

ZONING BOARD OF APPEALS DECISION GRID
November 17, 2016

CASE #	ADDRESS	DECISION	RECORD OF VOTE
V-032-15-16: 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.	527 Monroe Avenue	0-7-0	Deny
V-038-16-17: To legalize the third floor apartment in an existing two-family dwelling.	318 Smith Street	Held by the Board to the 12/14/16 Public Hearing	
V-039-16-17: To consider the economic hardship associated with the legalization of an existing three-bay vehicle repair operation, a use not permitted in the district.	1628 Lyell Avenue	Postponed until the 12/14/16 Public Hearing at the Request of the Applicant	
V-040-16-17: To enclose an open front porch on a single family dwelling.	38 Priscilla Street	7-0-0	Approve on Condition
V-041-16-17: To legalize the parking area in the rear yard which exceeds the lot coverage limitations and number of spaces permitted for a single family dwelling.	512 Mt. Hope Avenue	7-0-0	Approve with Lesser Relief and on Condition
V-042-16-17: To install a 5’ tall solid wood fence in the front yard of a single family dwelling.	264 Humboldt Street	7-0-0	Approve on Condition

ATTENDANCE:

Zoning Board Members Present: J. Best, L. Boose, D. Carr, M. Morales, J. O’Donnell, E. Van Dusen
 Zoning Board Alternates Present: P. O’Neill
 Zoning Board Members Absent: M. Tilton

DISTRIBUTION:

Mayor Warren B. Muhammed K. Washington City Council Members A. Guzzetta H. Washington
 NSC Administrators Zoning Staff J. Brennan V. Wehbring T. Mann G. Kirkmire

CONDITIONS:

38 Priscilla Street (V-040-16-17): The front porch can be enclosed and the awning above the porch can remain. The size of the existing openings must be maintained as much as possible (i.e. minimize framing). The architectural character of the porch must be maintained, which means the significance of the columns cannot be diminished (i.e. windows must be set back slightly from columns). The final design of the porch must be approved by the Director of Planning and Zoning (see below for an example).



512 Mt. Hope Avenue (V-041-16-17): The rear yard parking area must be reduced to allow for only three parking spaces. The drainage on the property must be resolved. A revised site plan, prepared by a licensed professional must be submitted for approval by the Director of Planning and Zoning. This variance request is subject to Rochester Preservation Board approval.

264 Humboldt Street (V-042-16-17): The applicant must install fence style #3, as depicted below.

