



THE CITY OF BUFFALO

ZONING BOARD OF APPEALS

912 City Hall
Buffalo, NY 14202
<http://www.buffalony.gov>

~AGENDA~

James Lewis

Wednesday, September 16, 2026

2:00 PM

OPS Conference Room

I. Call to Order

Meeting Notice - This meeting will be held via videoconferencing and in-person. Anyone who wishes to attend may do so in Room 912 City Hall or via videoconferencing. To join on-line go to www.microsoft.com/en-us/microsoft-teams/join-a-meeting, Meeting ID: 241 983 707 830 95, Password: Cm6Yn7t6; or by calling (716) 221-4568, Phone Conference ID: 879 465 987#.

II. Roll Call

III. Minutes Approval

IV. New Business

1. 1707 Hertel Ave. - Extension request.
2. 54 High View Terrace - Extension request.

V. Public Hearings

3. 79 Pomona Pl. — Install parking pad; "In excess of maximum driveway width", and "Parking is not permitted forwards of any detached house building type." Zone N-3R. Section Table 8C, and 496-8.3.2.A.2.
4. 11 Armbruster St. - Construct building; "Accessory structure must be clearly incidental and subordinate to the principal use", "Accessory structures may not occupy more than 50% of any required yard", In excess of maximum height for an accessory structure", and "No more than one driveway permitted for residential use". Zone N-4-30. Section 496-6.2.1.C.2, -6.2.1.D.2, -6.2.1.D.5, and -8.3.2.C.
5. 992 Fillmore Ave. — Install parking pad; "In excess of maximum driveway width", and "Parking not allowed forward of a house." Zone N-3R. Section 496-8.3.2.B, and -8.3.3.A.2.
6. 21 Folger St. — Permit short-term rental; "Non-owner-occupied short-term rental not permitted in zone. Zone N-3R. Section 496-380-7.A.2.
7. 22 & 26 Lemon St. — Combine lots; "In excess of maximum lot width." Zone N-2R. Section 496-3.2.6.C.B.

8. 200 Englewood Ave. — Renovate building; "In excess of maximum residential density." Zone N-3R. Section 496-3.2.1.E.
9. 247 Georgia St. — Install parking pad; "No more than one driveway permitted for residential use", "Curb cuts must be located at least 60 feet from intersection", and "Parking not permitted in corner side yard." Zone N-4-30. section 496-8.3.2.c, -8.3.2.A.2, and -8.3.3.A.1.
10. 306 Carolina St. - Construct addition; "Insufficient interior side yard", and "Insufficient build-to percentage front facade." Zone N-2R. Section 496-3.2.6.D.E., and -3.2.6.D.B.
11. 27 Ashland Ave. — Install fence; "In excess of maximum fence height, interior side yard", and "In excess of maximum fence height, rear yard." Zone N-2R. Section 496-7.2.2.B.4, and -7.2.2.B.5.
12. 62 Brownell St. — Install fence; "In excess of fence height, interior side yard." Zone N-4-30. Section 496-7.2.2.B.4.
13. 35 McCarthy Dr. - Expand driveway; "In excess of maximum driveway width", and "Parking not permitted forward of any detached house." Zone N-4-50. Section 496-8.3.2.B, -8.3.3.A.2.
14. 36 Tennyson Ave. - Install fence; "In excess of maximum fence height, rear yard." Zone N-3R. Section 496-7.2.2.B.5.
15. 38 Brinkman Ave. - Permit bookstore; "Use not permitted in zone." Zone N-3R. Section 496-6.1.1.B.
16. 42 Ada Pl. - Install driveway; "In excess of maximum driveway width", and "Parking not allowed forward of a house." Zone N-3R. Section 496-8.3.2.B, and -8.3.3.A.2.
17. 9-25 Lakeview Ave. - Combine lots; "In excess of maximum lot width." Zone N-2R. Section 496-3.2.11.C.B.
18. 92 Pooley Pl. — Install parking pad; "Parking not allowed forward of a house." Zone N-2R. Section 496-8.3.3.A.2.
19. 333 Wyoming Ave. — Combine lots; "In excess of lot width." Zone N-3R. Section 496-3.2.6.C.B.
20. 3070 Bailey Ave. — Install signage; "Monument sign may be erected only where building is set back at least 15 feet from lot line", "In excess of wall signs per right-of-way frontage (Bailey)", "In excess of wall signs per right-of-way frontage (Kensington)", and "In excess of sign area per right-of-way frontage". Zone N-3C. Section 496-9.2.7.1, -9.2.13.1, -9.2.13.1, and -9.2.1.C.
21. 80 Midway Ave. - Permit Parking lot; "off-site accessory parking not permitted as a principal use." Zone N-3C. Section 496-8.3.1.F.2.

22. 107 Delaware Ave. - Install banner sign; "In excess of maximum sign area for a banner sign", "In excess of maximum display period", and "No sign may be placed so as to obstruct any window." Zone N-1D. Section 496-9.4.2.A.2, -9.4.2.A.4.B, and 9.1.2.E.

VI. Adjournment

