



**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, June 20, 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

A-4060 – Keith Hyla, as owner of property located at 166 – 60th Street. The applicant is proposing to erect a detached garage in the side yard. Maximum height shall not exceed 16' to peak. The applicant is proposing a maximum height of 20' to peak. Therefore, requesting a variance of 4' in height. The maximum size shall not exceed 1000 square feet. The applicant is proposing a size of 1500 square feet. Therefore, requesting a variance of 500 square feet. No horizontal dimension shall exceed 36' in length. The applicant is proposing a horizontal dimension of 50' in length. Therefore, requesting a variance of 14' in horizontal dimension. A 20' setback is required on the south side. The applicant is proposing a 5' setback on the south side, therefore, requesting a variance of 15' on the south side.

SP-4061 – Robert Nicholas, as agent for owner of property located at 431 Main Street. The applicant is requesting a special permit to operate a tourism and sightseeing operation which is an allowed use in the D1-B zoning district.

SP-4062 – Ray Liwag, as owner of property located at 956 Ontario Avenue. Applicant is requesting a special permit to operate a short term rental unit in a single family residence. This property is located within a C2-A zoning district. A short term rental unit is an allowed use within this zoning district with a special permit.

SP-4063 – Gregory Mort, as owner of property located at 3019 Ferry Avenue. Applicant is requesting a special permit to operate a short term rental in both the lower unit and in the upper unit of this existing two family residence, therefore, creating two short term rental units. This property is located within a R2-B zoning district. A short term rental unit is an allowed use within this zoning district with a special permit.

SP-4064 – Vince Ciffa, as owner of property located at 2725 Willow Avenue. Applicant is requesting a special permit to operate a short term rental unit in a single family residence. This property is located within a R2-B zoning district. A short term rental unit is an allowed use within this zoning district with a special permit.

SP-4065 – Carroll Schultz, as owner of property located at 641 – 4th Street. Applicant is requesting a special permit to operate a short term rental unit in a single family residence. This property is located within a R3-C zoning district. A short term rental unit is an allowed use within this zoning district with a special permit.

SP-4066 – Carroll Schultz, as owner of property located at 311 Pine Avenue. Applicant is requesting a special permit to operate a short term rental in both units of this two family duplex, therefore creating two short term rental units (311-313 Pine Avenue). This property is located within a R3-C zoning district. A short term rental unit is an allowed use within this zoning district with a special permit.

SP-4067 Carroll Schultz, as owner of property located at 1121 Garrett Avenue. Applicant is requesting a special permit to operate a short term rental unit in this single family residence. This property is located within a R1-C zoning district. A short term rental unit is an allowed use within this zoning district with a special permit.

SP-4068 – Ozhar Ellahi, as owner of property located at 452 – 3rd Street. The applicant is requesting a special permit to operate a transient hostel in this vacant two story commercial building. The property is located within the C2-A zoning district. A transient hostel is an allowed use in this zoning district with a special permit.

RECESSED FROM THE MAY 16, 2017 MEETING:

U-4056 – Zyed Abbadi, as owner of property located at 1818 Pine Avenue. The applicant is proposing a retail store together with the leasing of U-Haul trucks and trailers. Motor vehicle sales and leasing is not allowed in a C2-B zoning district. Therefore, the applicant is requesting a use variance to allow the leasing of U-Haul trucks and trailers.

Respectfully submitted,

Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals