

Zoning Board of Appeals
 Public Hearing Agenda
 May 23, 2024

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

***Revised 5/22/24**

Case #	1	Returning from the March Hearing
Case Type	Area Variance – Fence	
File #	V-058-23-24	
Address	106 Azalea Road	
Zoning District	R-1 Low-Density Residential District	
Applicant	Connie Freier, Property Owner	
Purpose/Request	To install approximately 61LF of 6ft tall wood fence on the southwest side, front yard of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	CZC-1230498	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	2	
Case Type	Area Variance – Fence	
File #	V-067-23-24	
Address	257 Bryan Street	
Zoning District	R-1 Low-Density Residential District	
Applicant	David Darling	
Purpose/Request	To install approximately 93 linear feet of 6' tall, vinyl privacy fence for a two-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-24-0504	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Fence	
File #	V-068-23-24	
Address	284 East Ridge Road	
Zoning District	R-1 Low-Density Residential District	
Applicant	Lorraine Pinckney, Property Owner	
Purpose/Request	To legalize approximately 280 linear feet of 6' tall, wood, privacy fence for a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	Yes	
Permit #	Z-23-2053	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

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Case #	4
Case Type	Area Variance – Parking area
File #	V-069-23-24
Address	215 Harding Road
Zoning District	R-1 Low-Density Residential District
Applicant	Rakim Stanley, Property Owner
Purpose/Request	To repave the existing driveway and front yard parking area of a single-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	Z-24-0464
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	5	*Held by Zoning Staff to July Hearing
Case Type	Area Variance – Parking area	
File #	V-070-23-24	
Address	105 Comfort Street	
Zoning District	R-2 Medium-Density Residential District	
Applicant	Alex Blagrove	
Purpose/Request	To legalize a side yard parking area of a three-family dwelling, exceeding lot coverage and not meeting certain requirements applying to all districts.	
Code Section	120-20, 120-173	
Enforcement	Yes	
Permit #	Z-24-0120	
SEQR	Type II 6 NYCRR Part 617.5C (17)	
Lead Agency	N/A	

Case #	6
Case Type	Area Variance – Detached garage
File #	V-071-23-24
Address	378 Beach Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Melissa Kehoe
Purpose/Request	To demolish a one-car garage and carport and construct a detached, 918sf, three-car garage in the front yard of a two-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	Z-24-0458, B-241804
SEQR	Type II 6 NYCRR Part 617.5C (17)
Lead Agency	N/A

Case #	7
Case Type	Area Variance – Sign
File #	V-072-23-24
Address	258 Hudson Avenue
Zoning District	C-2 Community Center District
Applicant	Eddie Harris, Property Owner
Purpose/Request	To install a 36.5sf LED, message board for Boss Sauce’, not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z-23-2229, B-23-5995
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Building addition and New Construction
File #	V-073-23-24
Address	1069-1089 and 1119 Joseph Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	EMHCS, John Harris
Purpose/Request	To expand an existing school by adding an addition and building a new gymnasium, not meeting the setback requirements and height requirements for nonresidential uses in the district and not meeting certain City-wide design guidelines and standards.
Code Section	120-11, 120-12, 120-158, 120-159
Enforcement	No
Permit #	B-23-5095, Z-23-1931
SEQR	Unlisted; A Negative Declaration issued 3/14/24 by Manager of Zoning
Lead Agency	Manager of Zoning

Case #	9
Case Type	Area Variance – Building conversion
File #	V-079-23-24
Address	280 Lyell Avenue
Zoning District	M-1 Industrial District
Applicant	Lyell Avenue Lofts, LLC; Gilbert J. Winn
Purpose/Request	To convert a five-story building to 88 one-bedroom apartments for veterans with an 11,000sf, first-floor commercial space with on-site green space and ancillary parking, not meeting certain City-wide design guidelines and standards.
Code Section	120-158
Enforcement	No
Permit #	Z-23-2216
SEQR	Type I; A Negative Declaration issued 4/22/24 by the Manager of Zoning
Lead Agency	Manager of Zoning

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on May 22, 2024.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.