

**ZONING BOARD OF APPEALS
REGULAR MEETING OF May 26, 2010
ROOM 901--CITY HALL**

2:00 PM

1. 233 SHUMWAY -- THEODORE BYRD to convert a storage area and apartment to a social club. . (149379)
R2 district. Section 511-16D PRIVATE CLUBS FIRST ALLOWED IN R3 DISTRICTS RECEIVED & FILED

2. 692 FULTON ST.-- JAMES SZARAS to USE a 14'x18'x3' "L"-shaped outside patio. . (151317)
R2 district. Section 511-12 PERMITTED USES IN THE DISTRICT RECONSIDERATION DENIED

3. 618 COLUMBUS PKWY. -- TERRY ANDERSON to convert a two-story dwelling and garage for solar panel storage and sales in an R3 dwelling district . (151922)
R3 district. Section 511-16 PERMITTED USES IN THE DISTRICT APPROVED

4. 97 CALAIS -- LISA KRUE to construct and use a 9' x 21' front yard deck deficient in front and yard setback requirements. . (153588)
R2 district. Section 511-10A(3) & 511-10A(4) FRONT & SIDE YARD SETBACK REQUIREMENTS APPROVED

5. 52 RANO -- ALISON NAPLES to install and use a six-foot front yard fence. . (153332)
C1 district. Section 511-97A FENCE HEIGHTS RESTRICTED TO 4 FEET IN FRONT YARDS APPROVED

2:15 PM

- 6. 1031 MICHIGAN AVE.-- KALEIDA HEALTH to construct and use a four-story skilled nursing facility. . (153715)
C1 district. Section 511-29A MAXIMUM ALLOWABLE HEIGHT IN THE DISTRICT

APPROVED
ACCEPT POS-DEC
- 7. 346 CONNECTICUT ST.-- KARL FRIZLEN to allow for the use of indoor market stalls with food processing on the 1st and basement floors of a new development formerly "HORSEFEATHER". . (152687)
C1 district. Section 511-40J MANUFACTURE AND PROCESSING OF PRODUCTS NOT ALLOWED IN THE DISTRICT

APPROVED
- 8. 291 BRYANT ST.-- ADAM BACKUS to convert a restaurant to a retail clothing store in a residential district. . (153411)
R3 district. Section 511-28B RETAIL BUSINESS MNOT ALLOWED IN RESIDENTIAL DISTRICTS

ADJOURNED
to 6/23/2010 Mtg.
- 9. 72 BEST ST.-- JAY MANNING to construct and use a two-story, two-car garage; a covered accessible ramp to the house and a 6 foot decorative fence to enclose the yard. . (153333)
R3 district. Section 511-87A EXCESSIVE HEIGHT: 5 OF REAR YARD USE & FRONT YARD FENCE HEIGHT REQUIREMENTS

ADJOURNED
to 6/23/2010
Mtg. Requesting
drawings for
garage and
pond layout

2:30 PM

10. 1776 CLINTON ST.-- PERRY CIMERMAN to alter a lot and sell the a garage and a portion of the rear yard to a neighbor. . (153854)

C1 district. Section 511-30A(1) LOT AREA, YARDS AND COURTS FOR DWELLINGS

APPROVED

11. 714 WALDEN AVE.-- DARWISH DARWISH to use an 18' x 48' storage trailer of tires at an auto repair shop. . (153849)

C2 district. Section 511-125A(8) USE OF TEMPORARY STRUCTURES

ADJOURNED
to 6/23/2010
Mtg. requesting
BFD approval

2:45 PM

12. 411 WALDEN AVE.-- MOHAMAD KHALIL to use three 8'Wx12'Hx48'L storage trailers for tires at an auto repair shop. . (153855)

C2 district. Section 511-125A(8) USE OF TEMPORARY STRUCTURES

ADJOURNED
to 6/23/2010
Mtg. requesting
BFD approval

13. 1525 WILLIAM ST.-- MOHAMAD KHALIL to use three 8'Wx12'Hx48'L storage trailers for tires at an auto repair shop. . (153852)

M2 district. Section 511-125A(8) USE OF TEMPORARY STRUCTURE

ADJOURNED
to 6/23/2010
Mtg. requesting
BFD approval

14. 2497 DELAWARE AVE.-- WNY IMMEDIATE CARE to construct a medical office building in a residential district. . (153818)

R2 district. Section 511-12 PERMITTED USES IN THE DISTRICT

APPROVED

15. 283 DAVEY ST.-- ANTHONY SYRACUSE to convert a bar/tavern to 1st and 2nd floor apartments. . (153977)

R2 district. Section 511-14 PERMITTED USES IN THE DISTRICT

APPROVED

3:00 PM

16. 1407 NIAGARA ST.-- JOHN SPERRAZZA to construct and use a two-story warehouse building in a residential district. . (153976)

R2 district. Section 511-12 PERMITTED USES IN THE DISTRICT

APPROVED

17. 37 HODGE ST.-- JAMES MACK to extend an existing parking pad for two vehicles in a residential parking overlay district. . (142253)

R2 district. Section 511-66D(2) SPECIAL OVERLAY DISTRICT ALLOWS FOR ONE PARKING PAD SPACE

RECONSIDERATION DENIED

**NEXT SCHEDULED MEETING IS Jun 23, 2010
DEADLINE FOR APPLICATIONS IS Jun 4, 2010**

I HEREBY certify that the foregoing is a full and true abstract of matters considered with actions taken and / or decision thereon by the Zoning Board of Appeals.

DATED: May 26, 201

ATTEST: _____