



**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 **Wednesday, December 13, 2017 at 5:30 p.m.**, in the Committee of the Whole Room, 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-4087 – Pat Luttrell, as owner of property located at 3248 Seneca Avenue. The applicant is proposing to erect an 18' x 18' addition on the rear of the house. A six foot minimum side yard setback is required from the east side property line. The applicant is proposing a minimum of 1'-6" setback from each side property line. Therefore, requesting a variance of 4'-6" on the east side property line. Also, accessory structures shall be located no nearer than 6' from the primary building. The applicant is proposing 5' distance from the primary building. Therefore, requesting a variance of 1'.

A-4088 – Davin Centofanti, as owner of property located at 6053 Devlin Avenue. The applicant is proposing to erect a 6' fence in the rear and side yards. A maximum height of a fence shall be 4' for that part of the rear yard which is adjacent to the street and abuts the front yard of an adjacent property. The applicant is proposing to erect a 6' fence in the rear and side yard that abuts the front yard of an adjacent property. Therefore, requesting a variance of to allow a six foot fence in the rear and side yard that abuts the front yard of an adjacent property.

A-4089 – Stephanie Beahan, as owner of property located at 812 Lincoln Avenue. The applicant is proposing to create two off-street parking spaces in the required front yard. Required parking in all residential districts shall not be located in a required front yard setback area abutting a public street. The applicant is proposing to create two off-street parking spaces in the required front yard setback. Therefore, requesting a variance to allow two off-street parking spaces in the required front yard setback.

Respectfully submitted,

**Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals**