



**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, March 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**

**REMOVE FROM THE TABLE:**

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.

**NEW ITEMS:**

SP-4549 – Elena Ogden, as owner of property, Arthur Gabes, as agent for owner for property located at 1940 Lockport Street. 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.

SP-4550 – Khonooker Karim, as owner of property, for property located at 522 Niagara Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a D1-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4552 – Farzana Hossain, as owner of property, Paul Dolan, as agent for owner for property located at 1163 LaSalle 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.

SP-4553 – Ricky Gonowrie, as owner of property, for property located at 467 – 7<sup>th</sup> Street. Applicant is requesting to operate a short term rental in this two family home, lower unit only. 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-4554 – CL & SH Home LLC, as owner of property, Gil Tessari, as agent for owner for property located at 1709 Willow 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.

SP-4556 – Shaun Johnson, as owner of property, Paula Fortin, as agent for owner for property located at 1936 Lockport Street. 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.

SP-4557 – NFNY, Inc. as owner of property, Muhammad Ashfaq, as agent for owner for 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.

A-4529 – Anthony Quimby, as agent for owner, NACC as owner, for property located at 1201 Pine Avenue. Applicant is requesting to erect six new wall signs on west side of the building. Each sign size will be 9'6" wide by 22' tall (209 square feet each):

1. The maximum area of a wall sign in the C2-B zoning district is 36 square feet. The applicant is proposing a maximum area of wall sign of 209 square feet, therefore, requesting a variance of 173 square feet in area.
2. The maximum height of a wall sign in the C2-B zoning district is 4 feet. The applicant is proposing a maximum height of a wall sign of 22 feet, therefore, requesting a variance of 18 feet in height.

A-4548 – Anthony James, as agent for owner, for property located at 1309 Main Street. The applicant is requesting to erect an addition to an existing commercial building. The maximum front yard setback shall be 10' for 75% of the building façade. 75% of the building façade will not be within the 10' maximum front yard setback, therefore, requesting a variance to allow 75% of the building façade not to be in the 10' maximum front yard setback.

U-4555 – Junior Brown, as owner, for the property located at 1029 Ontario Avenue. The applicant is proposing to construct a new building to be used as a contractor's yard. A contractor's yard is not an allowed use in the R3-B zoning district. The applicant is proposing to construct a new building to be used as contractor's yard. The applicant is requesting to allow the use of a contractor's yard in the R3-B zoning district.

A-4558 – J.A.K.D. Properties (Maloney Paving), as owner, and Paul Strada, NAS Sign Company, as agent, for property located at 1100 Connecting Road. The applicant is requesting to erect a new 100 square foot LED digital wall sign on the front of the building. Digital technology shall not be utilized in any wall sign, suspended sign, awning sign or window sign, except within the D1-A, B, C and D zoning districts. The applicant is proposing to erect a new 100 square foot LED digital wall sign on front of the building, therefore, requesting a variance to allow an LED digital wall sign to be erected on front of the building.

**Respectfully submitted,**

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

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

March 7, 2023

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 March 21, 2023. Please publish said notice in the Niagara Gazette on **Saturday, March 11, 2023**.

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