



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6759
Fax (716) 439-6605

March 14, 2023

Megan Brewer

AGENDA

Please be advised that there are (3) three items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, March 28, 2023 at 5 P.M.

1. Laura Duquette. 17 West Main Street. Request to erect a 19.5' x 1.5' wall sign situated in a B-5 Zone. (Area-sign greater than ten square feet)
2. Richard Rockwood. 690 Willow Street. Request to erect a 24' x 8' addition to the southwest corner of the house situated in an R-1 Zone. (Area-lot coverage 25.8%, area- 8.73' west line)
3. Joseph Szafranski. 62 Beattie Avenue. Request to remove the existing 9.5' x 6' aluminum awning over the front porch and erect a 9.5' x 6' roof covering situated in an R-1 Zone. (Lot coverage-48%)

***IF YOU CANNOT ATTEND THIS MEETING, PLEASE CONTACT MEGAN AT 439-6754 or
mbrewer@lockportny.gov ***



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NOTICE OF PUBLIC HEARING

Case No. 2289

March 14, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 17 West Main Street, New York, had been filed by Laura Duquette.

The request is for a variance to erect a 19.5' x 1.5' wall sign situated in a B-5 Zone.

Approval of the application was denied or withheld because the sign will be greater than ten square feet.

The City of Lockport Sign Ordinance Section 190-133 allows a half a square foot of signage per linear foot of building frontage in a B-5 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday March 28, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS

Megan Brewer

2024

CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION

X AREA VARIANCE USE VARIANCE

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 17 West Main St., Lockport, NY 14094

APPLICANT INFORMATION

NAME: Laura Duquette ADDRESS: 5640 Fisk Rd.

PHONE: 716-462-0121 Lockport, NY 14094

FAX: E-MAIL: CITY STATE ZIP

Text

OWNER INFORMATION

NAME: Duquette & Co, LLC ADDRESS: 17 West Main St

PHONE: 716-462-0121 Lockport, NY 14094

FAX: E-MAIL: laura@MotherlandOnMain.com CITY STATE ZIP

RELATIONSHIP OF APPLICANT TO PROPERTY:

CONTRACT PURCHASER CONTRACTOR X OTHER

ARCHITECT/ENGINEER LESSEE

REFERENCE

OFFICE USE ONLY

RECEIVED BY: DATE/TIME RECEIVED:

FEE AMOUNT: CHECK/MONEY ORDER#:

ZONING: FEE TRANSMITTAL DATE:

AGENDA DATE: DEADLINE DATE:

COUNTY TAX MAP IDENTIFICATION NUMBER:

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

Attached reference photos of the same block will show signage spanning a similar distance with a similar look to the one proposed. We are the owners as well as the businesses operating out of the building.

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

The signage refers the both businesses that operate out of the building — retail on the first floor and office/art studio on the second floor. The building often hosts arts classes for both kids and adults but we often hear people have trouble locating our narrow building between two much longer buildings. Our building only spans 20' wide in entirety. A smaller sign would disappear behind the tree out front, whereas a sign of this nature would both blend into the newly renovated first floor facade and be apparent from the street.

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special pr villege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

The building is very narrow - 20 ft and the bulk of a tree covers a portion to the right. Additionally, the sign needs to clarify that the name refers to both entrances the entire building.

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

The main entrances to the buildings on the right and the left are not in close proximity to the entrances to our building so there should be no confusion with the signage for either other buildings.
Our signage was designed to reflect Grimbles signage across the street - gold and spanning the length.

APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

_____ \$150 application fee (cash or checks payable to the City of Lockport)

_____ Detailed site plan (10 copies)

_____ Photographs of existing conditions

_____ Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

	12/20/22
Signature (Applicant)	Date

IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

_____	_____
Signature (Owner)	Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

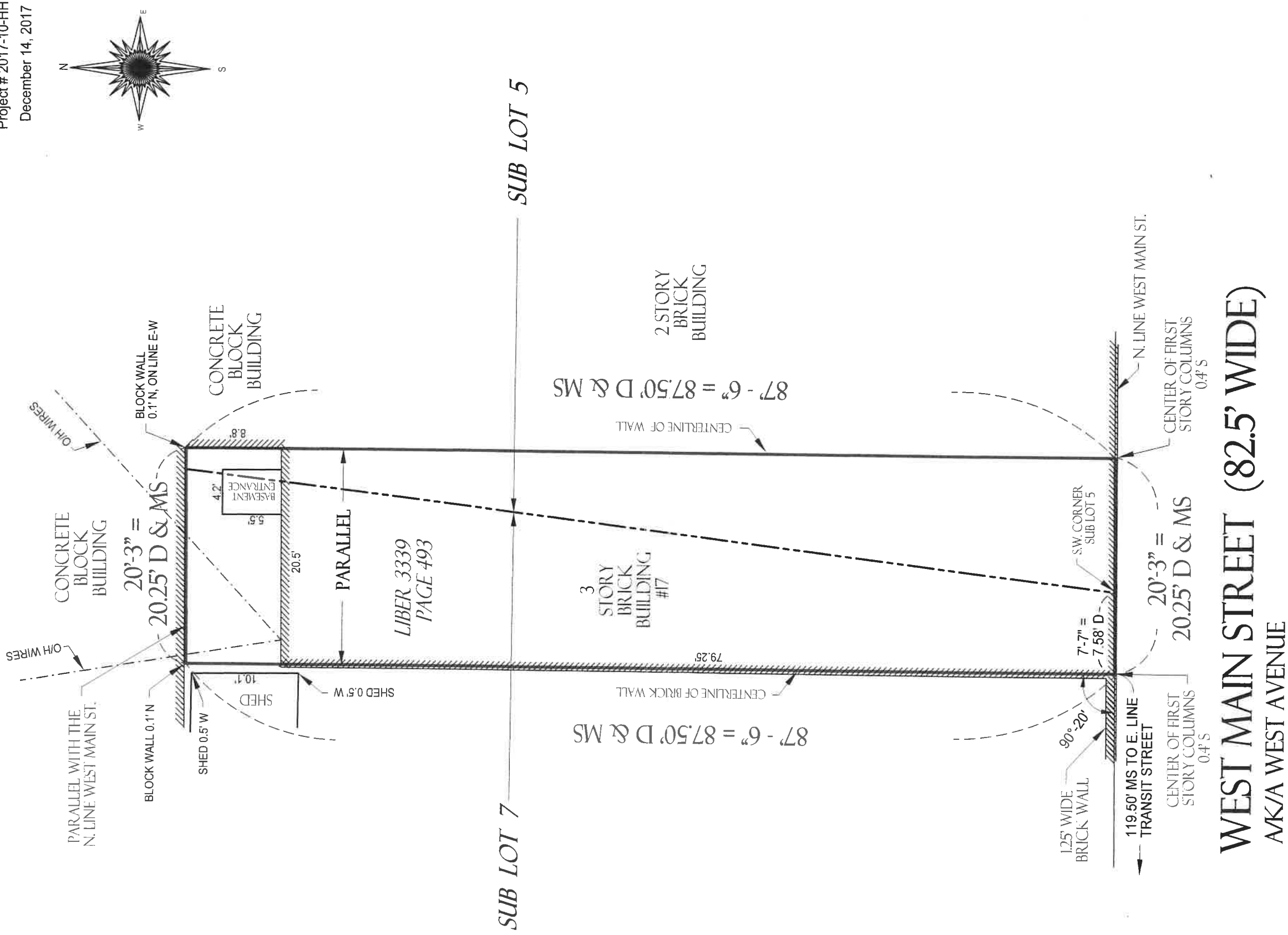
Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200’ radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.



LEGEND
EX=EXISTING C=CENTERLINE L=LIBER P.=PAGE MS=MEASURED D=DEED
N=NORTH S=SOUTH E=EAST W=WEST STY=STORY WF=WOOD FRAME
CONC=CONCRETE O/H=OVERHEAD PP=POWERPOLE P=PORCH GAR=GARAGE
CH=CHAIN O/L=ON LINE TJB=TELEPHONE JUNCTION BOX W=WITH
EJB=ELECTRIC JUNCTION BOX

SURVEY OF
PART OF LOT 12, SECTION 14, TOWNSHIP 14, RANGE 6
OF THE HOLLAND LAND COMPANYS SURVEY
CITY OF LOCKPORT, NIAGARA COUNTY, NY
SCALE: 1" = 10'

Project # 2017-10-HH
December 14, 2017



MAP REFERENCE:
BOOK 25 OF MICROFILMED MAPS AT PAGE 2433-2439.

ONLY PRINTS OF THIS SURVEY MAP MARKED WITH AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

BICKLE LAND SURVEYING

4063 DAY ROAD
LOCKPORT, NY 14094
PHONE: 716-434-8401
FAX: 716-434-2255

517 A MAIN STREET
MEDINA, NY 14003
PHONE: 585-798-6357



Building Inspection Department

Jason Dool
Chief Building Inspector
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Lockport, NY 14094
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Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2292

March 14, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 690 Willow Street, New York, had been filed by Richard Rockwood.

The request is for a variance to erect a 24' x 8' addition to the southwest corner of the house situated in an R-1 Zone.

Approval of the application was denied or withheld because the addition will increase the lot coverage to 25.8% and will be located 8.73' from the west property line.

The City of Lockport Zoning Ordinance allows a maximum 20% lot coverage and requires a minimum 10' side yard setback in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday March 28, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS

Megan Brewer

7/2/20

CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION

X AREA VARIANCE _____ USE VARIANCE

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 690 Willow Street

APPLICANT INFORMATION

NAME: Richard Rockwood ADDRESS: 5509 Forest Hill Rd.

PHONE: 716-622-1888 Lockport NY 14094

FAX: _____ E-MAIL: rick@rjr-improvementsinc.com

OWNER INFORMATION

NAME: Christopher Holmes ADDRESS: 690 Willow St

PHONE: 716 531-8802 Lockport NY 14094

FAX: _____ E-MAIL: holmescl26@gmail.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

____ CONTRACT PURCHASER ☒ CONTRACTOR _____ OTHER
____ ARCHITECT/ENGINEER _____ LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE/TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

This is a residential home that was built in 1972. The home has been in the Holmes family since 2004.

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

To build an 8x24 one story addition off the back of the house to enlarge the primary bedroom and bathroom.

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

The square footage of the primary bedroom and bathroom do not allow a family to grow and live at the property for many years. The homeowners plan to make this their forever home and improve the property value by adding this addition and eventually remodeling the entire home.

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

Adding this addition will not alter the character of the neighborhood because the addition will be on the back of the house and not visible from the street or change any sight lines.

**CITY OF LOCKPORT, NEW YORK
DEPARTMENT OF BUILDING INSPECTION
BUILDING PERMIT APPLICATION**

Application Number: 2023-0104

Application Date: 03/09/2023

LOCATION: 690 Willow St LOCKPORT, NY 14094

WARD: 2

ZONE: R1

Permission is sought by Christopher Holmes, to perform the following work, at the above location:
erect a 24' x 8' addition to the southwest corner of the house

Contact type
Owner

Full name	Christopher Holmes
-----------	--------------------

Phone number

Requirements

Actual

Lot Coverage	allowed 20% has 23.8% now will increase to 25.8% with addition
Hardwired Alarms	
Scaled Drawings	
Side Yard Setbacks (2)	existing south west corner is 9.73' addition will be located approx. 8.73' from west line
Survey	

This building permit application has been denied because of the following:

The addition will increase the lot coverage to 25.8% and will be located approx 8.73' from west property line

The undersigned hereby acknowledges that this application does not meet the minimum standards and that no work is to begin until a building permit has been issued

I do certify that I have examined the forgoing petition and building plans and plot plan and that they do not conform to Ordinances of the City of Lockport, NY

SIGNED:

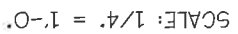
OWNER OR AGENT

Issuing Officer

OWNER OF RECORD: Christopher Holmes

Megan Brewer

Address: 10 Nicholls St
Lockport, NY 14094

[illegible]



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6759
Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2293

March 14, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 62 Beattie Avenue, New York, had been filed by Joseph Szafranski.

The request is for a variance to remove the existing 9.5' x 6' aluminum awning on the front porch and erect a 9.5' x 6' roof cover situated in an R-1 Zone.

Approval of the application was denied or withheld because the roof covering will increase the lot coverage to 48%.

The City of Lockport Zoning Ordinance allows a maximum 20% lot coverage in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday March 28, 2023 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS

Megan Brewer

80-57

CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE USE VARIANCE

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 602 Beattie Ave, Lockport, NY

APPLICANT INFORMATION

NAME: Joseph Szafranski ADDRESS: 6897 Minnick Rd

PHONE: 716-946-2387 City NY 14094

FAX: E-MAIL: jszafranski@verizon.net

OWNER INFORMATION

NAME: Same as above ADDRESS:

PHONE: City State ZIP

FAX: E-MAIL:

RELATIONSHIP OF APPLICANT TO PROPERTY: owner = applicant.

CONTRACT PURCHASER CONTRACTOR OTHER

ARCHITECT/ENGINEER LESSEE

OFFICE USE ONLY

RECEIVED BY: DATE/TIME RECEIVED:

FEE AMOUNT: CHECK/MONEY ORDER#:

ZONING: FEE TRANSMITTAL DATE:

AGENDA DATE: DEADLINE DATE:

COUNTY TAX MAP IDENTIFICATION NUMBER:

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

We purchased this home 2/2003. Need to update the home and plan to live there / دختر live there.

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

Remove aluminum awning to replace with wood and shingle roof that is the same size (6.5 x 9.5 feet).

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

The new structure is the same size as the current structure. This update will be more similar to other homes in the neighborhood.

APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ☒ \$150 application fee (cash or checks payable to the City of Lockport)
- ☒ Detailed site plan (10 copies)
- ☒ Photographs of existing conditions
- ☒ Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

 _____
Signature (Applicant)

 _____
Date

IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

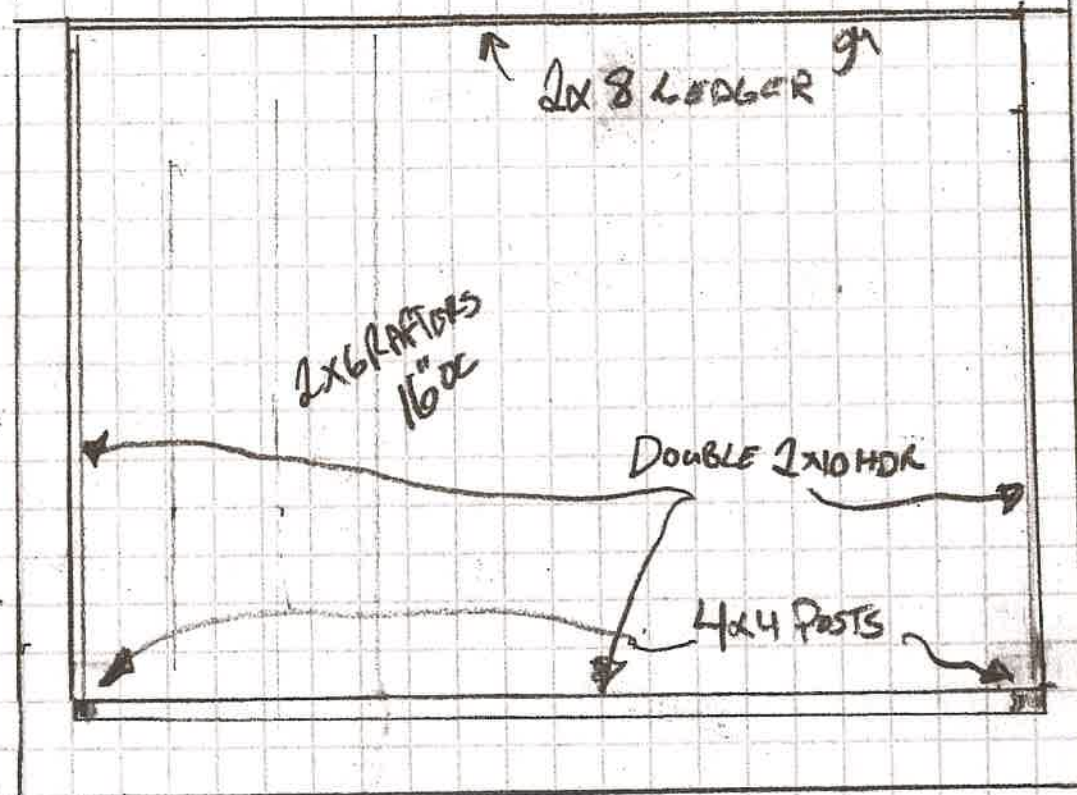
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

 _____
Signature (Owner)

 _____
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 6:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200' radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.



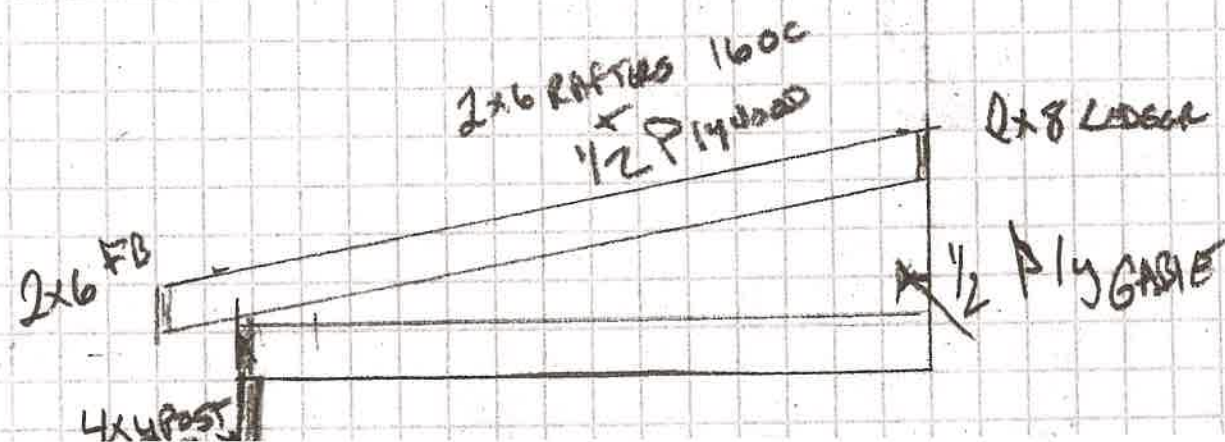
62 BEAMS
LOCKSET NY
14094

C

3/4" x 10' x 10'

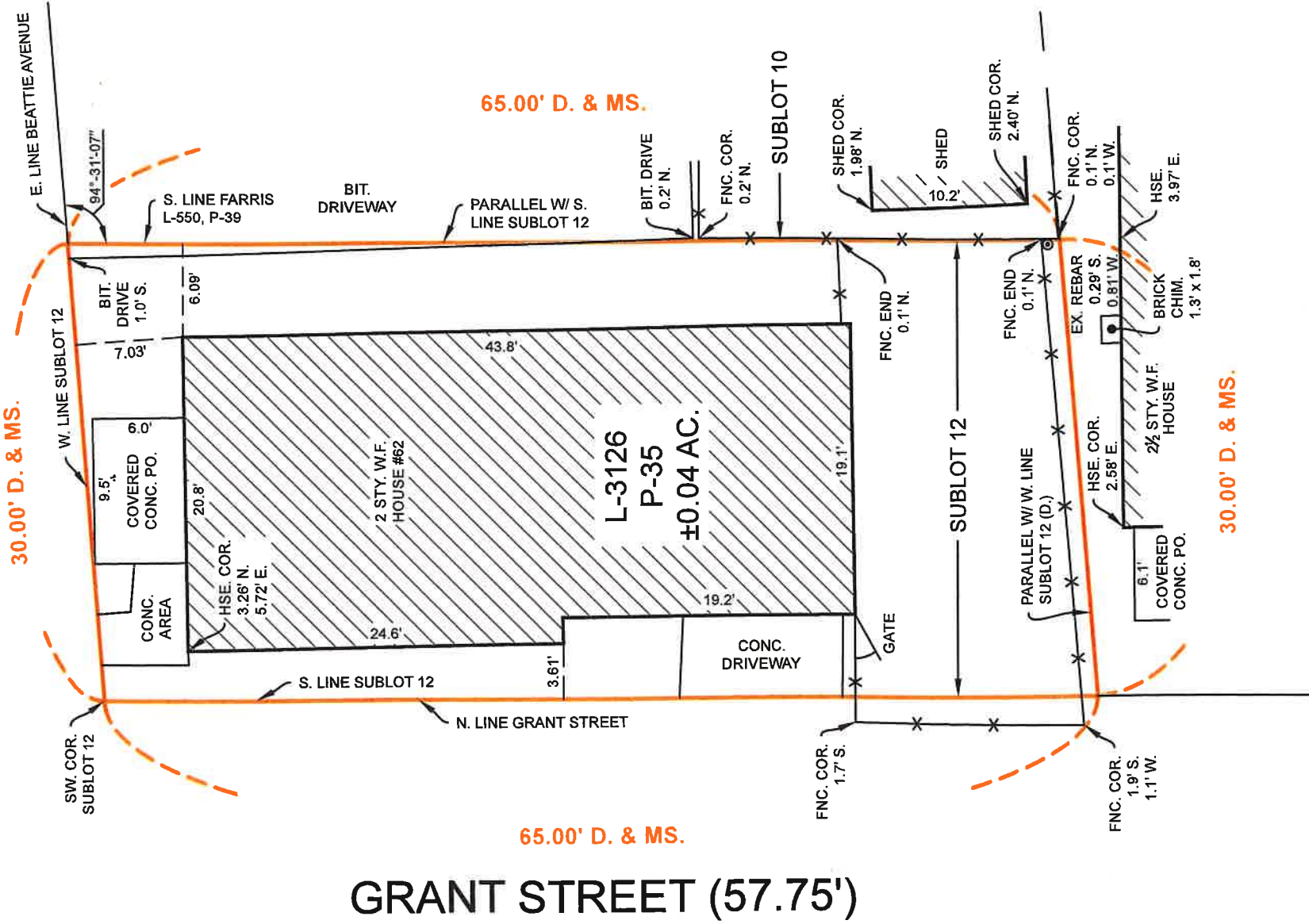
1/2 SCALE

9.5





BEATTIE AVENUE (49.5')



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

BEING PART OF SUBLOT 12

PART OF LOT	5	SEC. 14	TWP. 14	RNG. 6
OF THE HOLLAND LAND COMPANY'S SURVEY				
CITY	LOCKPORT		COUNTY	NIAGARA, NY
TAX IDENTIFICATION No.:	109.19-3-47		PROJ. NO. 23-018	SCALE 1"=10'
CREW	PTH	DWN.	PTH	CHK CJS
LEGEND: AC = ACRES APPROX. = APPROXIMATE BIT. = BITUMINOUS CB = CATCH BASIN CH. = CHAIN CONC. = CONCRETE COR. = CORNER C = CENTERLINE D. = DEED DIA. = DIAMETER DIST. = DISTANCE E. = EAST ENC. = ENCROACHMENT EX. = EXISTING FNC. = FENCE GAR. = GARAGE HSE. = HOUSE IP. = IRON PIPE JB = JUNCTION BOX L = LIBER MH = MANHOLE MS. = MEASURED N. = NORTH O/H = OVERHEAD OIL = OIL LINE PO. = PORCH PP = POWER POLE P = PAGE S. = SOUTH STY. = STORY TYP. = TYPICAL W. = WEST WD. = WOOD W.F. = WOODFRAME				
DATE 1/17/2023				

NOTES:
-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY
-UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

MAP REFERENCE:
BOOK 10 OF MICROFILMED MAPS AT PAGE 948



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FAX: 716.587.8379
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