



**NIAGARA FALLS ZONING BOARD OF APPEALS  
CITY OF NIAGARA FALLS, NEW YORK**

A hearing of the Niagara Falls Zoning Board of Appeals will be held on **Tuesday, February 21, 2017 at 5:30 p.m.**, in the City Council Chambers, First Floor, City Hall. If you have any questions, please contact the Department of Code Enforcement at 286-4450.

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT**

U-4049 – David Giusiana, as agent for owner, for property located at 508 – 4<sup>th</sup> Street. The applicant is proposing to expand existing stand-alone parking lot to be used only for the proposed hotel to be located at 515 - 3<sup>rd</sup> Street. A stand-alone parking lot is not allowed in a R3-C zoning district. Therefore, requesting a use variance to expand existing stand-alone parking lot to be used only for the proposed hotel to be located at 515 – 3<sup>rd</sup> Street.

A-4050 – David Giusiana, as agent for owner, for property located at 508 – 4<sup>th</sup> Street. Thirty-nine parking spaces are required for the proposed hotel at 515 – 3<sup>rd</sup> Street. The applicant is proposing 32 parking spaces, therefore, requesting a variance of 7 parking spaces.

U-4051 – John Shufelt, as owner, for property located at 2775 Main Street. The applicant is proposing to create office space in the south side of the first floor, also, to create a single dwelling unit in the north side of the first floor. Office use along with a multi-dwelling structure is not in a R1-C zoning district. The applicant is requesting a use variance to allow these uses within the R1-C zoning district.

U-4052 – Tim Cummings, as owner, for property located at 430 – 102<sup>nd</sup> Street. The applicant is proposing to establish a contractor's yard. A contractor's yard is not allowed in an I-1 zoning district. The applicant is requesting a use variance to allow the use of a contractor's yard.

Respectfully submitted,

Julie Kunecki  
Secretary  
Niagara Falls Zoning Board of Appeals