



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, July 17, 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

A-4130 – Tom DeBoy, as owner of property located at 3780 McKoon Avenue. The applicant is proposing to erect a 24' x 28' detached garage in the rear yard. An accessory building shall not exceed 16' in height above grade to peak. The applicant is proposing a height of 19'8" above grade to peak. Therefore, requesting a variance of 3'8" in height.

SP-4131 – Niagara Comfort Vacation Rentals, as owner of property located at 528 – 15th Street. Applicant is requesting to operate a short term rental in this single 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-4132 – Niagara Comfort Vacation Rentals, as owner of property located at 624 – 17th Street. Applicant is requesting to operate a short term 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-4133 – Phillip Brown, as owner of property located at 1101 James Avenue. The applicant is proposing to erect 6' fence in the side and rear yard. A maximum fence height 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 to erect a 6' fence in rear yard which is adjacent to the street and abuts the front yard of an adjacent property. Therefore, to allow a 6' fence in the rear yard which is adjacent to the street and abuts the front yard of an adjacent property.

A-4134 – Walter Kendzia, as owner of property located at 67 S. 87th Street. The applicant is proposing to erect a 22' x 34' attached garage on southwest corner of dwelling. (1) Both east and west front yard setbacks shall be a minimum of 25'. The applicant is proposing east front yard setback of 10' and west front yard setback of 1'. Therefore, requesting a variance of 15' in the east front yard and 24' in the west front yard. (2) Garage shall maintain a minimum of 6' from west property line as per Chapter 1321.9 "Corner Lot Sight Triangle". The applicant is proposing a minimum of 1' from west property line. Therefore, requesting a variance of 5' on the west 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