



**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, February 21, 2023 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-4445 – Cal Schilling (Delta Sonic), as agent for owner of property located at 7920 Niagara Falls Blvd. Applicant is proposing to erect one new wall sign on the southwest elevation and one new pole sign on the southwest corner of the property. The applicant is requesting:

1. Only one pole sign is allowed in the C-3 zoning district. The applicant is proposing to erect a second new pole sign on the southwest corner of the property, therefore, requesting a variance to allow a second pole sign to be erected.
2. The maximum area for a pole sign in the C-3 zoning district is 20 square feet. The applicant is proposing a maximum area for a new pole sign of 42 square feet, therefore, requesting a variance to allow a maximum area for the new pole sign of 22 square feet.
3. Only one wall sign is allowed in the C-3 zoning direct. The applicant is posing to erect a second new wall sign on south west elevation, therefore, requesting a variance to allow a second wall sign on the southwest elevation.

SP-4541 - Syed Mahdee Haque, as owner of property located at 958 Ontario Avenue. 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-4542 – Tran Properties of WNY LLC (Jayleen Tran), as owner of property located at 525 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-4543 – IBGL Holdings LLC (Isuf Ceno), as owner of property located at 1714 Mackenna 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.

U-4544 – AEC Development Group LLC (Eyal Cohen), as owner of property located at 1025 Main Street. A two family residence is not an allowed use in the C2-A zoning district. The applicant is proposing to convert the first floor commercial space into a residential apartment to create a two family residence. The applicant is requesting to allow a two family residence in a C2-A zoning district.

A-4545 – Dave Eschborn, as owner, of property located at 8606 Witkop Avenue. Applicant is requesting to erect an addition to the existing detached garage. The applicant is requesting the following:

1. An accessory building shall not exceed 1,000 square feet in area. The applicant is proposing to erect an addition to the existing detached garage that will be a total of 1,080 square feet in area, therefore, requesting a variance of 80 square feet in area.
2. No one horizontal dimension may exceed 36 feet in length. The applicant is proposing one horizontal dimension of 54 feet in length, therefore, requesting a variance of 18 feet in one horizontal dimension in length.

A-4546 – Ryan Mis (Flexlume Signs, as agent for the owner, of property located at 900 Buffalo Avenue. Applicant is requesting to replace existing signage with new. The applicant is requesting the following:

1. The maximum area of a ground sign in the D1-C zoning district shall be 24 square feet. The applicant is proposing to reface two existing ground signs, one ground sign will be 140 square feet in area and one ground sign will be 96 square feet in area, therefore, requesting a variance for one ground sign 116 square feet in area and one ground sign 72 square feet in area.
2. The maximum height of a ground sign in a D1-C zoning district is five feet. The applicant is proposing to reface two existing ground signs, one ground sign seven feet in height and one ground sign eight feet in height, therefore, requesting a variance of one ground sign two feet in height and one ground sign three feet in height.

A-4547 – Beartree Partners, as owner, and Chris McCaffrey (Ulrich Signs), as agent for owner, of property located at 720 Builders Way. The applicant is requesting to replace the two sided cabinet on the existing pole sign. The maximum area for a pole sign cabinet is 20 square feet. The applicant is proposing a maximum area of 80 square feet, therefore, requesting a variance of 60 square feet in area.

Respectfully submitted,

Julie Kunecki, Secretary
Niagara Falls Zoning Board of Appeals