



**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, April 20, 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-4383 – Amarinka LLC (Marina Dorka-Salansky), as owner of property located at 2758 LaSalle 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 R2-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

A-4384 – Lou Fazzolari, as owner of property located at 4242 Crescent Drive. The applicant is proposing to erect a two story addition to the south side of the house. The minimum side yard setback on the south side shall be 5'. The applicant is proposing a minimum side yard setback on the south side of 0', therefore, requesting a variance of 5'.

A-4385 – Ron Primerano, as owner of property located at 7611 Buffalo Avenue. The applicant is proposing to erect a new wall sign and logo on front of the building (north elevation). The maximum area of a wall sign in the C1-A zoning district shall be 16 square feet. The applicant is proposing a maximum sign area including the logo of 133 square feet, therefore, requesting a variance of 117 square feet.

SP-4387 – TM Montante Development LLC (Christian Campos) Dan Crowther, agent, as owner of property located at 444 (438) – 3rd Street. Street. Applicant is requesting to operate a short term rental in this single family home. This property is located within a C2-A zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4388 – Bluth of NY LLC (Matthew Tonning), as owner of property located at 2201 Ontario 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-4389 – Bluth of NY LLC (Matthew Tonning), as owner of property located at 1341 South 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.

A-4390 – True Bethel Baptist, Belmont Housing Resources for WNY Inc. (Brad Packard), as owner of property located at 1112 South Avenue. The applicant is proposing to subdivide a separate the parcel for the religious facility/church. The minimum rear yard setback in a R2-B zoning district shall be 20'. The applicant is proposing a rear yard setback of .5', therefore, requesting a variance of 19.5' for the rear yard. The minimum side yard setback in a R2-B zoning district shall be 3'. The applicant is proposing a side yard setback of .57', therefore, requesting a variance a 2.43' for the side yard.

Respectfully submitted,

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