



**NIAGARA FALLS BOARD OF APPEALS/  
CHARLES WALKER, CHAIRMAN**

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**AGENDA**

Tuesday, November 15, 2022

5:30 p.m. – City Hall

Council Chambers, First Floor

1. **CALL TO ORDER.**
2. **ROLL CALL.**
3. **APPROVAL OF MINUTES OF MEETING HELD OCTOBER 11, 2022**
4. **ACTION ITEMS:**

SP-4490 – MKI WNY, LLC, as owner and Paul Dolan, as agent of property located at 1510 Willow 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 R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

**DECISION BY THE BOARD**

A-4501 – Melissa Driskell of Sign and Lighting Services, as agent for owner of property located at 240 First Street. The applicant is requesting to replace two sided sign panels in two existing pole sign cabinets. The maximum area of a pole sign in the D1-B zoning district is 16 square feet. The applicant is requesting a maximum sign area of 45 square feet for each pole sign, therefore, requesting a variance of 29 square feet in sign area for each pole sign.

**DECISION BY THE BOARD**

A-4506 – Niagara Gospel Mission, as owner of property and Cooper Sign Company, as agent of property located at 1329 Portage Road. The applicant is proposing to erect one new wall sign and one new projecting sign:

1. The maximum area for a wall sign in the INS zoning district is 16 sq. ft. with a maximum sign height of 3 feet. The applicant is proposing a maximum area for a wall sign of 48 square feet with a maximum sign height of 4 feet,

therefore, requesting a variance of 32 square feet in area and 1 foot in sign height.

2. The maximum area for a projecting sign in the INS zoning district is 8 square feet with a maximum sign height of 3 feet. The applicant is proposing a maximum area for a projecting sign of 16 square feet with a maximum sign height of 7 feet, therefore, requesting a variance of 8 square feet in area and 4 feet in sign height.

#### **DECISION BY THE BOARD**

SP-4508 – Lester Powell, as owner and Sergio Rodriguez, as agent of property located at 1535 Niagara Avenue. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

#### **DECISION BY THE BOARD**

SP-4509 – Niagara EC2 LLC (Ehal Cohen), as owner of property located at 402 Cedar 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.

#### **DECISION BY THE BOARD**

SP-4511 – Monu Talukder, as owner and Hameyet Mollah, as agent of property located at 453 – 18<sup>th</sup> Street. 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.

#### **DECISION BY THE BOARD**

SP-4512 – Digital Bangla Inc. & Dulal Afrin, as owner and Paul Dolan, as agent of property located at 1955 Lockport Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R2-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

#### **DECISION BY THE BOARD**

SP-4513 – Crystal Modern Homes Inc. (Nahar Kamrun), as owner and Paul Dolan, as agent of property located at 640 – 7th Street. 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-C zoning district. A short term rental is an allowed use within this zoning district with a special permit.

#### **DECISION BY THE BOARD**

SP-4515 - Angeldekao Homes LLC (Kintia Angeldekao), as owner of property located at 1742 Mackenna 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 R3-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

**DECISION BY THE BOARD**

SP-4516 – Angeldekao Homes LLC (Kintia Angeldekao), as owner of property located at 443 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.

**DECISION BY THE BOARD**

SP-4517 – Daljinder Singh, as owner of property located at 1617 Walnut Avenue. Applicant is requesting to operate a short term rental in this two family home (upper unit only). 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.

**DECISION BY THE BOARD**

SP-4518 – CMA WNY Corp. (Chowdhury Shamsuzzaman), as owner of property located at 1009 – 19th Street (front house). Applicant is requesting to operate a short term rental in this two family home (lower and upper units). This property is located within a R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

**DECISION BY THE BOARD**

SP-4519 – CMA WNY Corp. (Chowdhury Shamsuzzaman), as owner of property located at 1009 – 19th Street (rear house). Applicant is requesting to operate a short term rental in this single family home. This property is located within a R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

**DECISION BY THE BOARD**

SP-4520 – Lamont Evans, as owner of property located at 1826 Pierce Avenue. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

**DECISION BY THE BOARD**

SP-4521 – Joseph and Kathleen Campbell, as owners, and Ronda Reagle, as agent of property located at 556 – 17<sup>th</sup> 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.

#### **DECISION BY THE BOARD**

SP-4522 – MAB 474 Inc. (Muhammad Bajwa), as owner and Kamran Mazhar, as agent of property located at 545 – 15<sup>th</sup> Street. 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.

#### **DECISION BY THE BOARD**

SP-4523 – Anette Johnson, as owner and Jean Little, as agent of property located at 747 – 15<sup>th</sup> 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.

#### **DECISION BY THE BOARD**

SP-4524 – Pinnacle West Holdings, Inc. (Alan Hastings), as owner of property located at 902 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.

#### **DECISION BY THE BOARD**

SP-4525 – Pinnacle West Holdings, Inc. (Alan Hastings), as owner of property located at 1626 -10<sup>th</sup> 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.

#### **DECISION BY THE BOARD**

SP-4526 – Pinnacle West Holdings, Inc. (Alan Hastings), as owner of property located at 609 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.

#### **DECISION BY THE BOARD**

5. OLD BUSINESS.
6. NEW BUSINESS.
7. ADJOURN.

**Respectfully submitted,**

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



**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, November 15, 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.

**SP-4490 – MKI WNY, LLC, as owner and Paul Dolan, as agent of property located at 1510 Willow 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 R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.**

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- 4. The maximum area for a projecting sign in the INS zoning district is 8 square feet with a maximum sign height of 3 feet. The applicant is proposing a maximum area for a projecting sign of 16 square feet with a maximum sign height of 7 feet, therefore, requesting a variance of 8 square feet in area and 4 feet in sign height.**

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Respectfully submitted,

Julie Kunecki, Secretary  
Niagara Falls Zoning Board of Appeals



***DEPARTMENT OF CODE ENFORCEMENT***  
***TELEPHONE (716) 286-4450***

November 1, 2022

Niagara Gazette  
Legal Notice Section  
310 Niagara Street  
Niagara Falls, New York 14303

Attention: Leann Belfield, Legal Ad Department

Dear Leann:

Attached is a legal notice regarding a Board of Appeals hearing to be held on Tuesday November 15, 2022. Please publish said notice in the Niagara Gazette on **Saturday, November 5, 2022.**

Thank you for your consideration on this item. If you have any further questions, please feel free to contact the undersigned at 286-4450.

Very truly yours,

Julie Kunecki  
Secretary  
Niagara Falls Zoning Board of Appeals

jmk

Attachment