



**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 16, 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

A-4367 – Gabrielle Rubino, as owner of property located at 3924 Washington Street. The applicant is requesting to erect an 18' x 19' addition on the rear of the house. The minimum setback on the north side property line shall be 6'. The applicant is proposing a minimum setback on the north side property line of 2', therefore, requesting a 4' variance.

SP-4381 – Halina & Merle Smouse, as owner of property located at 2754 Monroe 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-4382 – Alex Levine, as owner of property located at 240 -77th 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-4373 – Niagara EC1 LLC (Eyal Cohen), as owner of property located at 722 – 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-4374 – Niagara BYG Capital LLC (Eyal Cohen), as owner of property located at 440 – 12th 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-4375 – Niagara BYG Capital LLC (Eyal Cohen), as owner of property located at 1221 Haeberle 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-4376 – Niagara EC5 LLC (Eyal Cohen), as owner of property located at 2218 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-4377 – Niagara BYG Capital LLC (Eyal Cohen), as owner of property located at 1701 Ferry Avenue. Applicant is requesting to operate a short term rental in this two family home in both the 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.

SP-4378 – Niagara EC5 LLC (Eyal Cohen), as owner of property located at 137 – 24th Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a C1-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4379 – Niagara BYG Capital LLC (Eyal Cohen), as owner of property located at 1023 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-4380 – Niagara EC5 LLC (Eyal Cohen), as owner of property located at 1936 Falls 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.

Respectfully submitted,

Julie Kunecki, Secretary
Niagara Falls Zoning Board of Appeals

