



**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 22, 2022 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-4422 – Andrew Leja, Attorney for National Grid, for property located at 713229 Welch Avenue. The applicant is proposing to erect a new 24' x 60' building for National Grid substation. The minimum rear yard setback in the R3-B zoning district shall be 20'. The applicant is requesting a rear yard setback of 12', therefore, requesting a variance of 8'.

A-4423 – Andrew Leja, attorney for National Grid, for property located at 713229 Welch Avenue. The applicant is proposing to erect a 9' palisade fence around the property:

- (1) The maximum height of a fence in the front yard in the R3-B zoning district shall be 4'. The applicant is proposing a front yard fence of 9'. Therefore, requesting a variance of 5'.
- (2) The maximum height of a fence in the side and rear yard in the R3-B zoning district shall be 6'. The applicant is proposing a side and rear yard fence height of 9'. Therefore, requesting a variance of 3'.

A-4432 – Michael McGrath, as agent for the owner, of property located at 7029 Niagara Falls Boulevard. The applicant is proposing to erect a new automatic full service car wash. Twelve parking spaces are required. The applicant is proposing two parking spaces, therefore, requesting a variance of 10 parking spaces

A-4433 – Michael McGrath, as agent for the owner, of property located at 7029 Niagara Falls Boulevard. The applicant is proposing to erect a new automatic full service car wash. The applicant is proposing the following signage:

- (1) The total of directional signs shall not exceed 16 square feet in area. The applicant is proposing a total of 52 square feet in area for all directional signs. Therefore, requesting a variance of 36 square feet in area for directional signs.

- (2) Directional signs shall not exceed 3 feet in height. The applicant is proposing directional signs with a height of 6 feet. Therefore, requesting a variance of 3 feet in height for directional signs.
- (3) Only one ground sign is allowed in the C3 zoning district. The applicant is proposing to erect two ground sign menu boards at the entrance of the car wash. Therefore, requesting a variance to allow two ground sign menu boards to be installed.
- (4) No ground sign shall be permitted where structure has a front yard setback of less than 20 feet. The applicant is proposing a front yard setback for the structure of 9 feet. Therefore, requesting a variance of 11 feet of front yard setback.

Respectfully submitted,

Julie Kunecki, Secretary
Niagara Falls Zoning Board of Appeals