

**ZONING BOARD OF APPEALS
REGULAR MEETING OF Feb 25, 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

RE-CONSIDER
ITEM MARCH 25
MEETING

2. 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 Neg

3. 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

APPROVED

4. 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
TO MARCH
25TH - Pending
Council
recommendation

5. 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 MOUNTED FLAT ON WALL

ADJOURNED
TO MARCH
25TH - Pending
Meeting w/
Linwood
Association

2:15 PM

6. 1979 SENECA ST.-- CUSTOM SIGN COMPANY to install and use a 4'x8' projecting illuminated sign. . (132837)

C1 district. Section 511-28F1A SIGNS MUST BE MOUNTED FLAT ON WALL IN THIS DISTRICT

ADJOURNED
Pending Meeting
w/ Councilman

7. 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.

APPROVED
Accepted CPB
NEGDEC

8. 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 ALLOWS WALL SIGNS ONLY

APPROVED
NON-ILLUMINATED SIGN

9. 591 DELAWARE AVE.-- SHAW & O'KEEFE to install and use an 8' high, 2.5' x 3' ID pole sign. . (134969)
C2 district. Section 511-58E REQUIRES FLAT MOUNTED WALL SIGNS OF LESS THAN 35 SF TOTAL

APPROVED
NON-ILLUMINATED SIGN

2:30 PM

- 10.1285 WILLIAM ST.-- YOUSEF JAARAH to convert and use the existing building for a slaughterhouse and butcher shop for lamb, goats, poultry and livestock with a "farmer's Market". . (135208)
M2 district. Section 511-52A PERMITTED USES IN THE DISTRICT

ADJOURNED
TO MARCH
25TH -
MEETING WITH
NEIGHBORS

- 11.311 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 A HUMAN SERVICE

ADJOURNED
April 22, 2009
Meeting

- 12.2067 NIAGARA ST.-- LIFE RECOVERY CENTER to convert a 2nd floor apartment to a Human Service Facility for females recovering from substance and alcohol abuse. . (135166)
C2 district. Section 511-136 HUMAN SERVICE FACILITY

ADJOURNED
TO MARCH
25TH -
MEETING WITH
THE GNPA

- 13.1358 KENSINGTON AVE.-- INSPIRATION HOUSE to convert and use a one-family dwelling to a Human Service facility with transient housing and counseling for 3 individuals. . (135272)
C1 district. Section 511-136 HUMAN SERVICE FACILITY ADJOURNED TO MARCH 25TH
- 14.81 PENHURST -- PAUL JOHNSON to construct a kitchen and garage addition to the rear side yard of the existing dwelling. . (135259)
R1 district. Section 511-10A-4 REQUIRED SIDE YARD SETBACKS APPROVED
- 15.458 DOAT ST.-- YVES-RICHARD BLANC to re-establish a discontinued, non-conforming use as a tavern and dance nightclub with DJ- two nights/week. . (135256)
R2 district. Section 511-110 DISCONTINUANCE OF A NON-CONFORMING USE IN THE DISTRICT ADJOURNED TO MARCH 25TH - MEETING WITH COUNCILMAN
- 16.195 LAFAYETTE AVE.-- HEATH BARTEL to convert and use atwo-story Church to an Art Gallery, studios, assembly hall and retail space. . (135262)
R2 district. Section 511-12 PERMITTED USES IN THE DISTRICT APPROVED
- 17.132 LAKEVIEW -- KENNETH PIERI to install an electronic "LED" reader board wall sign on the Porter Avenue side of the building. . (135120)
PB district. Section 511-62F ALLOWS FOR WALL SIGNS TO 35 SF TOTAL ADJOURNED TO MARCH 25TH - MEETING WITH COUNCILMAN

17.132 LAKEVIEW -- . (135120)
PB district. Section 511-62F

NEXT SCHEDULED MEETING IS Mar 25, 2009
DEADLINE FOR APPLICATIONS IS Mar 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: Feb 25,

ATTEST: