



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 21, 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-4411 – Paul Barr (Fanizzi & Barr P.C.), as owners of property located at 7311 Niagara Falls Blvd. The applicant is proposing to erect three new walls signs. A 70 square foot wall sign on the north elevation, a 115 square foot wall sign on the east elevation and a 40 square foot wall sign on the west elevation. The maximum number of walls signs allowed in the C-3 zoning district is one, therefore, requesting a variance to allow the 115 square foot wall sign on the east elevation and to allow the 40 square foot wall sign on the west elevation.

A-4412 – Mitch Donnelly (Flexlume Signs), as agent for owner of property located at 6505 Niagara Falls Boulevard. The applicant is proposing using two existing two sided pole signs on this property. The maximum number of pole signs allowed on a property in a C-3 zoning district is one, therefore, requesting a variance to allow the use of the two existing two sided pole signs on this property. The maximum area of a sign face in a pole sign cabinet is 20 square feet. The applicant is proposing a maximum of 37 square feet in one existing two sided pole sign and a maximum area of 200 square feet in one existing two sided pole sign, therefore, requesting a variance of 17 square feet in area for one pole sign and 180 square feet in area for one pole sign.

A-4413 – Mitch Donnelly (Flexlume Signs), as agent for owner of property located at 4501 Royal Avenue. The applicant is proposing to reface existing two sided pole sign with a maximum area of a 45 square feet. The maximum area of a sign face on a pole sign is 20 square feet, therefore, requesting a variance of 25 square feet.

A-4416 – Brad Lorch (Streamline Design), as agent for The Chapel of the property located at 504 – 66th Street. The applicant is proposing to erect one new wall sign, one new ground sign and two new directional signs. A maximum area for a wall sign in a R1-A zoning district is 6 square feet. The applicant is proposing a maximum area for a wall sign of 96 square feet, therefore, requesting a variance of 90 square feet. A ground sign is not allowed in the R1-A zoning district. The applicant is proposing to erect a 48” high x 30” wide - 10 square foot ground sign, therefore, requesting a variance to allow a ground sign to be erected. The total number of directional signs on any one property shall not exceed an area of 6 square feet. The applicant is proposing a total of two directional signs of 12 square feet in area, therefore, requesting a variance of 6 square feet.

A-4417 – Charlie Caraballo, as owner of property located at 9304 Cayuga Drive. The applicant is proposing to erect a 6' fence in side and rear yard. The maximum height of a fence on a corner lot shall be 4' for that part of the rear and side yard which is adjacent to the street and abuts the front yard of an adjacent property. The applicant is proposing to erect a 6' fence in the rear and side yard which is adjacent to the street and abuts the front yard of an adjacent property, therefore, requesting a variance to allow a 6' fence in the rear and side yard which is adjacent to the street and abuts the front yard of an adjacent property.

A-4418 – Jennifer Wable, as owner of property located at 201 – 77th Street. The applicant is proposing to erect a 6' fence in the side and rear yard. The maximum height of a fence in the rear and side yards shall be 6' except on corner lots where the maximum height shall be 4' for that part of the rear or side yards which is adjacent to the street and abuts the front yard of an adjacent property. The applicant is proposing to erect a 6' fence in the rear and side yards which is adjacent to the street and abuts the front yard of an adjacent property, therefore, requesting to allow a 6' fence in the rear and side yards which is adjacent to the street and abuts the front yard of an adjacent property.

Respectfully submitted,

Julie Kunecki, Secretary
Niagara Falls Zoning Board of Appeals

