



**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, February 11, 2020 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-4285 – Alexandria Gorrow, as owner of property located at 1519 – 97<sup>th</sup> Street. The owner is proposing to erect a 12' x 28' shed in the side yard. The minimum side yard setback on the north property line shall be 6'. The applicant is proposing a minimum of 5' setback on the north side, therefore, requesting a variance of 1'. Also, any accessory structure shall be located no nearer than 6' to the primary building. The applicant is proposing a minimum setback of 3' 6" from the primary building, therefore requesting of variance of 2'6" from the primary building.

A-4284 – Orleans Estates, LLC (Craig Waldeck), as owner of property located at 200 – 70<sup>th</sup> Street. The owner is requesting to create parking in a portion of the front yard. Parking in all residential districts shall not be located in a required front yard setback area abutting a public street. The applicant is proposing to create a 10' x 16' parking area in the required front yard at the northeast corner of property, therefore, requesting a variance to allow this parking area in the required front yard setback.

**REMOVE FROM TABLE:**

A-4277 – Kristin Savard, PE, as agent for Tulip Manufacturing, for property located at 3123 Highland Avenue. Applicant is proposing to erect a 5,000 square foot addition to existing building on the north side of the building. A minimum of 10' setback is required on the north side property line. The applicant is proposing a minimum of 6' setback on the north side property line, therefore, requesting a variance of 4'.

Respectfully submitted,

Julie Kunecki  
Secretary  
Niagara Falls Zoning Board of Appeals