



**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, June 15, 2021 at 5:30 p.m.**, in the Council Chambers, First Floor, City Hall. If you have any questions, please contact the Department of Code Enforcement at 716-286-4450.

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT**

A-4402 – Jena Copelin, as owner of property located at 8485 West Rivershore Drive. The applicant is proposing to erect a detached garage on the north side of the house which is the street side. The minimum side yard setback on the west side shall be 6'. The applicant is proposing a setback of 3' on the west side, therefore, requesting a variance of 3'. The minimum front yard setback on the street side shall be 30'. The applicant is proposing a front yard setback of 22', therefore, requesting a variance of 8'. The maximum height of a detached garage shall be 16' to peak. The applicant is proposing a maximum height of 22' 6", therefore, requesting a variance of 6' 6".

A-4403 – Bryan Rotella, as owner of property located at 185 – 59<sup>th</sup> Street. Applicant is proposing to erect a 12' x 21' 6" two story addition onto rear of house. Accessory structures shall be located no nearer than 6' to the primary building. Applicant is proposing to erect an addition to be 3'5" from the existing accessory structure, therefore, requesting a variance of 2' 7".

SP-4406 – Niagara Falls Adventure Tours (Nicholas Hurd), as applicant of property located at 24 Buffalo Avenue. Applicant is requesting to operate a tourism and sightseeing operation for the sales of walking tours only in the existing Spot Coffee Restaurant.

Respectfully submitted,

**Julie Kunecki, Secretary  
Niagara Falls Zoning Board of Appeals**