15, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, December 16, 2021

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