

Please note that this Hearing will take place in person at Rochester City Hall, 30 Church Street.

**MEETING WITH STAFF: 5:00 PM - 6:00 PM**  
**Conference Room, Room 223B**

**Public Hearing Begins: 6:00 PM**

**City Council Chambers, Room 302A**

**\*Revised 1/18/23**

**Thursday, January 26, 2023**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
 File Number: V-056-22-23  
 Case Type: Area Variance  
 Address: 90 Beaufort Street  
 Zoning District: R-1 Low Density Residential District  
 Applicant: Andrew Reff; Property Owner  
 Purpose: To legalize the resurfacing of an existing driveway and expand the footprint, thereby creating front yard parking of a two-family dwelling, not meeting certain requirements applying to all districts and the requirements for off-street parking.  
 Code Section: 120-163, 120-173  
 Enforcement: Yes  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case:** 2  
 File Number: V-057-22-23  
 Case Type: Area Variance  
 Address: 1363 Dewey Avenue  
 Zoning District: R-2 Medium Density Residential District  
 Applicant: Luis Ramos; Applicant  
 Purpose: To legalize the enclosure of a front porch of a single-family dwelling, not meeting certain city-wide design guidelines and standards.  
 Code Section: 120-160  
 Enforcement: Yes  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case:** 3  
 File Number: V-058-22-23  
 Case Type: Area Variance  
 Address: 194 **and 200** Averill Avenue  
 Zoning District: R-2 Medium Density Residential District  
 Applicant: Robert Minckley; Property Owner  
 Purpose: To install cell pavers on an existing parking area in the side yard of a single-family dwelling thereby creating side yard parking, not meeting certain requirements applying to all districts for accessory uses and off-street parking.  
 Code Section: 120-163, 120-173  
 Enforcement: No  
 SEQR: Type II [NYCRR 617.5(c)(17)]

Lead Agency: N/A

**Case: 4**

File Number: P-001-22-23 **Removed by the applicant**  
Case Type: Appeal  
Address: 125 East Main Street  
Zoning District: Genesee Crossroads South URD and Center City District-Main St  
Applicant: Wayne Didas; **Empire Digital Signs**, Applicant  
Purpose: To appeal the denial of a Certificate of zoning Compliance to install a 48sf digital display sign to replace the "Morton's Steakhouse" sign and have changing messages "Hyatt-Weather-Time-Welcome".  
Code Section: 120-195  
Enforcement: No  
SEQR: N/A  
Lead Agency: N/A

**Case: 4**

File Number: P-002-22-23  
Case Type: Appeal  
Address: 20 South Clinton Avenue  
Zoning District: Midtown URD and Center City District-Main Street  
Applicant: Vital Signs; Applicant  
Purpose: To appeal the denial of a Certificate of Zoning Compliance to install an attached internally illuminated sign on the top of the third floor for "FTS".  
Code Section: 120-195  
Enforcement: No  
SEQR: N/A  
Lead Agency: N/A

**Case: 5**

File Number: V-051-21-22  
Case Type: Are Variance  
Address: 332 Beach Avenue  
Zoning District: R-1 Low Density Residential District  
Applicant: John Oster; Property Owner  
Purpose: To subdivide an existing parcel and construct two single family dwellings, not meeting certain lot, area, and yard requirements, city-wide design guidelines and standards, and requirements applying to all districts.  
Code Section: 120-11, 120-160, 120-163, 120-173  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 7**

**Removed by the Zoning Office**

File Number: V-059-22-23  
Case Type: Area Variance  
Address: 75-83 aka 79 North Clinton Avenue  
Zoning District: Center City District - Base  
Applicant: Lisa Lewis; Applicant  
Purpose: To change the use of the fifth floor from offices to a Residential Care Facility for 21 clients for Catholic Charities and OASAS, not meeting certain additional requirements for Specified Uses.  
Code Section: 120-146  
Enforcement: No

SEQR: Type II [§ 48-5B(13)]  
Lead Agency: N/A

**Case:** **6**  
File Number: V-060-22-23  
Case Type: Area Variance  
Address: 58 Hickory Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Patrick Dutton; Applicant  
Purpose: To construct a 16 space ancillary parking lot and storage shed to serve the proposed hotel and banquet hall at 95 Averill Avenue, not meeting certain lot, area and yard requirements in the district.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted, Negative Declaration issued 12/19/2022 (CPC)  
Lead Agency: Manager of Zoning

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, January 25, 2023.

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-7054.