



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, October 20, 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-4295 – Gary Aminov, as owner of the property located at 704 – 8th Street. The applicant is requesting a parking variance. Twenty one parking spaces are required. The applicant is proposing zero parking spaces, therefore, requesting a variance of twenty-one parking spaces.

A-4297 – William Payne, as owner of property located at 8007 W. Rivershore Drive. The applicant is requesting to erect a 6' vinyl fence and 4' vinyl picket fence on the southwest property line. The maximum height of a fence in the front yard shall be 4'. The applicant is requesting a maximum height of a fence in the front yard of 6', therefore, requesting a 2' height variance.

SP-4298 – Niagara Rental Property LLC (Peter Dolansky-Genter), as owner of property located at 1433 Byrd Avenue. Applicant is requesting to operate a short term rental in this two family home in both the upper and lower 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-4299 – Niagara Rental Property LLC (Peter Dolansky-Genter), as owner of property located at 1421 Osborne Court. Applicant is requesting to operate a short term rental in this two family home in both the upper and lower units. This property is located within a C1-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4300 – Niagara Rental Property LLC (Peter Dolansky-Genter), as owner of property located at 490 Portage Road. Applicant is requesting to operate a short term rental in this two family home in both the upper and lower 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-4301 – Richard and Lori McDermott, as owner of property located at 612 – 23rd Street. Applicant is requesting to operate a short term rental in this two family home in both the

upper and lower 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-4302 – T A Nhungoc, as owner of property located at 460 – 9th Street. Applicant is requesting to operate a short term rental in this two family home in both the upper and lower units. 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-4303 – Niagara EC 1LLC (Eyal Cohen), as owner of property located at 442 – 5th Street. Applicant is requesting to operate a short term rental in this single 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-4304 – Niagara EC 1LLC (Eyal Cohen), as owner of property located at 407 – 409 – 6th Street. Applicant is requesting to operate a short term rental in this two family home (duplex – both units). This property is located within a D1-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4305 – Niagara EC 1LLC (Eyal Cohen), as owner of property located at 560 – 6th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a C2-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4306 – Niagara EC 1LLC (Eyal Cohen), as owner of property located at 2218 Ferry 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-4307 – Berry Real Property Holdings Limited LLC (Paul Dolan), as owner of property located at 325 Ferry Avenue. Applicant is requesting to operate a short term rental in this two family home in both the upper and lower units. 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-4308 – Berry Real Property Holdings Limited LLC (Paul Dolan), as owner of property located at 453 – 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-4309 – Joe Tomasello, as owner of property located at 650 Orchard Parkway. 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-4310– Cherrish Beals, as owner of property located at 741 Park Place. 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-4311– Gerald Canzoneri, as owner of property located at 311 Spruce 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-4312– Kathy Dubois, as owner of property located at 113 – 6th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R4-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4313 – Matthew and Emily Green, as owners of property located at 634 Chilton Avenue. Applicants are requesting to operate a short term rental in this two family home in both the upper and lower units. 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.

Respectfully submitted,

Julie Kunecki
Secretary
Niagara Falls Zoning Board of Appeals

