



## **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, April 18, 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-4559 – Benderson Properties, as owner, and Patrice Lesniak, Ulrich Sign Co, as agent for owner, for property located at 1580 Military Road (Boot Barn). Applicant is requesting to erect new signage for retail store. The maximum area for a wall sign in the C-3 zoning district is 100 square foot. The applicant is proposing a maximum area for a wall sign of 193 square feet, therefore, requesting a variance of 93 square feet.**

**A-4560 – Pine of Niagara LLC, as owner and Deanna Shira, Cooper Sign Co, as agent for owner, for property located at 2401 Pine Avenue. Applicant is proposing to erect new signage on existing pole sign.**

- 1. The maximum area for a tenant panel on a pole sign is 16 square feet. The maximum area for (Falls Pharmacy) tenant panel is 39 square feet, therefore, requesting a 23 square foot in area variance in area for the (Falls Pharmacy) tenant panel.**
- 2. The maximum area for a tenant panel on a pole sign is 16 square feet. A maximum area for (Laundromat) tenant panel of 18 square feet, therefore, requesting 2 square feet in area for the (Laundromat) tenant panel.**

**SP-4561 – AR Rehman Builders Corp, as owner of property, for property located at 508 Cedar Avenue. Applicant is requesting to operate a short term rental in this two family home, lower 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.**

**SP-4562 – Jeff and Tara Wilhite, as owners of property for property located at 728 Park Place. 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.**

SP-4563 – Amar Nath Puri, as owner of property, for property located at 1945 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-4564 – RJ Niagara LLC (Ryan Dallavia), as owner of property for property located at 436 Elmwood Avenue. Applicant is requesting to operate a short term rental in this two family home, upper and lower 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-4565 – Bradley Reyman, as owner of property for property located at 1781 Welch Avenue. Applicant is requesting to operate a short term rental in this two family home, upper and lower 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-4566 – Sayeeda Bilkis, as owner of property for property located at 1536 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-4567 – Sayeeda Bilkis, as owner of property for property located at 1459 Ferry Avenue. Applicant is requesting to operate a short term rental in this two family home, upper and lower 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-4568 – MDS Builders & Development, Inc., as owner of property located at 1812 – 18<sup>th</sup> Street. Applicant is requesting to operate a short term rental in this two family home, upper and lower 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.

Respectfully submitted,

Julie Kunecki, Secretary  
Niagara Falls Zoning Board of Appeals.