

**ZONING BOARD OF APPEALS  
REGULAR MEETING OF Nov 18, 2009  
ROOM 901--CITY HALL**

**2:00 PM**

1. 21 HEDLEY PLACE -- JONATHAN CARTER to enclose a first floor porch in the required front yard. . (143096)  
R2 district. Section 511-14A(3) ALLOWS FOR ENCLOSURE WHERE 50 % OF SURROUNDING PORCHES ARE ENCLOSED  
APPLICATION DENIED BY PRESERVATION
  
2. 892 - 920 TIFFT ST.-- DELTA DEVELOPMENT to convert and use the former Holy family School for a low to moderate income 35-unit Senior housing project in a residential district. . (143822)  
R2/C2 district. Section 511-12C MULTI-FAMILY DWELLING WITH STRUCTURE LENGTH OF MORE THAN 200 FEET  
AWAITING CPB NEGDEC
  
3. 291 EAST FERRY -- PERRY SMITH to construct a stand alone 24' x 24' frame garage on an open parking lot deficient in front yard requirements. . (144086)  
R2/C2 district. Section 511-14A(3) & 511-4 REQUIRED SETBACKS AND ACCESSORY STAND ALONE BUILDING  
ADJOURNED AWAITING RENDERINGS
  
4. 11 CLIO ST.-- JOHN ELLIOTT to install a 8' x 20' front yard parking pad. . (144385)  
R2 district. Section 511-97B PROHIBITED FRONT YARD PARKING  
ADJOURNED AWAITING MEDICAL VERIFICATION

5. 916 DELAWARE AVE.-- KEITH DECK to erect a wrought iron fence along the Bryant Street side. (Preservation Board approved) . (144411)

R4 district. Section 511-E(1)(a)[1] FENCE HEIGHT RESTRICTIONS

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**2:15 PM**

6. 68 TONAWANDA ST.-- ED HOGLE to convert an industrial building to a rooming house for 24 lodgers. . (145244)

M2 district. Section 511-48A PERMITTED USE IN AN INDUSTRIAL DISTRICT

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7. 928 EAST DELAVAN AVE.-- MICHAEL GASAK to install a six-foot front yard fence two feet above the allowable height. . (145255)

C1 district. Section 511-115E(1)(a)(1) RESTRICTED FENCE HEIGHTS

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8. 391 HIGHGATE AVE.-- CHARLES RITTER to install a seven-foot chainlink fence to close off a parking area adjacent to a commercial property. . (144958)

KB district. Section 511-115E(1)(a)(1) FENCE HEIGHT RESTRICTIONS

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9. 3419 BAILEY AVE.-- CHARLES RITTER to install a seven-foot chainlink fence to the rear (southeast corner) of a commercial building above the allowable height. (continues a fence from 391 Highgate) . (144959)

KB district. Section 511-115E(1)(a)(1) FENCE HEIGHT RESTRICTIONS

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10.305 WEST UTICA -- FRIZLEN ARCHITECTS to construct two apartment buildings with underground parking and offices deficient in density, setbacks and commercial office use in a residential area. . (135915)

R3 district. Section 511-18 (1&2) - 511-27 DENSITY, SETBACKS & COMMERCIAL USE

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**2:30 PM**

11.71 PHILADELPHIA ST.-- TERRY L LAWRENCE to enclose the upper and lower front porches. . (145878)

R2 district. Section 511-14A(3) MORE THAN 50% OF THE AREA FRONT PORCHES ARE ENCLOSED

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12.222 LINCOLN PKWY. -- ANGELO NATALE to construct a two-story one-family house with an attached garage deficient in side yard requirements. . (145969)

R1 district. Section 511-10A(4) SIDE YARD REQUIREMENTS IN A RESIDENTIAL DISTRICT

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13.447 DOAT ST.-- WALED SALEH to re-establish a discontinued non-conforming use of a stroe front in a residential area. . (145967)

R2 district. Section 511-110 ALLOWED USES IN THE DISTRICT

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14.500 ELK ST.-- RICHARD TAYLOR to install two billboard signs with single "LED" faces atop a four-story factory warehouse along the NYS Thruway. . (145974)

M1 district. Section 511-1042©; 511-104A(2); 511-1042(d) & 387-16 ALLOWED DISTANCE BETWEEN BILLBOARDS; "LED" FLASHING SIGNS; HEIGHT ABOVE GRADE; AND ROOF SIGNS

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15.960 BUSTI AVE.-- ELLICOTT DEVELOPMENT  
COMPANY to convert a 4-story warehouse to 23  
apartments with 1st floor commercial space. . (146036)  
M1 district. Section 511-44A RESIDENTIAL USE IN AN  
INDUSTRIAL DISTRICT

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**2:45 PM**

16.58 LITTELL AVE.-- LORRAINE STEGURA to erect a 24'  
W x 28' D x 14' H garage. . (144957)  
M1 district. Section 511-87 ACCESSORY BUILDING  
HEIGHTS IN A RESIDENTIAL DISTRICT

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**NEXT SCHEDULED MEETING IS Dec 15, 2009  
DEADLINE FOR APPLICATIONS IS Nov 27,**

**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: Nov 18,**

**ATTEST:**