



**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 21, 2022 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-4438 – Scott Costanzo, as owner of Cataract Steel Fabricating for property located at 128 – 22nd Street. The applicant is requesting to subdivide this parcel into two separate parcels. The maximum lot coverage allowed in the I-1 zoning district is 50%. The applicant is proposing a maximum lot coverage of 57%, therefore, requesting a variance of 7%.

A-4439 – Charles Curione, as owner of property located at 532 – 59th Street. The applicant is requesting to subdivide the lot. The minimum lot size in the R1-C zoning district is 4,500 square feet. The applicant is proposing a minimum size lot of 4,000 square feet, therefore, requesting a variance of 500 square feet.

A-4440 – Charles Curione, as owner of property located at 534 – 59th Street. The applicant is requesting to subdivide the lot. The minimum lot size in the R1-C zoning district is 4,500 square feet. The applicant is proposing a minimum size lot of 4,000 square feet, therefore, requesting a variance of 500 square feet.

A-4441 – Olin Chemical Plant, as owner, Jennifer Cooper of Cooper Sign, as agent of the property located 2725 Buffalo Avenue. The maximum number of pole signs in the I-2 zoning district is one per lot. The applicant is proposing to erect two pole signs on one lot, therefore, requesting a variance for one additional pole sign.

Respectfully submitted,

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

