

**ZONING BOARD OF APPEALS  
REGULAR MEETING OF Jan 28, 2009  
ROOM 901--CITY HALL**

**2:00 PM**

1. 807 CLINTON ST.-- CEPHAS ATTICA, INC. to convert a former rectory to a Human Service facility for parolees transition into community life. COUNCIL REVIEW FOR HALFWAY HOUSE. (130141)  
R2 district. Section 511-136 HUMAN SERVICE FACILITY ADJOURNED
  
2. 135 CLEVELAND AVE.-- Schneider Design for the construction of a building addition to the Nardin School that exceeds the permitted height requirement. .  
R2 district. Section 511-113A RESTRICTED BUILDING HEIGHTS IN THE DISTRICT APPROVED  
ACCEPT NEG  
DEC
  
3. 151 ASHLEY ST.-- EUGENE HILL to convert a bar/restaurant to a one-family dwelling on the 2nd floor with private storage on the first floor. . (132687)  
R2 district. Section 511-14A1-4 LOT, AREA AND YARD REQUIREMENTS IN N "R2" DISTRICT APPROVED
  
4. 1175 MAIN ST.-- BETHANY BERNATOWICZ to install two 2.9' X 22' pole signs encroaching the Right-of-Way and a rear yard 10' x 8'10" ground sign. . (131612)  
TS district. Section 511-79.6(2,3,7)b SIGNS MUST BE FLAT AND WALL MOUNTED ADJOURNED
  
5. 1979 SENECA ST.-- CUSTOM SIGN COMPANY to install and use a 4'x8' projecting illuminated sign. . (132837)  
C1 district. Section 511-28F1A SIGNS MUST ATTACHED FLAT AGAINST WALL ADJOURNED

**2:15 PM**

6. 1010 - 1028 MAIN -- KALEIDA'S COMMUNITY MENTAL HEALTH CENTER for a Human Service Facility for Adult mental health, behavioral health, day treatment, outpatient hospitalization and Alcohol & Substance abuse clinic. . (133131)

CM district. Section 511-136 FOR AHUMAN SERVICE FACILITY

APPROVED  
ACCEPT FINAL  
Finding  
statement

7. 546 DELAWARE -- JUDE KAWCZYNSKI of Landmark Signs to install and use a 3.5' x 30" high ground sign to read "Allentown Athletix" (overall height of 58") . (132970)

AS district. Section 511-57E2B SIGNS MUST BE ATTCHED FLAT AGAINST WALL

APPROVED

8. 1655 ELMWOOD AVE.-- LOUIS HAREMSKI to alter the use to a one-family dwelling in an "M1" district and erect an attached garage to the rear of the building, deficient in side & rear yards. . (133781)

M1 district. Section 511-44 & 511-46 PERMITTED USES IN THE DISTRICT AND REAR AND SIDE YARD DEFICIENCIES.

ADJOURNED  
Pending CPB  
Neg Dec

**2:30 PM**

9. 55 RHODE ISLAND ST.-- MANUEL DIAZ to use a temporary storage trailer for his auto repair business. . (134112)

C1 district. Section 511-125A8 FOR TEMPORARY STORAGE

APPROVED  
FOR ONE YEAR

10.568 LAFAYETTE ST.-- KATHLEEN KINAN to erect an addition to the existing building deficient in side yard setbacks and for permission to operate a business in the residential district. . (133834)  
R3 district. Section 511-18A3 & 511-16 SIDEYARD REQUIREMENTS AND USES IN THE DISTRICT WITHDRAWN

11.31 ST. GEORGE'S PLACE -- THOMAS PETER NEIL to erect 136 feet of 8 foot wood fence at the rear of the property. . (134122)  
R4 district. Section 511-115E1A1 REAR YARD FENCE HEIGHTS ABOVE 6' APPROVED

12.160 BRYANT ST.-- MARK YONKMAN to install 62 feet of 8 foot wood fence at the rear property line. . (134124)  
R2 district. Section 511-115E1A1 REAR YARD FENCE HEIGHTS ABOVE 6' APPROVED

13.31 EMSLIE ST.-- IBRAHIM HERNANDEZ to convert and use a store and three apartments to a 6-unit multiple dwelling. . (133594)  
R2 district. Section 511-A(1)(2)(3)(4) LOT AREA, WIDTH, FRONT, SIDE AND REAR YARD REQUIREMENTS APPROVED

**2:45 PM**

14.404 EDISON ST.-- PAUL LAMPARELLI to extend the use of temporary classroom trailers at the rear of the Charter School. (Previously approved for one year) . (134078)  
R2 district. Section 511-125A(8) FOR TEMPORARY USE OF TRAILERS APPROVED FOR ONE YEAR

15.144 URBAN ST.-- MICHAEL QUARCINI to convert and use a portion of a 3-story warehouse to a manufacturing and training facility in a residential district. . (134303)

R2 district. Section 511-12 PERMITTED USES IN A RESIDENTIAL DISTRICT

ADJOURNED  
Pending CPB  
Neg Dec

**3:00 PM**

16.335 GRIDER ST.-- HOPE HOUSE OF BUFFALO to expand the capacity of a Halfway House facility from 9 to 19 clients. . (134238)

R2 district. Section 511-94 ESTABLISHMENT OF HALFWAY HOUSES

ADJOURNED  
Awaiting  
Recommendation from Council

17.818 ELMWOOD AVE.-- NAS QUICK SIGN to install a 2' x 5' illuminated ground sign to read "Buffalo Cooperative". . (134377)

EB district. Section 511-56F2B DISTRICT CALLS FOR WALL MOUNTED SIGNS

ADJOURNED  
Pending Meeting  
w/ Elmwood  
Assoc.

18.610 HERTEL AVE.-- JOHN MIGLIORE to convert a former funeral parlor to a single-family residence with a home occupation. . (134091)

C2 district. Section 511-10A(3) REQUIRED FRONT YARD LOT DEPTH OF 15% OF THE AVERAGE LOT DEPTH NOT TO EXCEED 25 FEET

APPROVED

19.1230 GENESEE ST.-- REV. REGINALD KERR to convert and use the second floor of a Church into an emergency shelter Human Service facility for homeless women and children. . (134089)

C2 district. Section 511-136 RESTRICTED USE PERMIT FOR HUMAN SERVICE FACILITY

ADJOURNED  
Awaiting  
Recommendation  
from Council

**NEXT SCHEDULED MEETING IS Feb 25, 2009**  
**DEADLINE FOR APPLICATIONS IS Feb 6, 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: Jan 28,**

**ATTEST:**