



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, September 20, 2016 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

A-4036 – MATI, Inc., as owner of the property located at 818 Niagara Street. The applicant proposes to erect a 150 room hotel. A minimum of 75 parking spaces are required. The applicant proposes 46 parking spaces, therefore, requesting a variance of 29 parking spaces.

U-4037 – Aoja Architect, as agent for the owner Masjid Tawba of Niagara Falls, for property located at 1310 – 18th Street. The applicant is proposing to construct a parking lot to be used only for 1737 Pierce Avenue. A stand-alone parking lot is not allowed in a R3-B zoning district. The applicant is proposing to allow the use of a parking lot to be used only for 1737 Pierce Avenue.

A-4038 – Aoja Architect, as agent for the owner Masjid Tawba of Niagara Falls, for property located at 1310 – 18th Street. The applicant proposes to construct a parking lot for a religious facility at 1737 Pierce Avenue. A minimum of 104 parking spaces are required for this use. The applicant proposes 67 parking spaces, therefore requesting a variance of 37 parking spaces. Also, a 10' buffer area is required on the west side property line. The applicant proposes a 5' buffer area on the west side property line, therefore, requesting a variance of 5' on the west side property line.

A-4040 – Aoja Architect, as agent for the owner Masjid Tawba of Niagara Falls, for property located at 1737 Pierce Avenue. The applicant proposes to erect a religious facility building. A minimum of 50% of the building façade shall be in the maximum front yard side setback of 10'. The applicant proposes a minimum of 5% of building façade in the maximum front yard setback of 10', therefore, requesting a variance of 45% of building façade.

A-4039 – Larry Vann, as agent for the owner 10168 Niagara Falls Development, for property located at 10158 Niagara Falls Blvd. The applicant proposes to erect a two sided billboard on east end of property. A billboard face shall not exceed 25' in length. The applicant proposes the sign face to be 36' in length, therefore, requesting a variance of 11'. Also, a billboard shall not exceed 25' above the average finished grade to the bottom of the sign. The applicant proposes 30' above the average finished grade to the bottom of the sign, therefore, requesting a variance of 5'.

SP-4041 – Nixon Peabody, as agent for the owner 83NYRPT LLC, for property located at 7210 Niagara Falls Blvd. The applicant is requesting a special permit for a telecommunication facility.

A-4042 – Melissa Reid, as owner of property located at 3409 Royal Avenue. The owner is proposing to erect an accessory shed in the rear yard. An accessory shed shall maintain a minimum of 2' from the property line. The applicant proposes a minimum of 1' from the property line, therefore, requesting a variance of 1'. Also, an accessory shed shall maintain a minimum of 6' from the house. The applicant is proposes a minimum 1'-6" from the house, therefore requesting a variance of 4'-6".

A-4043 – Brian Stearns, as owner of property located at 722 – 84th Street. The owner is proposing to erect an accessory shed in the rear yard. An accessory shed shall maintain a minimum of 2' from property line. The applicant proposes 6" from side property line, therefore, requesting a variance of 1'-6". Also, an accessory shed shall maintain a minimum of 6' from house. The applicant proposes a minimum 5' from house, therefore requesting a variance of 1'.

I-4044 – Cynthia Riley as owner of the property located at 2202 Weston Avenue. The owner is proposing to erect an above ground swimming pool in rear yard. Applicant seeks to modify the requirement in Chapter 1130.06 (c) of the Codified Ordinances of Niagara Falls requiring a swimming pool to be erected no closer than 3' from the side property line. Applicant requests the modification to allow the swimming pool to be erected no closer than 2'4" from the aforementioned side property line.

REOPEN THE FOLLOWING CASES:

U-4032 – Ellicott Development, as owner of the property located at 460-462 – 4th Street. The applicant is proposing to construct a stand-alone parking lot to be used only for 473 – 3rd Street. Stand-alone parking lots are not allowed in the R3-C zoning district. Therefore, the applicant is requesting use variance to allow a stand-alone parking lot in the R3-C zoning district to be used only for 473-3rd Street.

A-4033 – Ellicott Development, as owner of the property located at 460-462 – 4th Street. The applicant is proposing erect a stand-alone parking lot in the R3-C zoning district to be used only for 473-3rd Street. The minimum width of the buffer area on each the north and south sides shall be 10'. The applicant is proposing a 3' buffer area on each the north and south sides. Therefore, requesting a variance of 7' on each the north and south sides.

Respectfully submitted,

Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals

