



**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, September 19, 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-4077 – Stuart Bruce Howard, as owner of property located at 928 McKinley Avenue. This single family residence is located within a R1-A zoning district. The applicant is proposing to operate a short term rental unit.

SP-4080 – Sheila Zuni, as owner of property located at 544 – 5th Street. This two family residence is located within a R3-C zoning district. The applicant is proposing a short term rental in the lower unit.

A-4081 – Larry Vann, as agent of the property located at 2206 Pine Avenue. The applicant is proposing to erect a two sided, 6' high by 12' wide digital billboard sign on the southwest corner of the property. No billboard sign shall be located closer than 25' from any street right-of-way. The applicant is proposing the billboard sign to be 6" from the street right-of-way on the Pine Avenue side, therefore, requesting a variance of 24'6". Also, the applicant is proposing a 5' setback on the 22nd Street side, therefore, requesting a variance of 20'.

SP-4082 – John Cooper, as owner of property located at 550 – 12th Street. This two family residence is located within a R3-B zoning district. The applicant is proposing a short term rental in the lower unit.

Respectfully submitted,

Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals