A hearing of the Niagara Falls Zoning Board of Appeals will be held on **Thursday, June 29, 2017** 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-4069 – Robert Nicholas, Over the Falls Tours, as agent for property located at 24 Buffalo Avenue. The applicant is proposing to open a tourism and sightseeing sales agency which is an allowed use in a D1-C zoning district.

SP-4070 – David Abbondanza, as owner of property located at 170 – 58th Street. Applicant is requesting a special permit to operate a short term rental in the lower unit of this two family residence. This property is located within a R1-C zoning. A short term rental is an allowed use within this zoning district with a special permit.

SP-4071 – James Abbondanza, as owner of property located at 2493 Weston Avenue. Applicant is requesting a special permit to operate a short term rental in the lower unit of this two family residence. This property is located within a R2-B zoning. A short term rental unit is an allowed use within this zoning district with a special permit.

SP-4072 – David Abbondanza, as owner of property located at 2496 Weston Avenue. Applicant is requesting a special permit to operate a short term rental in the lower unit of this two family residence. This property is located within a R2-B zoning. A short term rental unit is an allowed use within this zoning district with a special permit.

A4073 – Jhurden Thompson, as owner of property located at 2115 Walnut Avenue. The applicant is proposing to erect a 6’ fence in the rear and side yard. The maximum height of 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 6’ fence for that part of the rear yard which is adjacent to the street and abuts the front yard of an adjacent property. Therefore, requesting a variance of 2’ higher than required.

A-4074 – Michael Domitrek, as owner of property located at 2621 Porter Road. This two family residence is located in a R1-C zoning district. The applicant is proposing to create two off-street parking spaces in the required front yard. Parking shall not be located in the required front yard setback. Therefore, a variance to allow two off-street parking spaces in the required front yard setback.
SP-4064 – Vince Ciffa, as owner of property located at 2725 Willow Avenue. Applicant is requesting a special permit to operate a short term rental unit in a single family residence. This property is located within a R2-B zoning district. A short term rental unit is an allowed use within this zoning district with a special permit.

RECESSED FROM THE JUNE 20, 2017 MEETING:

U-4056 – Zyed Abbadi, as owner of property located at 1818 Pine Avenue. The applicant is proposing a retail store together with the leasing of U-Haul trucks and trailers. Motor vehicle sales and leasing is not allowed in a C2-B zoning district. Therefore, the applicant is requesting a use variance to allow the leasing of U-Haul trucks and trailers.

Respectfully submitted,

Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals