



**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 11, 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-4498 – Azhar Elahi, as owner of property located at 707 Cedar Avenue. 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.

A-4503 – Dave Giusiana, architect, as agent for owner of property located at 8106 W. Rivershore Drive. The applicant is proposing to erect an addition to the front of the house. The minimum front yard setback in the R1-B zoning district is 30'. The applicant is proposing a front yard setback of 4'6", therefore, requesting a variance of 25'6".

A-4504 – Dave Giusiana, architect, as agent for owner of property located at 8188 W. Rivershore Drive. The applicant is proposing to erect an addition to the front of the house. The minimum front yard setback in the R1-B zoning district is 30'. The applicant is proposing a front yard setback of 10', therefore, requesting a variance of 20'.

A-4505 – Sam Farruggia as owner of property located at 460 -71st Street. The applicant is proposing to erect an addition to the existing single family house. The minimum side yard setback on the north side in the R1-C zoning district is 11'. The applicant is proposing a side yard setback on the north side of 8', therefore, requesting a variance of 3'.

A-4507 – Rami Abdellatif, as owner of property located at 8881 Buffalo Avenue. The applicant is proposing to erect a new wall sign. The maximum area for a wall sign in the C1-A zoning district is 16 square feet. The applicant is proposing a maximum area for a wall sign of 52 square feet, therefore, requesting a variance of 36 square feet in area and 1' in height.

Respectfully submitted,

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