



**THE CITY OF BUFFALO**  
**Zoning Board of Appeals**

901 City Hall

**Minutes • March 15, 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**

The meeting was called to order at 2:08 PM by Chairman James A. Lewis

Attendee Name	Present	Absent	Late	Arrived
Bernice Radle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Thomas Dearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
James A. Lewis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Anthony Diina	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**II. Minutes Approval**

- Zoning Board of Appeals - Regular - Feb 15, 2017 2:00 PM **Accepted**

**III. Agenda Items**

- 313 Rhode Island - Establish Contractor's Storage Yard with Two Storage Containers; Use Not Permitted (9426587). R2 Zone. Section 511-12. (Unlisted-Uncoordinated) **Tabled**
- 431 Colvin Avenue - Installation of Front Yard Parking Pad; Use Not Permitted (9427190). R2 Zone. Section 511-115.F.6.C. (Unlisted- Uncoordinated) **Approve Variance**
- 113 Lafayette Avenue - Construction of addition to school in excess of permitted height (9426831). R2 Zone. Section 511-13.A. (Unlisted-Uncoordinated) **Approve Variance**
- 25 Linwood Avenue - Installation of Sign Not in Compliance with Placement Requirements (9427153). R5 Zone. Section 511-24.G.4. (Type II) **Received and Filed**
- 300 Bedford Avenue - Establish Catering Use on First Floor of a 2-Family Dwelling; Use Not Permitted (9427424). R2 Zone. Section 511-12. (Unlisted-Uncoordinated) **Approve Variance w/Cond**
- 192 Seneca Street - Administrative Appeal of Decision by the Department of Public Works Not to Permit Parking Lot and Curb Cuts (9422075). M1 Zone. Section 511-122.B. (Type II) **Approve Variance w/Cond**
- 474 Seneca Street - Construction of a Mixed Use Building Not in Compliance with Yard and Parking Requirements (9426851). M1 Zone. Section 511-46A and 511.96.B.1. (Unlisted-Uncoordinated) **Approve Variance**
- 388 AMHERST STREET - Place a 24Sf Illuminated Blade Sign at Front of Restaurant with 32SF Wall Sign (9426487). N-2C District. Section 496-9.2.1.C. Total Sign Area Exceeds 35SF. (Type II) **Deny Variance**

9. 1166 Jefferson Avenue - Construction of a mixed use building not in compliance with lot width, corner side setback and parking lot interior landscaping/tree requirements (9427241). N-3E Zone. Section 496-3.2.5. and 496-7.1.5.C. (Type II)**Approve Variance**
- 1166 Jefferson Avenue - Construction of a Mixed Use Building. (N-3E)**Approve Variance**
10. 1140 Jefferson Avenue - Construction of a mixed use building not in compliance with lot width and parking lot interior landscaping/tree requirements (9427299). N-3E Zone. Section 496-3.2.11 and 496-7.1.5.C. (Type II)**Approve Variance**
11. 880 Elmwood Avenue - Construction of a Commercial Parking Lot; Use Not Permitted and Drive Aisle Deficient in Required Width (9427402). N-2C Zone. Section 496-6.1.1. (Unlisted-Uncoordinated)**Deny Variance**
12. 2401 Delaware Avenue - Installation of a Monument Sign; in Excess of Permitted Square Footage and Height (9426757). N-3E Zone. Section 496-9.2.1.C. and 496-9.2.7. (Type II)**Approve Variance w/Cond**
13. 682 Abbott Road - Installation of an Off-Premise Sign; Use Not Permitted and Not in Compliance with Placement Requirements (9426929). N-3E Zone. Section 496-9.3.1.A and 496-9.3.2.C. (Type II)**Deny Variance**
14. 2178 Seneca Street - Construction of parking lot not in compliance with street tree, parking lot perimeter landscaping/buffer, parking lot interior landscaping, and drive aisle requirements (9427257). N-3C Zone. Section 496-7.1.4, 496-7.15.B/7.1.6, 496-7.1.5.C and 496-8.3.1.E. (Unlisted-Uncoordinated)**Approve Variance**
- 2178 Seneca Street - Renovation of an Existing Building to Mixed Use.**Approve Variance**
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City Clerk