

CITY OF ROCHESTER  
30 CHURCH STREET

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

Cases 1-4 Public Hearing Begins: 9:30 AM  
CITY COUNCIL CHAMBERS 302A

\*Revised

Thursday, August 22, 2019

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-05-19-20  
Case Type: Area Variance  
Address: 310 Child Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Adam Prescott  
Purpose: To convert the existing nonresidential floor area to a residential use on the first floor of a vacant building; second floor dwelling unit to remain.  
Code Section: 120-166  
Enforcement: Yes  
SEQR: Type II

**Case: 2**  
File Number: V-06-19-20  
Case Type: Area Variance  
Address: 291 South Plymouth Avenue  
Zoning District: R-3 High-Density Residential District  
Applicant: Joel Barrett  
Purpose: To construct a multi-family dwelling containing three dwelling units, not meeting the front yard setback or certain locational off-street parking requirements.  
Code Section: 120-28, 120-173  
Enforcement: No  
SEQR: Type II

**Case: 3**  
File Number: V-07-19-20  
Case Type: Area Variance  
Address: 44 Bly Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Rebecca Smart  
Purpose: To legalize the conversion of a detached accessory building to a single family dwelling, a permitted use in the district, but not meeting certain lot, area, and yard requirements.  
Code Section: 120-11  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
File Number: V-08-19-20  
Case Type: Area Variance  
Address: 1219 University Avenue  
Zoning District: C-2 Community Center District  
Applicant: Amy Catalano, Vital Signs  
Purpose: To remove an\* existing detached pole sign and replace it with a detached 6'T monument sign, not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II