



**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, April 17, 2018 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-4108 – Jim Fittante, architect, as agent for owner for property located at 917 Lafayette Avenue. The applicant is proposing to erect an addition on the east side of house. A minimum setback of 12' is required on the east side property line. The applicant is proposing a minimum setback of 3' on the east property line. Therefore, requesting a variance of 9' on the east property line.

A-4109 – Brine Wells Development, as owner of property located at 201 Rainbow Blvd. The applicant is proposing to renovate a vacant hotel and reopen with a 159 rooms. A minimum of 80 parking spaces are required. The applicant is proposing zero parking spaces. Therefore, requesting a variance of 80 parking spaces.

U-4110 – Roger Trevino, as agent for owner NFR Gateway, Inc., for property located at 126 Memorial Parkway. The applicant is proposing to operate a distribution and product warehouse. A distribution and product warehouse is not an allowed use in a D1-A zoning district. The applicant is requesting a use variance to allow the building to be used as a distribution and product warehouse.

SP-4111 – Jerry Piper, as owner of property located at 3003 McKoon Avenue. Applicant is requesting a special permit to operate a short term rental in this single family dwelling. This property is located within a R1-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4112 – Colin Ligammari, as owner of property located at 153 – 72<sup>nd</sup> Street. Applicant is requesting a special permit to operate a short term rental in this single family residence. This property is located within a R1-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4114 – Rebecca Ward, as owner of property located at 741 – 4th Street. Applicant is requesting a special permit to operate a bed and breakfast in this single family residence. This property is located within a R1-C zoning district. A bed and breakfast is an allowed use within this zoning district with a special permit.

SP-4115 – Dan Parsnick, as owner of property located at 617 Buffalo Avenue. Applicant is requesting a special permit to operate a short term rental in the lower unit only of this two family residence. This property is located within a R4-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

**REMOVE FROM TABLE**

SP-4101 – Gino Forte, as owner of property located at 627 – 13<sup>th</sup> Street. Applicant is requesting a special permit to operate a short term rental in this single family dwelling. This property is located within a R3-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

Respectfully submitted,

Julie Kunecki  
Secretary  
Niagara Falls Zoning Board of Appeals