



## 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, January 19, 2021 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**

SP-4323 – Niagara EC6 LLC (Eyal Cohen), as owner of property located at 524 – 10th Street (front house). 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-4324 – Niagara EC6 LLC (Eyal Cohen), as owner of property located at 524 – 10th Street (rear house). 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-4325 – Niagara EC3 LLC (Eyal Cohen), as owner of property located at 437 – 6<sup>th</sup> Street. Applicant is requesting to operate a short term rental in this two family home in both the upper and lower 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-4326 – Niagara EC6 LLC (Eyal Cohen), as owner of property located at 424 – 10th 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-4328 – Niagara EC1 LLC (Eyal Cohen), as owner of property located at 319 Ferry Avenue. Applicant is requesting to operate a short term rental in this two family home in both the upper and lower 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-4330 – Niagara EC5 LLC (Eyal Cohen), as owner of property located at 2010 Niagara 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-4331 – Niagara EC5 LLC (Eyal Cohen), as owner of property located at 513 – 23rd 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-4332 – Niagara EC6 LLC (Eyal Cohen), as owner of property located at 431 – 10<sup>th</sup> Street. Applicant is requesting to operate a short term rental in this two family home in both the 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-4363 – Craig Waldeck, as owner of property located at 1019 Ferry Avenue. Applicant is requesting to operate a short term rental in this two family duplex in both 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-4364 – Mirani Holdings LLC (Joe Faraci, agent), as owner of property located at 745 – 4<sup>th</sup> 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-4365 – Robyn Gerow, as owner of property located at 1407 Walnut 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.

A-4366 – Lindsay Kajfasz, as owner of property located at 8943 Joliet Avenue. The applicant is proposing to erect a 20' x 20' detached garage in the rear yard. The required minimum setback on the west property line is 2'. The applicant is proposing a minimum setback on the west property line of 1', therefore, requesting a variance of 1' on the west property line

U-4368 – Theresa Costanzo, as agent for Nazeima R. Dookie, for property located at 3695 Pine Avenue. Applicant is requesting to operate a restaurant in this commercial building. A restaurant is not an allowed use in a R1-D zoning district. The applicant is requesting a use variance to operate a restaurant in a R1-D zoning district.

SP-4369 – Roy Arist, as owner of property located at 1450 Wyoming Avenue. Applicant is requesting to erect a 20' x 14' roof structure with three open sides over an existing concrete pad on the south side of the house. The minimum front yard setback in the R1-A zoning district is 25'. The applicant is proposing a front yard setback of 17', therefore, requesting a variance of 8'.

SP-4370 – Louis Rizzo, as agent for owner Andrew K. Chan for property located at 2458 Forest Avenue. Applicant is requesting to operate a short term rental in this single family home. This property is located within a R2-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4371 – Paul Dolan, as agent for owner Mollah Moklesur for property located at 1127 Ferry Avenue. Applicant is requesting to operate a short term rental in this two family home in both the 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-4372 – Michael Gainer, as owner for property located at 659 Chilton Avenue. Applicant is requesting to operate a bed and breakfast in this single family home. This property is located within a R1-C zoning district. A bed and breakfast is an allowed use within this zoning district with a special permit.

Respectfully submitted,

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