A hearing of the Niagara Falls Zoning Board of Appeals will be held on **Tuesday, May 15, 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**

SP-4116 – Jason Cafarella, as owner, for property located at 1423 Fort Avenue. Applicant is requesting a special permit to operate a short term rental in this single family residence. 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-4117 – Louis Rizzo, as owner, for property located at 434 – 5th Street. Applicant is requesting a special permit to operate a short term rental in this single family residence. 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-4118 – Lorraine Kochelev, as owner, for property located at 1350 Maple Avenue. 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-4119 – Andrea Pascoal, as owner of property located at 341 Spruce. Applicant is requesting a special permit to operate a short term rental in this single family residence. 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.

A-4120 – Jacqueline Mercer, as owner, for property located at 480- 80th Street. The applicant is proposing to erect a 26’ x 50’ detached garage in the rear yard. Accessory buildings shall not exceed 1,000 square feet in area. The applicant is proposing 1300 square feet in area, therefore, requesting a variance of 300 square feet in area. No one horizontal dimension may exceed 36’ in length. The applicant is proposing one horizontal dimension of 50’ in length, therefore, requesting a variance of 14’ in length.

SP-4121 – Gary Parenti, as owner of property located at 955 Harrison Avenue. Applicant is requesting a special permit to operate a short term rental in this single family residence. 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-4122 – Terri Ryan, as owner, for property located at 932 Cayuga Drive. Applicant is requesting a special permit to operate a bed and breakfast in this single family residence. This property is located within a R1-A zoning district. A bed and breakfast is an allowed use within this zoning district with a special permit.

A-4123 – Timothy Carsen, as owner of property located at 7217 Stephenson Avenue. The applicant is proposing to erect a 30'x40' detached garage in rear yard. No one horizontal dimension may exceed 36' in length. The applicant is proposing a horizontal dimension of 40' in length, therefore, requesting a variance of 4’ in length.

RECESSED FROM LAST MEETING

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.

REMOVE FROM TABLE

SP-4101 – Gino Forte, as owner of property located at 627 – 13th 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