



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, May 18, 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-4391 – Philip Harvey, as owner of the property located at 682 – 59th Street. The applicant is proposing to erect a 24' x 32' pole barn in the rear yard. The maximum height of an accessory structure shall be 16' from finished grade to peak. The applicant is proposing a maximum height of 18' from finished grade to peak, therefore, requesting a 2' in height variance.

SP-4392 – Carroll Schultz Reetz, as owner of the property located at 441 – 4th Street. Applicant is requesting to operate a short term rental in this two family duplex residence. 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.

A-4393 – Corey and Leila Burdge, as owner of property located at 6728 Frontier Avenue. The applicant is requesting to erect a 6' fence in the rear and side yards. The maximum height of a fence in the rear yard shall be 6' except on corner lots where the maximum height shall be 4' for that 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 of 2'.

A-4394 – Mark Olenick, as owner of property located at 1232 – 90th Street. The applicant is requesting to erect a 12' x 50' carport attached to north side of house. The minimum side yard setback on the north side shall be 5'. The applicant is proposing a minimum side yard setback on the north side of 6", therefore, requesting a 4'6" variance on the north side.

A-4395 – Ron Primerano, as owner of property located at 7611 Buffalo Avenue. The applicant is proposing to reface the two sided cabinet on an existing pole sign. A pole sign is not allowed in the C1-A zoning district. The applicant is proposing to reuse the existing two sided cabinet pole sign, therefore, requesting a variance to allow the use of this existing two sided cabinet pole sign. Also, all signs shall maintain at least a 6' setback from all

property lines. The applicant is proposing a 0' setback from the property line, therefore, requesting a 6' variance.

SP-4396 – Sarah Ann Ho, as owner of the property located at 119 – 67th Street. Applicant is requesting to operate a short term rental in this single family residence. 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-4397 – MD Khaled Hossain, as owner of property located at 2910 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 R2-B zoning district. A short term rental is an allowed use within this zoning district with a special permit.

SP-4398 – MD Khaled Hossain, as owner of property located at 1554 LaSalle 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.

Respectfully submitted,

Julie Kunecki, Secretary
Niagara Falls Zoning Board of Appeals