

ZONING BOARD OF APPEALS

Tuesday, May 27, 2014

Regular Meeting

Council Chambers

5:00 P.M.

Present: Chairman Bankoski, Commissioners: Galardo, Helwig and Rice.

Absent: Commissioner Beehler.

Also Present: City Attorney Szot, and Housing, Building and Zoning Officer Zurawski.

The reading of the minutes of the previous meeting was dispensed with, same having been approved in writing by a majority of the Board.

The meeting was held for the purpose of hearing the following appeals:

APPEAL #2014-06 **Appeal of Jayson & Amanda DeGolier, 25 N. Martin Street for permission to erect a shed at their place of residence. Not in compliance with Article IV, Section 79-4060 (in part) of the Zoning Code of the City of Dunkirk, New York.**

Jayson DeGolier, 25 N. Martin Street, Dunkirk, New York was sworn in and testimony was taken in favor of the Board granting this appeal.

No one appeared in opposition to the Board granting this appeal.

APPEAL #2014-07 **Appeal of Frank Acquavia Memorial Post, owner; on behalf of Pillar of Fire Fellowship, prospective purchaser, for permission to reduce the required number of parking spaces for a church occupancy at property located at 221 Lake Shore Drive West. Not in compliance with Article XXIV, Section 79-24080 (in part) of the Zoning Code of the City of Dunkirk, New York.**

Edmund Gould, 774 Park Avenue, Dunkirk, New York; temporary Commander of the Frank Acquavia Memorial Post, was sworn in and testimony was taken in favor of the Board granting this appeal.

Charles St. George, 25 Leon Place, Fredonia, New York; owner/operator of St. George Realty was sworn in and testimony was taken in favor of the Board granting this appeal.

Jeffrey Wentz, 10880 S. Roberts Road, Dunkirk, New York; representative of the Pillar of Fire Fellowship was sworn in and testimony was taken in favor of the Board granting this appeal
No one appeared in opposition to the Board granting this appeal.

A communication was received from Mark Geise, Deputy Director of the Chautauqua County Planning Division, stating that the granting of this appeal is of local concern.

APPEAL #2014-08 **Appeal of Sean & Trudi Raynor, 17 Lafayette Avenue for permission to install front yard parking adjacent to the existing driveway at their place of residence. Not in compliance with Article III, Section 79-3060 (in part) and Article XXIV, Section 79-24030(2) of the Zoning Code of the City of Dunkirk, New York.**

Sean Raynor, 17 Lafayette Avenue, Dunkirk, New York was sworn in and testimony was taken in favor of the Board granting this appeal.

No one appeared in opposition to the Board granting this appeal.

DETERMINATION

APPEAL #2014-06 In the appeal of Jayson & Amanda DeGolier it was the unanimous decision of the Board that this appeal be granted with the following stipulation:

1. The appellant must comply with all information and testimony presented at the Zoning Board of Appeals meeting held May 27, 2014.

The Board stated the following findings of fact in their determination:

1. It will not alter the essential character of the neighborhood.
2. The driveway already exists that leads to the proposed shed. The size of the lot minimizes alternative placements of the shed.
3. The appearance of the shed will enhance the character of the neighborhood in that the appellant will have storage on his property.

APPEAL #2014-07 In the appeal of the Frank Acquavia Memorial Post/Pillar of Fire Fellowship it was the unanimous decision of the Board that this appeal be granted with the following stipulation:

1. The appellant must comply with all testimony and information presented at the Zoning Board of Appeals meeting held Tuesday, May 27, 2014.

The Board stated the following findings of fact in their determination:

1. It will not alter the essential character of the neighborhood.
2. The appellant has maximized the number of parking spaces available to the property.
3. The appellant has stated that they will be making repairs to the property and they will be maintaining the property.

APPEAL #2014-08

In the appeal of Sean & Trudi Raynor it was the unanimous decision of the Board that this appeal be granted with the following stipulation:

1. The appellant must comply with all testimony and information presented at the Zoning Board of Appeals meeting held Tuesday, May 27, 2014.

The Board stated the following findings of fact in their determination:

1. It will not alter the essential character of the neighborhood.
2. Due to the narrowness of Lafayette Avenue, on-street parking is limited.
3. Granting this appeal would reduce on-street parking on Lafayette Avenue.

Commissioner Galardo moved to adjourn, seconded by Commissioner Rice. Carried, all voting aye.

**I DO HEREBY APPROVE OF THE
FOREGOING MINUTES IN FULL**

CHAIRMAN BANKOSKI

COMMISSIONER BEEHLER

COMMISSIONER GALARDO

COMMISSIONER HELWIG

COMMISSIONER RICE

