



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, December 20, 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

REMOVE FROM TABLE:

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

NEW ITEMS:

A-4502 – Highland Clubhouse Community Center, as owner, and Keyona Dunn, as agent of property located at 1111 Grove Avenue. Applicant is requesting to erect a new building on a vacant lot. The applicant is requesting the following:

1. The minimum rear yard setback in the R3-B zoning district is 20'. The applicant is proposing a minimum rear yard back of 12', therefore, requesting a variance of 8'.
2. No open porch shall project more than 4' into any side yard. The applicant is proposing an open porch that will project 8' into the side yard, therefore, requesting a variance of 4'.
3. No open porch shall be closer than 3' to any side lot line. The open porch to be built to the side lot line, therefore, requesting a variance of 3'.
4. A minimum of one parking space is required for this use in the R3-B zoning district. The application is proposing 0 parking spaces, therefore, requesting a variance for 1 parking space.

U-4528 – Ted Davis, as owner, and Mario Taylor, proposed tenant, of property located at 2605 Highland Avenue. A bottle redemption center is considered a retail sales and service as per the definition in the Zoning Ordinance and is not allowed within the R3-B zoning

district. The applicant is proposing to open a bottle redemption center in the R3-B zoning district and is requesting a use variance to allow a bottle redemption center in the R3-B zoning district.

U-4530 – Dan Crowther of TM Montante Development, as owner of property located at 460 - 3rd Street. The applicant is requesting to operate short term rentals in two units in a mixed use building. Short term vacation rentals are not permitted in a multi-unit (three or more) residential structure. Short term vacation rentals are only allowed in a detached single family residential structure or a dwelling unit in a two family residential structure (duplex). The applicant is proposing to operate a short term vacation rental in two units in this mixed use building, therefore, requesting a use variance to allow short term vacation rentals in two unit of this mixed use building.

SP-4531 – Karen Mock, as owner of property located at 710 Division. 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-4532 – YMN & Brothers, as owner and Muhammad Niqubal, as agent, of property located at 420 – 19th 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 C1-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4533 – NFUSA LLC, as owner and Muhammad Ashfaq, as agent, of property located at 520 Portage Road. 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.

SP-4534 – Tamar Skrlin-Kozak, as owner of property located at 624 Buffalo 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 R4-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4535 – Tamar Skrlin-Kozak, as owner of property located at 606 Riverside Drive. Applicant is requesting to operate a short term rental in this two family home (upper unit only). 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-4536 – Muhammad Usman, as owner and Muhammad Ashfaq, as agent of property located at 1501 Walnut 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.

SP-4537 – NFNY Inc., as owner and Muhammad Ashfaq, as agent of property located at 521 – 17th 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.

SP-4538 – MD Muniruzzaman, as owner and Muhammad Arif, as agent of property located at 436 – 7th 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-4539 – Azhar Ellahi, as owner and Al Crogan, as agent of property located at 812 Armory Place. 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.

SP-4540 – 2304136 Ontario Inc. (Robert Shaw), as owner and Lou Rizzo, as agent, of property located at 1410 Fort 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.

Respectfully submitted,

Julie Kunecki, Secretary
Niagara Falls Zoning Board of Appeals

