A hearing of the Niagara Falls Zoning Board of Appeals will be held on **Tuesday, June 19, 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-4125** – Gilbert Melendez, as owner of property located at 420 & 420 ½ - 6th Street. Applicant is requesting to operate a short term rental in both the front and rear single family dwellings. 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.

**A-4126** – Clarence Cox, as owner of property located at 1122 – 17th Street. The applicant is requesting to erect a 6’ fence in the rear yard that will abut the front yard of an adjacent property. The 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 a maximum fence height of 6’, therefore, requesting a variance to allow a maximum fence height of 6’.

**SP-4127** – Michael Massoom, as owner of property located at 502 – 25th Street. Applicant is requesting to operate a short term rental in both the lower and upper units in this two family dwelling unit. 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-4128** – Michael Massoom, as owner of property located at 708 Ashland Avenue. Applicant is requesting to operate a short term rental in both the front and rear single family dwellings. 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-4129** – AEC Development Group LL, as owner of property located at 1701 Ferry Avenue. Applicant is requesting to operate a short term rental in both the lower and upper units in this two family dwelling unit. 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.

**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.

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.

Respectfully submitted,

Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals