

CITY OF ROCHESTER  
30 CHURCH STREET

ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B

Cases 1-7 Public Hearing Begins: 9:30 AM  
Cases 8-10 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A

Thursday, October 20, 2016

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1 \*Held by the Zoning Board from the 06/20/16 Hearing**  
File Number: V-075-15-16  
Case Type: Area Variance  
Address: 312-314 S. Goodman Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Michael R. Mumm  
Purpose: To legalize the expanded gravel parking area in the rear yard of a two-family dwelling, which exceeds the lot coverage limitations (in conjunction with 16-18 Harper Street, below).  
Code Section: 120-20  
Enforcement: Yes  
SEQR: Type II

**Case: 2 \*Held by the Zoning Board from the 06/20/16 Hearing**  
File Number: V-076-15-16  
Case Type: Area Variance  
Address: 16-18 Harper Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Phillip Ranalletti  
Purpose: To legalize the expanded gravel parking area in the rear yard of a two-family dwelling, which exceeds the lot coverage limitations (in conjunction with 312-314 S. Goodman Street, above).  
Code Section: 120-20  
Enforcement: Yes  
SEQR: Type II

**Case: 3**  
File Number: V-030-16-17  
Case Type: Use Variance  
Address: 33 Mead Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Eusebio Pleitaz  
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Code Section: 120-199  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
File Number: V-031-16-17  
Case Type: Area Variance  
Address: 16 Lawndale Terrace  
Zoning District: R-1 Low-Density Residential District  
Applicant: Patrick Leader  
Purpose: To install a 4' tall picket fence along the Lawndale Terrace and Rocket Street frontage of a single family dwelling, not meeting the height requirement.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-032-16-17  
Case Type: Area Variance  
Address: 527 Monroe Avenue  
Zoning District: C-2 Community Center District  
Applicant: Jeremy Wassel, on behalf of Ellicott Development  
Purpose: To install new sign faces for "Pet Supplies Plus" in the vacant spaces of the existing pole signs, thereby exceeding certain sign limitations.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 6  
File Number: V-033-16-17  
Case Type: Area Variance  
Address: 216 S. Goodman Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Joe Thon  
Purpose: To expand two of the three existing apartments into the third floor of this three-family dwelling, thereby expanding a nonconforming use.  
Code Section: 120-199  
Enforcement: No  
SEQR: Type II

**Case:** 7  
File Number: V-034-16-17  
Case Type: Area Variance  
Address: 93 Weston Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Jose Ramos  
Purpose: To legalize the deck and pool in the rear yard of a single family dwelling, thereby exceeding that exceeds the lot coverage requirements.  
Code Section: 120-11  
Enforcement: Yes  
SEQR: Type II

**Case: 8**  
File Number: V-035-16-17  
Case Type: Area Variance  
Address: 983 Glide Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Gregory Holmes  
Purpose: To widen the existing driveway of a single family home from 10' to 16', thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case: 9**  
File Number: V-036-16-17  
Case Type: Area Variance  
Address: 1279 Park Avenue  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Brandon Waas  
Purpose: To legalize the expansion of the second floor apartment into the third floor of this three-family dwelling, thereby expanding a nonconforming use.  
Code Section: 120-199  
Enforcement: Yes  
SEQR: Type II

**Case: 10**  
File Number: V-037-16-17  
Case Type: Area Variance (Rehearing)  
Address: 1881 East Avenue  
Zoning District: C-2 Community Center District  
On Applicant: Jim Colombo, on behalf of Perri's Pizzeria  
Purpose: To install four internally illuminated signs on the third floor dormers and one non-illuminated pendant sign for "Perri's Pizzeria" that are 3' x 5' each, thereby exceeding certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II