



**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, October 17, 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**

**REMOVE FROM TABLE:**

SP-4080 – Sheila Zuni, as owner of property located at 544 – 5<sup>th</sup> Street. This two family residence is located within a R3-C zoning district. The applicant is proposing a short term rental in the lower unit.

SP-4082 – John Cooper, as owner of property located at 550 – 12<sup>th</sup> Street. This two family residence is located within a R3-B zoning district. The applicant is proposing a short term rental in the lower unit.

**RECESSED FROM LAST MEETING:**

A-4081 – Larry Vann, as agent of the property located at 2206 Pine Avenue. The applicant is proposing to erect a two sided, 6' high by 12' wide digital billboard sign on the southwest corner of the property. No billboard sign shall be located closer than 25' from any street right-of-way. The applicant is proposing the billboard sign to be 6" from the street right-of-way on the Pine Avenue side, therefore, requesting a variance of 24'6". Also, the applicant is proposing a 5' setback on the 22<sup>nd</sup> Street side, therefore, requesting a variance of 20'.

**NEW AGENDA ITEMS:**

A-4083 – True Bethel Baptist Church, as owner of property located at 1117 Cleveland Avenue. This property is located within a R2-B zoning district. Because of the new proposed subdivision of this parcel, the existing religious facility use requires one parking space for each four seats. This religious facility is capable of seating 615 persons, therefore, requiring a minimum of 154 parking spaces. The applicant is proposing four spaces. Therefore, requesting a variance 150 parking spaces.

A-4084 – True Bethel Baptist Church, as owner of property located at 1117 Cleveland Avenue. This property is located within a R2-B zoning district. As per 1312.1B (high density) this sub-district is intended primarily for residential development in the form of one and two family dwellings with a maximum density of twenty-two (22) units per acre. The applicant is proposing a residential multi-dwelling apartment building with thirty (30) dwelling units. Therefore, requesting a variance to allow a residential multi-dwelling apartment building together with eight (8) additional dwelling units.

Respectfully submitted,

Julie Kunecki  
Secretary  
Niagara Falls Zoning Board of Appeals