

Required side setback: 5 FT
Proposed side setback: 2 FT
Short of required: 3 FT or 60%

4. Diane Serra 711 Niagara Falls Blvd. Temporary Use Permit

This application is for a Temporary Use Permit in the CF District. The petitioner is requesting to operate a bakery within the kitchen of a church.

1) Per Section 5-5-3A the operation of a commercial bakery is not a permitted accessory use.

5. Kimberly Fedkiw 292 N Ivyhurst Road Special Use Permit

This application is for a special use permit in the R-3 District. The petitioner is seeking the second renewal of the originally issued 2016 permit.

1) Per Section 6-8-9 chickens require a special use permit.

6. Laurine Neal 2 Brantwood Road Area Variance

This application is for an area variance in the R-3 District. The petitioner is requesting a six foot fence in the front yard and is on a corner lot.

1) Per Section 7-5-3 no fence over three feet shall extend into the front yard.

7. Scheid Architectural 1880 Eggert Road Area Variances

This application is for three (3) area variances in the CF District. The petitioner is requesting relief from ground sign setback, message sign within 500 feet of residential and sign area.

1) Per Section 7-8-4(B)(1)(e) the required sign setback is 15 ft. from the right-of-way. The petitioner is requesting 14 ft.

Required setback: 15 FT
Proposed setback: 14 FT
Short of required: 1 FT or 7%

2) Per Section 7-8-4(B)(2)(b) message center signs are not permitted within 500 feet of a residential district.

Required setback: 500 FT
Proposed setback: 82.5 FT
Short of required: 417.5 FT or 83%

3) Per Section 7-8-8A of the Zoning Ordinance the allowable sign area is 90.33 SF.

NOTES:

Allowable sign area:	90.33 SF
Proposed sign area:	138.00 SF
Overage:	47.67 SF or 53%

8. Aliye Cosan 5122 Sheridan Drive Area Variance

This application is for an area variance in the R3 District. The petitioner is requesting to place a sandwich board sign in the front yard.

1) Per Section 6-8-6(B)(2)(b) signage is limited to 2 SF and affixed flat to the building or if allowed by ZBA, in the required front yard along an arterial or collector street.

9. Norman Kosmerl 105 Forestlake Drive Area Variance

This application is for an area variance in the MFR-5 District. The petitioner is requesting to install a generator in the side yard.

1) Per Section 3-11-3(B)(2) the required side yard setback is 5 feet. The petitioner is requesting 1.5 feet.

Required side setback:	5.0 FT
Proposed side setback:	1.5 FT
Short of required:	3.5 FT or 70%

10. Daniel Syracuse 7770 Transit Road Area Variances

This application is for three (3) area variances in the GB District. The petitioner is seeking to create more outdoor seating.

1) Per Section 2-5-3 the front yard setback to Transit Road is 135 ft.

NOTES:

Required front setback:	135.0 FT
Proposed front setback:	102.0 FT
Short of required:	33.0 FT or 24%

2) Per Section 6-4-9C the maximum number of outdoor seats not requiring parking is 23. The petitioner is seeking 36 outdoor seats.

3) Per Section 7-2-3(A)(2) the required landscaped area adjacent to buildings is three feet average width. The petitioner is proposing two feet of shrubbery on new concrete in a masonry wall with integral seats.

NOTES:

Required landscaping width:	3 FT
Proposed landscaping width:	2 FT
Short of required:	1 FT or 33%

11. Kristijan Kurdic 171 Rosedale Blvd. Area Variance

This application is for an area variance in the R-3 District. The petitioner is requesting a six foot fence in the front yard and is on a corner lot.

1) Per Section 7-5-3 no fence over three feet shall extend into the front yard.

12. Betsy Doyle Levy 16 Bradenham Place Area Variance

This application is for an area variance in the R-3 District. The petitioner is requesting to replace an A/C unit in the side yard

1) Per Section 2-5-(A)(1)(e) a three (3) foot setback is required for an A/C unit.

NOTES:

Required setback:	3 FT
Proposed setback:	1.5 FT
Short of required:	1.5 FT or 50%

13. Myron Hunt 5 Hopkins Road Area Variance

This application is for an area variance in the OB District. The petitioner is requesting to construct a ground sign.

1) Per Section 7-8-4(B)(1)(e) the required sign setback is 15 ft. from the right-of-way. The petitioner is requesting 14 ft.

Required setback:	15 FT
Proposed setback:	6 FT
Short of required:	9 FT or 60%

14. Ryan Chivers Brown 252 Burroughs Drive Area Variance

This application is for an area variance in the R-3 District. The petitioner is requesting to replace an A/C unit in the side yard

1) Per Section 2-5-(A)(1)(e) a three (3) foot setback is required for an A/C unit.

NOTES:

Required setback: 3 FT
Proposed setback: 2 FT
Short of required: 1 FT or 33%

15. N.A.S. Sign Company 5117 Sheridan Drive Area Variances

This application is for an area variance in the MS District. The petitioner is requesting relief from sign area.

1) Per Section 7-8-8A of the Zoning Ordinance the allowable sign area is 75.30 SF.

NOTES:

Allowable sign area: 75.30 SF
Proposed sign area: 111.98 SF
Overage: 36.68 SF or 49%

2) Per Section 7-8-8B of the Zoning Ordinance the allowable sign area for a pylon sign is 64 SF.

NOTES:

Allowable sign area: 64 SF
Proposed sign area: 96 SF
Overage: 32 SF or 50%

16. Elise Cusack 117 Hyledge Drive Area Variance

This application is for an area variance in the R-3 District. The petitioner is requesting to erect a pool house.

1) Per Section 3-6-3B an accessory structure is limited to a 20 FT height.

NOTES:

Allowable height: 20 FT
Proposed height: 21.5 FT
Overage: 1.5 FT or 8%

BA/ac

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