A hearing of the Niagara Falls Zoning Board of Appeals will be held on **Tuesday, August 20, 2019 at 5:30 p.m.**, in the City Hall 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-4251** – Dennis and Joanne Thuman, as owners of property located 816 – 20th Street. Applicant is requesting to operate a short term rental in this single 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.

**I-4252** – Merani Hospitality Inc., as owner of property located 430 Buffalo Avenue. The applicant is proposing to erect a commercial building which includes a Tim Hortons restaurant with drive-thru. Applicant hereby appeals the decision of the Director of Inspections and/or Planning made on the 26th day of July 2019 as it regards the interpretation of Section 1319. of the Zoning Ordinance.

**A-4253** – Greenpac Mill LLC (Craig Eddy), as owner of property located 4400 Royal Avenue. Applicant is proposing to erect a 15’ high fence. No fence shall exceed 8’ in height in the I2 zoning district, therefore, requesting a variance of 7’.

**SP-4254** – Dennis and Joanne Thuman, as owners of property located 1715 North 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-4255** – Niagara BYG Capital LLC (Eyal Chohen), as owner of property located 1142 LaSalle Avenue. Applicant is requesting to operate a short term rental in this two family home, upper and lower units. 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-4256** – Niagara BYG Capital LLC (Eyal Chohen), as owner of property located 722 – 4th 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-4257** – Niagara BYG Capital LLC (Eyal Chohen), as owner of property located 540 – 17th Street. Applicant is requesting to operate a short term rental in this two family home,
and lower units. 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-4258 – Niagara BYG Capital LLC (Eyal Chohen), as owner of property located 137 – 24th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a C1-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4259 – Niagara BYG Capital LLC (Eyal Chohen), as owner of property located 1008 Niagara 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.

Julie Kunecki

Secretary
Niagara Falls Zoning Board of Appeals