



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, June 20, 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-4577 – African Heritage Economic Initiative, Inc., as owner and Saed Shafie, Buffalo Sign Makers, as agent, for property located at 2616 Highland Avenue. The applicant is proposing to erect a new wall sign on the east elevation. The maximum area for a wall sign in the C1-A zoning district is 16 square feet. The applicant is proposing a maximum area for a wall sign of 51 square feet, therefore, requesting a variance of 35 square feet in area.

A-4578 – Community Missions, as owner and Deanna Shira, Cooper Sign Company, as agent, for property located at 1570 Buffalo Avenue. The applicant is proposing to erect a new ground sign on south side of the building:

- 1. The maximum height for a ground sign shall be 5 feet. The applicant is proposing a maximum height of 15 feet, therefore, requesting a variance of 10 feet in height.**
- 2. The maximum area for a ground sign shall be 24 square feet. The applicant is proposing a maximum area of 40 square feet, therefore, requesting a variance of 16 square feet.**
- 3. A ground sign shall maintain at least a 6 foot setback from all property lines. The applicant is proposing a setback of 2 feet from property line, therefore, requesting a variance of 4 foot setback.**

SP-4579 – Pacific Consultancy & Services, Inc. (Amar Nath Puri), as owner of property located at 1130 Willow 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 R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4580 – Wen Bo Wang, as owner of property and Lou Rizzo, as agent, for property located at 543 – 16th 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 R3-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4581 – Rabeeb Property LLC, as owner and MD Khaled Hossain, as agent, of property for property located at 544 – 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-4582 – Avenue Homes Inc., as owner and Gary Parenti, as agent, of property for property located at 430 Elmwood 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-4583 – Pine Avenue Niagara LLC, as owner of property and MD Khaled Hossain, as agent, for property located at 514 – 17th 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 R3-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4584 – Samuel Massey, as owner and Paul Dolan, as agent, of property for property located at 1165 Ashland 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-4585 – MD Nazrul and Rehana Islam, as owners and Paul Dolan, as agent, of property for property located at 1319 Whitney 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-4586 – Qaiser, Inc. (Rameaz Qaiser), as owner, for property located at 760 - 4th Street. 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-4587 – NFNY Inc. (Muhammad Ashfaq), as owner, for property located at 438 – 13th 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 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

