

**ZONING BOARD OF APPEALS
REGULAR MEETING OF Sep 16, 2009
ROOM 901--CITY HALL**

2:00 PM

1. 858 E. FERRY ST.-- DAVID PAWLIK to erect and use a three-story, 50-unit elderly housing complex with parking. . (136580)

M1 district. Section 511-44 PERMITTED USES IN AN INDUSTRIAL DISTRICT

REQUESTING
EXTENSION

2. 311 VULCAN ST.-- VULCAN SUPPORTIVE APARTMENTS to establish and use a Human Service Facility for 13 psychiatrically disabled adults to receive support and training. . (135054)

CM district. Section 511-136 HUMAN SERVICE FACILITY

REQUESTING
EXTENSION

3. 375 COLVIN AVE.-- GREG SZELIGA to convert and use a two-story Church for a fitness center with signs non-conforming in the district. . (136459)

R3 district. Section 511-28A & 511-12K(2) COMMERCIAL USE NOT ALLOWED IN A RESIDENTIAL DISTRICT & SIGNS LIMITED TO 1.5SF AND WALL MOUNTED

REQUESTING
EXTENSION

4. 40 PORTER AVE.-- EDWARD CONBOY to install and use a 1,000 gallon above ground gas storage tank to service "Coach" boats for the West Side Rowing Club. .

R3 district. Section 511-16 PERMITTED USES IN THE DISTRICT

5. 179 NORWOOD -- JOHN ZANAKIS to install and use a front yard parking pad for a multi-family dwelling. .

R3 district. Section 511-97B PARKING PROHIBITED IN THE FRONT YARD

6. 364 FRENCH ST.-- AAA NOBLEMAN HOUSE to convert a two-family dwelling to a Human Service Facility for substance and alcohol abuse and mild mental patients. . (139793)

Section 511-136 HUMAN SERVICE FACILITY

RE-CONSIDER
ITEM

7. 1681 AMHERST ST.-- JEWEL JURGENS to install and use a 9'x26' front yard parking pad. . (139381)

R2 district. Section 511-97B PROHIBITS FRONT YARD PARKING

RE-CONSIDER
ITEM

2:15 PM

8. 500 PARKER -- RON WISHMAN to erect a 4' x 8' illuminated ground sign to read "St. Rose of Lima" . (138661)

R1 district. Section 511-8 PERMITTED USES IN THE DISTRICT

RETURN
W/SIGNAGE
PROPOSAL

9. 1195 NIAGARA ST.-- RICH PRODUCTS to install a 5' x 6' perpendicular sign with "LED" reader board moving text on the lower portion. . (137128)

CM district. Section 511-104A(2) "FLASHING" SIGNS PROHIBITED

RETURN
W/SIGNAGE
PROPOSAL

10.564 MAIN ST.-- WILCOX BROTHERS SIGNS to install four 5' x 42' wall signs at the top of the building to read "Key Bank". . (140483)

DO district. Section 511-63i(2) SIGN RESTRICTIONS IN THE DISTRICT

- 11.119 STRATFORD -- SCOTT LINDSAY to install and use an 8' x 20' front yard parking pad. . (141154)
R2 district. Section 511-97B PROHIBITS FRONT YARD PARKING _____
- 12.47 GREENFIELD -- LAURIE DRIES to install and use a 10' x 20' front yard parking pad. . (139842)
R2 district. Section 511-97B PROHIBITS FRON YARD PARKING WITHDRAWN
- 13.430 JERSEY ST.-- KEVIN HAYS to meet the required parking spaces for the renovation project. . (140902)
R3 district. Section 511-96A PARKING REQUIREMENTS FOR THE DISTRICT CONDITIONAL APPROVAL
Approval after adjustment of variance to allow parking two below requirement.
- 14.166 NORWOOD AVE.-- ERIC SZAFRANSKI to erect an 8' x 12' front yard porch extending 2' into the required front yard setback. . (142404)
R3 district. Section 511-18A(2) NOT < 15% OF THE LOT DEPTH NOT TO EXCEED 20' _____
- 15.262 MCKINLEY PKWY. -- STEVEN KEMPF to erect a 11'6" x 24' front yard deck extending into the required front and side yard setbacks. . (142581)
R2 district. Section 511-14 A4 & A3 50% OR MORE HAVE FRONT PORCHES AND SIDE YARD MUST BE AT LEAST 3' _____

16.221 LEXINGTON AVE.-- DAVID BRUCE to install and use a 12' x 20' front yard parking pad. . (142967)
C1 district. Section 511-97B PROHIBITED FRONT YARD PARKING

17.7 PUTNAM ST.-- THOMAS FLANIGAN/WAYNE GOSTOMSKI to install and use a front yard parking pad. . (143021)
R2 district. Section 511-97B PROHIBITS FRONT YARD PARKING

2:30 PM

18.564 DODGE ST.-- COMMUNITY ACTION ORGANIZATION to convert to a Human Service facility for information and referral services. . (143267)
R2 district. Section 511-136 HUMAN SERVICE FACILITY

19.171 MIDDLESEX -- PAMELA EARL to install and use an in-ground swimming pool extending into the front yard setback. . (142289)
R1 district. Section 511-10A(3) 15% OF THE FRONT YARD DEPTH NOT TO EXCEED 25'

20.387 NORTHUMBERLAND AVE.-- RICKY BARNES to enclose a 2nd story front porch. . (143068)
R2 district. Section 511-14A(3) ALLOWS FOR ENCLOSURE WHERE 50 % OF SURROUNDING PORCHES ARE ENCLOSED

21.167 DEWITT -- MARCUS GOTTSCHKE to erect and use a greenhouse with produce sales on a residential lot. . (143076)
R2 district. Section 511-28B NEIGHBORHOOD BUSINESS ALLOWED IN A COMMERCIAL DISTRICT

22.37 HODGE -- JAMES MACK to use and expand an existing front yard parking pad. (SITUATED IN A PARKING OVERLAY DISTRICT) . (142253)

R2 district. Section 511-97B FRONT YARD PARKING PROHIBITED - APPLICATION MAY BE WITHDRAWN

APPLICATION
MAY BE
WITHDRAWN

2:45 PM

23.21 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

24.75 - 79 CHENANGO ST.-- JEFF INGERSOLL to erect 14' x 26' 1-story rear additions extending into the required rear yards. . (141593)

R3 district. Section 511-18A(2) 15% OF THE REARYARD LOT DEPTH NOT TO EXCEED 25'

25.129 SOBIESKI ST.-- PAUL LAMPARELLI to erect a one-family two-story dwelling with an attached garage within the required side yard setbacks. . (140880)

R2 district. Section 511-14(4)A REQUIRED DISTRICT SIDE YARDS

26.404 EDISON ST.-- JIM POPIELA to install a 3' x 7.5' ground sign with two-sided constant lit message boards at the front of the school. . (142212)

C2 district. Section 511-104A(2) SIGNS WITH CONSTANT LIGHT INTENSITY

3:00 PM

27.21 GRANGER -- GERALD SHAFFER to erect an 8' x 21' open front porch encroaching the required front yard. (Previously approved 11/14/07) . (143392)

R3 district. Section 511-18A(2) NOT < 15% OF THE LOT DEPTH NOT TO EXCEED 20'

28.140 LADNER -- JOSEPH SZYMKOWIAK to erect a 30' x 36' wrap around addition of the existing garage extending into the required rear yard setbacks. . (141368)

R2 district. Section 511-14A(3) MINIMUM WIDTH MUST BE AT LEAST 2.5' PER STORY BUT NOT LESS THAN 5'

29.397 JEFFERSON AVE.-- CHEYENNE HOPKINS to convert and use an existing building for a take-out restaurant in a residential district. (PRIOR USE CLOSED FOR MORE THAN ONE YEAR) . (141287)

R3 district. Section 511-16 PERMITTED USES IN THE DISTRICT

30.1115 DELAWARE AVE.-- KATE RESEARITS to split a front three-story multiple dwelling with offices and a rear to a two-story one-family dwelling. . (142174)

R4 district. Section 511-22a(1)(2)(3) PARCEL SIZE AND SIDE AND REAR YARDS IN THE DISTRICT

31.1854 HERTEL AVE.-- KEVIN ACTON to display and sell merchandise at the corner of a vacant lot. . (141903)

M2 district. Section 511-125C PROVE HARDSHIP

**NEXT SCHEDULED MEETING IS Oct 21, 2009
DEADLINE FOR APPLICATIONS IS Oct 2, 2009**

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: Sep 16,

ATTEST: