



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, August 16, 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

SP-4448 – Keith Haley, as owner of property located at 463 Portage Road. 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-4449 – Keith Haley, as owner of property located at 448 Portage Road. 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-4450 – Keith Haley, as owner of property located at 458 Memorial Parkway. 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-4451 – Kazi Roni and Nazia Hossain, as owner and Paul Dolan, as agent, of property located at 538 – 6th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R3-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4452 – Farzana Hossain, as owner and Paul Dolan, as agent, of property located at 1616 Walnut 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-4453 – Farzana Hossain, as owner and Paul Dolan, as agent, of property located at 601 – 16th Street. 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-4454 – Farzana Hossain, as owner and Paul Dolan, as agent, of property located at 1001-17th Street. 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-4455 – Adami Niagara LLC, as owner and Lou Rizzo, as agent, of property located at 642 – 4th Street (front house). Applicant is requesting to operate a short term rental in this single family home. This property is located within a R3-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4456 – Adami Niagara LLC, as owner and Lou Rizzo, as agent, of property located at 642 – 4th Street (rear house). Applicant is requesting to operate a short term rental in this two family duplex (both sides). This property is located within a R3-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4457 – Adami Niagara LLC, as owner and Lou Rizzo, as agent, of property located at 714 Augustus Place. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R3-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4458 – Adami Niagara LLC, as owner and Lou Rizzo, as agent, of property located at 711 – 8th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R3-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4459 – Adami Niagara LLC, as owner and Lou Rizzo, as agent, of property located at 604 Chasm 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-4460 – Adami Niagara LLC, as owner and Lou Rizzo, as agent, of property located at 646 – 4th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R3-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4461 – Emily Lin, as owner and Andrea Simler-DeGolier, as agent, of property located at 811 Lincoln Place. Applicant is requesting to operate a short term rental in this two family home (lower and upper 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-4462 – Plati Niagara Inc., Tony Strangio, as owner of the property located at 312 Buffalo Avenue. Applicant is requesting to operate a short term rental in this two family home (lower and upper units). This property is located within a R-4 zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4463 – Plati Niagara Inc., Tony Strangio, as owner of the property located at 310 Buffalo Avenue. Applicant is requesting to operate a short term rental in this two family home (lower and upper units). This property is located within a R-4 zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4464 – Plati Niagara Inc., Tony Strangio, as owner of the property located at 314 Buffalo Avenue. Applicant is requesting to operate a short term rental in this two family home (lower and upper units). This property is located within a R-4 zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4466 – Kenneth Cooper, as owner and Lou Rizzo, as agent, of property located at 749 – 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-4467 – Adami Niagara LLC, as owner and Lou Rizzo, as agent, of property located at 2659 Whirlpool Street. 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.

A-4468 – Timothy Dupree, as owner of property located at 8707 Bollier Avenue. The applicant is requesting to erect a detached garage.

1. An accessory building shall not exceed 1,000 square feet in area. The applicant is proposing a maximum area of 1,120 square feet in area, therefore, requesting a variance of 120 square feet in area.
2. No one horizontal dimension shall exceed 36' in length. The applicant is proposing a horizontal dimension of 40' in length, therefore, requesting a variance of 4' in length.
3. An accessory building shall not exceed 16' from grade to peak. The applicant is proposing a height of 21' 6" from grade to peak, therefore, requesting a variance of 5' 6" in height.

Respectfully submitted,

Julie Kunecki, Secretary
Niagara Falls Zoning Board of Appeals

