



**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 21, 2020 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-4267 – Tara Clouse & Anthony Gatto, as owners of property located at 1204 Maple Avenue. Applicant is proposing to erect a 6' fence in the rear yard that abuts the neighbor's front yard. The maximum height of a fence in a rear yard shall not exceed 4' for the part of the rear yard which is adjacent to the street and abuts the front yard of an adjacent property. The applicant is proposing to erect a 6' fence in this area. Therefore, requesting a variance to allow a 6' fence to be erected in this area.

SP-4268 – Parthankit Property Management (Kalpeskumar Patel), as owner of property located at 112 Quay Street. Applicant is requesting to operate a short term rental in this single family home. 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-4269 – Parthankit Property Management (Kalpeskumar Patel), as owner of property located at 728 Buffalo 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 R4-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4270 – Parthankit Property Management (Kalpeskumar Patel), as owner of property located at 730 Buffalo 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 R4-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4271 – Parthankit Property Management (Kalpeskumar Patel), as owner of property located at 734 Buffalo 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 R4-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4272 – Denny and Joanne Thuman, as owners of property located at 2773 Livingston 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-4282 – Denny and Joanne Thuman, as owner of property located at 2016 Ferry 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-4273 – Marjan Khanum, as owner of property located at 720 Park Place. Applicant is requesting to operate a short term rental in this two family home (upper and lower units). 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-4274 – Isuf Ceno, as owner of property located at 1908 Welch 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-4276 – Robert Pascoal, as owner of property located at 1321 James Avenue. 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.

A-4277 – Kristin Savard, PE, as agent for Tulip Manufacturing, for property located at 3123 Highland Avenue. Applicant is proposing to erect a 5,000 square foot addition to existing building on the north side of the building. A minimum of 10' setback is required on the north side property line. The applicant is proposing a minimum of 6' setback on the north side property line, therefore, requesting a variance of 4'.

SP-4278 – Pinnacle West Holdings, Inc., as owner of property located at 468 – 5th Street. Applicant is requesting to operate a short term rental in this single family home. 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-4279 – Dilawar Amjad, as owner of property located at 637 – 17th 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-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4280 – Kent Hurlbert, as owner of property located at 3512 Ontario Avenue. 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-4281 – Mohammed and Ferdous Bari, as owner of property located at 2756 Welch Avenue. Applicant is requesting to operate a short term rental in this two family home, upper unit only. 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-4283– Pine Fortune Inc. LLC, as owner of property located at 1240 Pine Avenue. Applicant is requesting to operate a short term rental in this single family home. This property is located within a C2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4275 – Robert Brenner as agent for Verizon Wireless. The applicant is proposing to install small wireless facilities in the public rights-of-way on numerous National Grid poles throughout the City.

Respectfully submitted,

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