



THE CITY OF BUFFALO

The City of Buffalo Zoning Board of Appeals

901 City Hall

Agenda • October 18, 2017

Buffalo, NY 14202
<http://www.city-buffalo.com>
James Lewis

Regular

OSP Conference Room
901 City Hall, 65 Niagara Sq., Buffalo, NY 14202

2:00 PM

I. Call to Order

II. Minutes Approval

Zoning Board of Appeals - Regular - Sep 20, 2017 2:00 PM

III. Old Business

1. 119 Glenwood Avenue - Construct an Attached Garage and Enclose a Front Porch; Garage Insufficient in Setback from Front Facade, Exceeding Permitted Driveway Width, and Porch Must be Open on All Sides Except the Exterior Wall of the House (9433962). N-2R Zone. Section 496-6.2.2.G, -8.3.2. and -3.3.8. (Type II)
2. 70 Chalmers Avenue - Install Two Monument Signs, One that Includes an Electronic Messaging Center, and One Wall Sign; Electronic Messaging Center Not Permitted in Zone, in Excess of Permitted Height for Monument Sign, and in Excess of Permitted Total Sign Area (9435149). N-2E Zone. Section 496-9.1.5.A, -9.2.1.A, and -9.2.7.
3. 290 North Park Avenue - Establish a Parking Pad; Parking Not Permitted in Front Yard (9437468). N-3R Zone. Section 496-8.3.3.A.2.
4. 253 Virginia Street - Construct Mixed Use Building in Excess of Permitted Building Width, Deficient in Rear Yard Setback and in Excess of Permitted Front Facade Ground Floor Blank Wall Width (9435686). N-2E Zone. Section 496-3.2.1.C.5, -3.2.11.D(E) and -3.2.11.F(D).
5. 695 Genesee Street - Construct Four Residential Buildings; in Excess of Permitted Building Width and Deficient in Rear Yard Setback (9433038). N-3E and N-3R Zones. Sections 496-3.2.1.C.5 and -3.2.11.D(E).

IV. Public Hearings

6. 39 Lexington Avenue - Install Parking Pad; Not Permitted in Front Yard (9429853). N-2R Zone. Section 496-8.3.3.A.
7. 822 Walden Avenue - Establish a Slaughterhouse; Use Not Permitted in Zone (9437867). N-3E Zone. Section 496-6.1.1.B.
8. 859 Fillmore Avenue - Establish a Retail Use; Use Not Permitted in Zone (9435260). N-3R Zone. Section 496-6.1.1.
9. 66 Krakow Street - Install Highway Oriented Off-Premise Sign; Use Not Permitted in Zone (9434452). N-3R Zone. Section 496-9.3.1.A.3.
10. 1235 Fillmore Avenue - Construct Addition to Existing Auto Repair Shop; Not in Compliance with Front, Corner Side, and Rear Setbacks (9435238). N-3E Zone. Section 496-3.2.9.D(A,C,&F).

11. 307 Sterling Avenue - Establish Parking Pad; Parking Not Permitted in Front Yard (9437732). N3R Zone. Section 496-8.3.3.A.2.
12. 1000 Fuhrmann Blvd - Install Fence; in Excess of Permitted Height and Barbed Wire Not a Permitted Fence Material (9438219). DON Zone. Section 496-7.2.2.B and -7.2.2.A.2.
13. 176 Lafayette Avenue - Establish Parking Pad; Parking Not Permitted in Front Yard (9438246). N-2R Zone. Section 496-8.3.3.A.2.
14. 1176 South Park Avenue - Install a Pole Sign; in Excess of Permitted Sign Height (9438254). D-C Zone. Section 496-9.2.8.B.
15. 449 East Ferry Street - Install Pole Sign; Sign Type Not Permitted and in Excess of Permitted Sign Area (9438427). N-3E Zone. Section 496-9-2.1.A and -9.2.1.C.
16. 419 Monroe Street - Construct a 4-Story Residential Building and Renovate an Existing Building to be Used as a Residential Care Facility; in Excess of Maximum Permitted Lot Width, Deficient in Total Side Yards, in Excess of Permitted Height, and Parking Not Permitted in Interior Side Yards (9437294). N-3R Zone. Section 496-3.2.11.C(B), -3.2.11.D(C), -3.2.11.E, -8.3.3.A.1.
17. 310 Eden Street - Install Fence; May Not Encroach into Public Right-Of-Way and in Excess of Permitted Fence Height (9438117). N-3R Zone. Section 496-7.2.1.C and -7.2.2.B.3.
18. 701 Seneca Street - Install a Roof Sign and Two Blade Signs; Exceeds Permitted Sign Area, Only One Blade Sign Permitted Per Frontage and Base of Blade Sign Not Placed Below Finished Level of Second Story (9435120). N-1S Zone. Section 496-9.2.1.C, -9.2.3.1 and -9.2.3.2.
19. 465 Colvin Avenue - Establish Parking Pad; Parking Not Permitted in Front Yard (9438768). N-3R Zone. Section 496-8.3.3.A.2.
20. 1585 Hertel Avenue - Construct Mixed Use Building; in Excess of Permitted Building Coverage and in Excess of Permitted Height (9438528). N-3C ZONE. Section 496-3.2.5.C(C) And-3.2.5.E(A).
21. 114 Woltz Avenue - Construct 21-Space Accessory Parking Lot; Off-Site Accessory Parking Lots Not Permitted in Zone, Fence Required as Part of Perimeter Buffer Yard, Interior Parking Lot Landscape Required (9435179). N-3R Zone. Section 496-8.3.1.F.1, -7.1.6.A.1 and -7.1.5.C.
22. 54 Ashton Place - Establish Parking Pad, Parking Not Permitted in Front Yard (9437718). N-3R Zone. Section 496-8.3.3.A.2.
23. 1014 Delaware Avenue - Install an Internally Illuminated Monument Sign; Sign Type Not Permitted in Zone, Internal Illumination of Signs Not Permitted in Zone, in Excess of Permitted Sign Area and in Excess of Permitted Sign Height (9437853). N-2R Zone. Section 496-9.2.1.A, -9.1.5.A, -9.2.1.C and -9.2.7.B.
24. 136 North Pearl Street - Construct Parking Lot, Not Permitted in Front or Interior Side Yards, Deficient in Drive Aisle, Deficient in Type D Buffer (No Shade Tree) and Deficient in Type C Buffer (No Fence or Landscape) (9438733). N-2R Zone. Section 496-8.3.3.A, -8.3.3.E, -7.1.6.A.1(D&C).

25. 1575 Main Street - Install Electronic Message Center; Electronic Message Center Not Permitted in Zone and in Excess of Permitted Sign Area (9435027). N-2C and C-M Zones. Section 496-9.1.5.A and -9.2.1.C.
26. 634 Fillmore Avenue - Establish a Parking Pad, Parking Not Permitted in Front Yard and Deficient in Parking Stall Depth (9438643). N-3E Zone. Section 496-8.3.3.A.2 and -8.3.1.E.
27. 330 Crescent Avenue - Reconsideration: Request for a Rehearing Regarding a Variance for a Parking Pad that Was Denied at the 9/20/17 ZBA Meeting.

V. Adjournment