



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, March 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-4190 – Keith Boos, as owner of property located at 1004 – 98th Street. 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.

A-4192- John Fortini, as owner of property located at 232 – 81st Street. 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.

SP-4193 – James Abbondanza, as owner of property located at 2494 Weston Avenue. 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 R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4194 – Colin Ligammari, as owner of property located at 204 – 74th 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-4195 – Michael Lewis, as owner of property located at 444 – 3rd Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a C2-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4196 – Nicholle Griffith, as owner of property located at 1115 Ferry Avenue. Applicant is requesting to operate a short term rental in this two family residence (1115 Ferry Avenue unit

only). This property is located within a R3-B zoning. A short term rental is an allowed use within this zoning district with a special permit.

SP-4197 – Erick Enrique Garcia Elizalde, as owner of property located at 811 Whirlpool 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. A short term rental is an allowed use within this zoning district with a special permit.

SP-4198 – Pinnacle West Holdings, Inc. (Alan Hastings), as owner of 381 Spruce Avenue. Applicant is requesting to operate a short term rental in this single 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.

SP-4199 – Pinnacle West Holdings, Inc. (Alan Hastings) as owner of 1618 – 8th Street. Applicant is requesting to operate a short term rental in this single 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.

Respectfully submitted,

Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals

