



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, February 19, 2019 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

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A-4173 – Jeff Meyers, as owner of property located at 757 Vanrensselaer Avenue. Applicant is proposing to erect a 6' fence in the rear yard that abuts the neighbor's front yard. The maximum height of a fence in a rear yard shall not exceed 4' for the 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 this area. Therefore, requesting a variance to allow a 6' fence to be erected in this area.

RECESSED FROM LAST MEETING

SP-4161 – Sunny Falls LLC, as owner of property located at 461 – 12th Street. Applicant is requesting to operate a short term rental in both the upper and lower units in this two family home. 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.

TABLED FROM LAST MEETING

SP-4162 – Sunny Falls LLC, as owner of property located at 2209 Pierce Avenue. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4163 – Sunny Falls LLC, as owner of property located at 460 – 9th Street. Applicant is requesting to operate a short term rental in both the upper and lower units in this two family home. This property is located within a R3-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4164 – Robert Pascoal, as owner of property located at 707 Orchard Parkway. Applicant is requesting to operate a short term rental in both the upper and lower units in this two family home. 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-4165 – Rifai Hammam, as owner of property located at 467 Hyde Park Blvd. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R1-D zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4166 – Rifai Hammam, as owner of property located at 1100 Military Road. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R1-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4167 – Kalpeskumar Patel, as owner of property located at 131 – 67th Street. Applicant is requesting to operate a short term rental in this single family home. 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-4168– Halina and Merle Smouse, as owner of property located at 574 Third Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a D2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4169 – Tareq Taher, as owner of property located at 327 – 9th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a D1-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4170 – Ahmed Manzoor, as owner of property located at 612 – 9th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R3-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4171 – Christian Jackson, as owner of property located at 2817 Macklem Avenue. Applicant is requesting to operate a short term rental in this single family home. 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-4172 – Martin Marino, as owner of property located at 636 – 4th Street. Applicant is requesting to operate a short term rental in both the upper and lower units in this two family home. This property is located within a R3-C 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**