



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 17, 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

U-4399 - Ryan Dallavia, as agent for the owner, for property located at 551 Main Street. The applicant is proposing to convert the first floor commercial use back to the original residential use to create a two family residence. A two family dwelling unit is not allowed in a C2-A zoning district, therefore, the applicant is requesting a use variance to allow a two family residence in a C2-A zoning district.

A-4400 – Ryan Dallavia, as agent for the owner, for property located at 551 Main Street. The applicant is proposing to convert the property (commercial on first floor with residential on second floor) back to the original two family residence that will require two off-street parking spaces. Two off-street parking spaces are required for a two family residence in the C2-A zoning district. The applicant is proposing zero off-street parking spaces, therefore, requesting a variance of two parking spaces.

A-4408 – Daniel Connolly (Orleans/Niagara Boces), as agent for the property located at 606 – 6th Street. The applicant is proposing to erect new walls signs. The maximum number of signs allowed in the C2-A zoning district is two. The Applicant is proposing to erect six new walls signs, therefore, requesting a variance of four wall signs. The maximum height of a wall sign in the C2-A zoning district is four feet. The applicant is proposing a maximum height of ten feet for the wall signs on the south elevation at the east end and for the wall sign on the east elevation at the south end, therefore, requesting a variance of six feet in height.

A-4410 – Sheila Waker, as owner of property located at 141 – 71st Street. The applicant is proposing to enclose an existing open front porch. The minimum front yard setback in the R1-C zoning district shall be 20'. The applicant is proposing a 17' front yard setback, therefore, requesting a variance of 3'.

Respectfully submitted,

Julie Kunecki, Secretary
Niagara Falls Zoning Board of Appeals

