

CITY OF ROCHESTER  
30 CHURCH STREET

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

Cases 1-6 Public Hearing Begins: 9:30 AM  
CITY COUNCIL CHAMBERS 302A

Thursday, November 17, 2016

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1 \*Held by the applicant from the 10/20/16 Public Hearing**  
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 modify the existing pole signs by installing new sign faces for "Pet Supplies Plus" in the vacant spaces and by lowering them from 26' to 17' in height, not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case: 2**  
File Number: V-038-16-17  
Case Type: Use Variance  
Address: 318 Smith Street  
Zoning District: M-1 Industrial District  
Applicant: Joseph Prestigiacomo  
Purpose: To legalize the third floor apartment in an existing two-family dwelling, not meeting the dwelling unit conversion standards.  
Code Section: 120-81; 120-166  
Enforcement: Yes  
SEQR: Type II

**Case: 3**  
File Number: V-039-16-17  
Case Type: Use Variance  
Address: 1628 Lyell Avenue  
Zoning District: C-2 Community Center District  
Applicant: Mike Cavallaro  
Purpose: To consider the economic hardship associated with the legalization of an existing three-bay vehicle repair operation, a use not permitted in the district.  
Code Section: 120-42  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
File Number: V-040-16-17  
Case Type: Area Variance  
Address: 38 Priscilla Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Sabrina Gause  
Purpose: To enclose an open front porch on a single family dwelling.  
Code Section: 120-160  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-041-16-17  
Case Type: Area Variance  
Address: 512 Mt. Hope Avenue  
Zoning District: R-1 Low-Density Residential District &  
Mt. Hope / Highland Park Preservation District  
Applicant: Anthony Trovato  
Purpose: To legalize the parking area in the rear yard which exceeds the lot coverage limitations and the number of spaces permitted for a single family dwelling (\*this request is also subject to Rochester Preservation Board approval).  
Code Section: 120-11; 120-173  
Enforcement: Yes  
SEQR: Type II

**Case:** 6  
File Number: V-042-16-17  
Case Type: Area Variance  
Address: 264 Humboldt Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Brian Van Etten  
Purpose: To install a 5' tall solid wood fence along the Van Bergh Avenue frontage of a single family dwelling, not meeting the height and opacity requirements.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II