**TOWN OF NIAGARA**

 COUNTY OF NIAGARA, STATE OF NEW YORK

 NIAGARA FALLS, N.Y.



 7105 Lockport Road PHONE: 297-2150

Niagara Falls, New York 14305 FAX: 297-9262

**AGENDA**

**TOWN OF NIAGARA**

**ZONING BOARD OF APPEALS**

**June 10, 2025**

The meeting opens at 6:30 P.M. with the Pledge of Allegiance.

**PRESENTATIONS – As of 05/27/2025**

**Carol A. Marshall / Owner Applicant**

Area Variance

4070 Seneca Pkwy

Tuscarora Village Mobile Home Park.

Tax Map# 132.11-1-2

Applicant seeks relief of Town of Niagara Zoning Ordinance §245-32(B)(2). Applicant wishes to erect a 4-foot fence, one foot higher than the three feet maximum allowed.

**Sarah Janese / Owner Applicant**

Area Variance

8418 Richmond Ave

Town of Niagara

Tax Map# 161.05-2-13

Applicant is seeking to erect a detached garage on the property and seeks relief of 3 Town of Niagara Zoning Ordinances:

1. Chapter 245 Zoning, article IV. Zoning District Regulations, 245-18 (R-1) One Family Residential District. Subsection 245-18 B. (2). The overall square footage of the detached garage would be 1155 sq. ft. which is 505 sq. ft. larger than the 650 sq. ft. maximum allowed
2. Chapter 245 Zoning, article IV. Zoning District Regulations, §245-245 18 (R-1) One Family Residential District. Subsection 245-18B. 2. The height of the detached garage of 17 feet 6 inches would be 3.5 ft. higher than the maximum allowed.
3. Chapter 245 Zoning, article VIII. Off Street Parking, §245-37. Provisions and Standards Subsection 245-37 E. Driveways. The newly proposed driveway would be 1 foot from the adjacent West property line, 9 feet closer than the 10 foot minimum setback required.

**PUBLIC HEARING**

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**REGULAR MEETING**

# MINUTES

Meeting minutes of the Zoning Board of Appeals May 13, 2025.

Next meeting of the Town of Niagara zoning Board of Appeals

July 8, 2025 at 6:30 pm