



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 is (1) one item on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, April 25, 2023 at 5 P.M.

1. 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. 2293

April 11, 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 April 25, 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

17-08

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 Lfpt STATE NY ZIP 14094

FAX: _____ E-MAIL: goeszafranski@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 together 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 (10.5 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)

3/10/23
Date

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

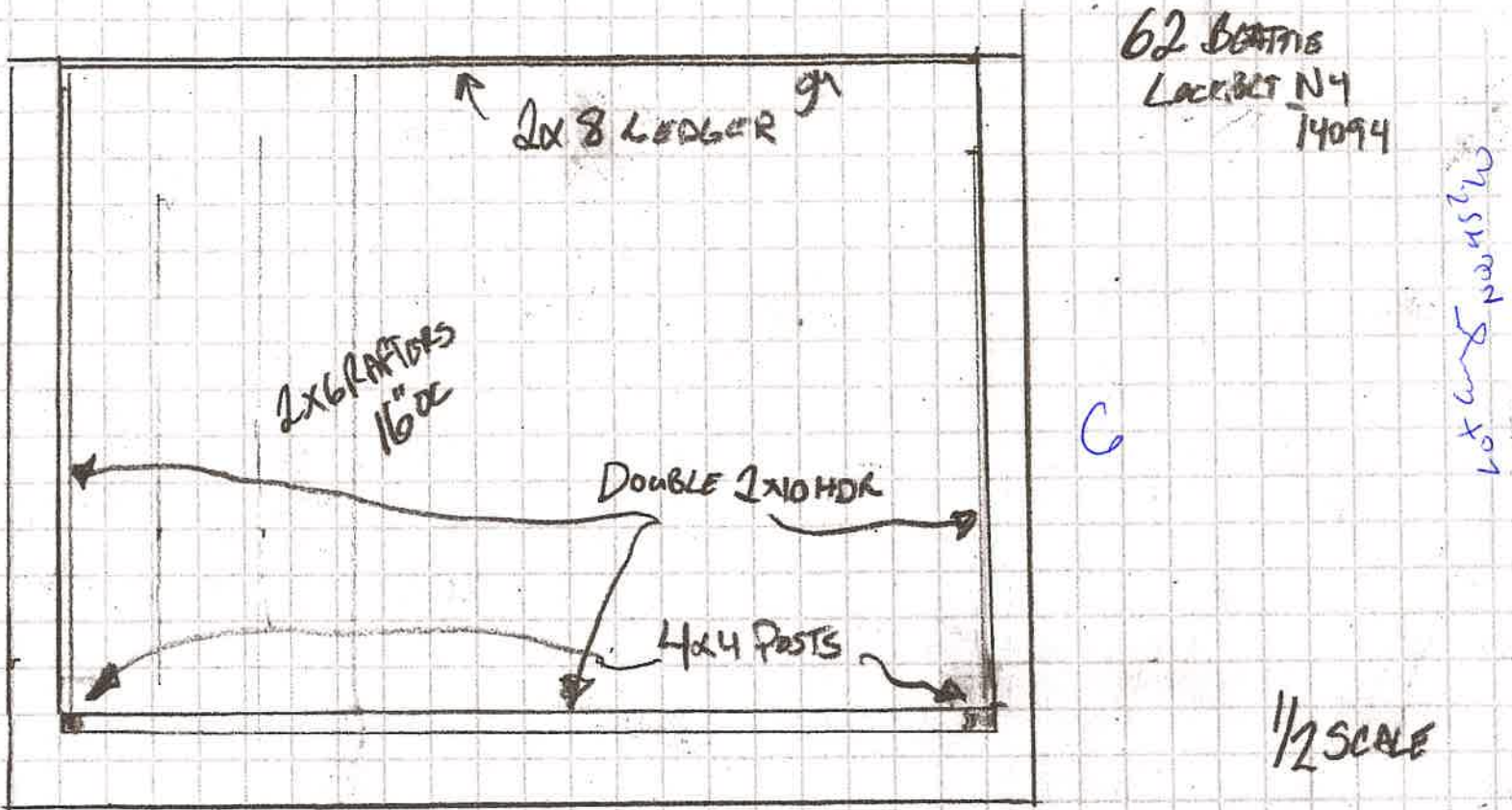
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.


Signature (Owner)

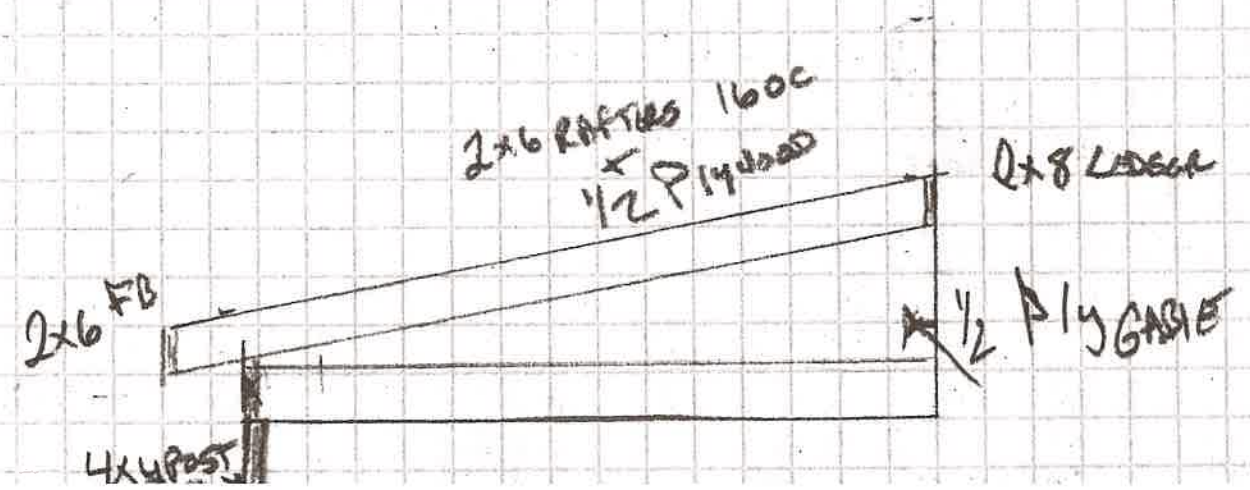
3/10/23
Date

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.

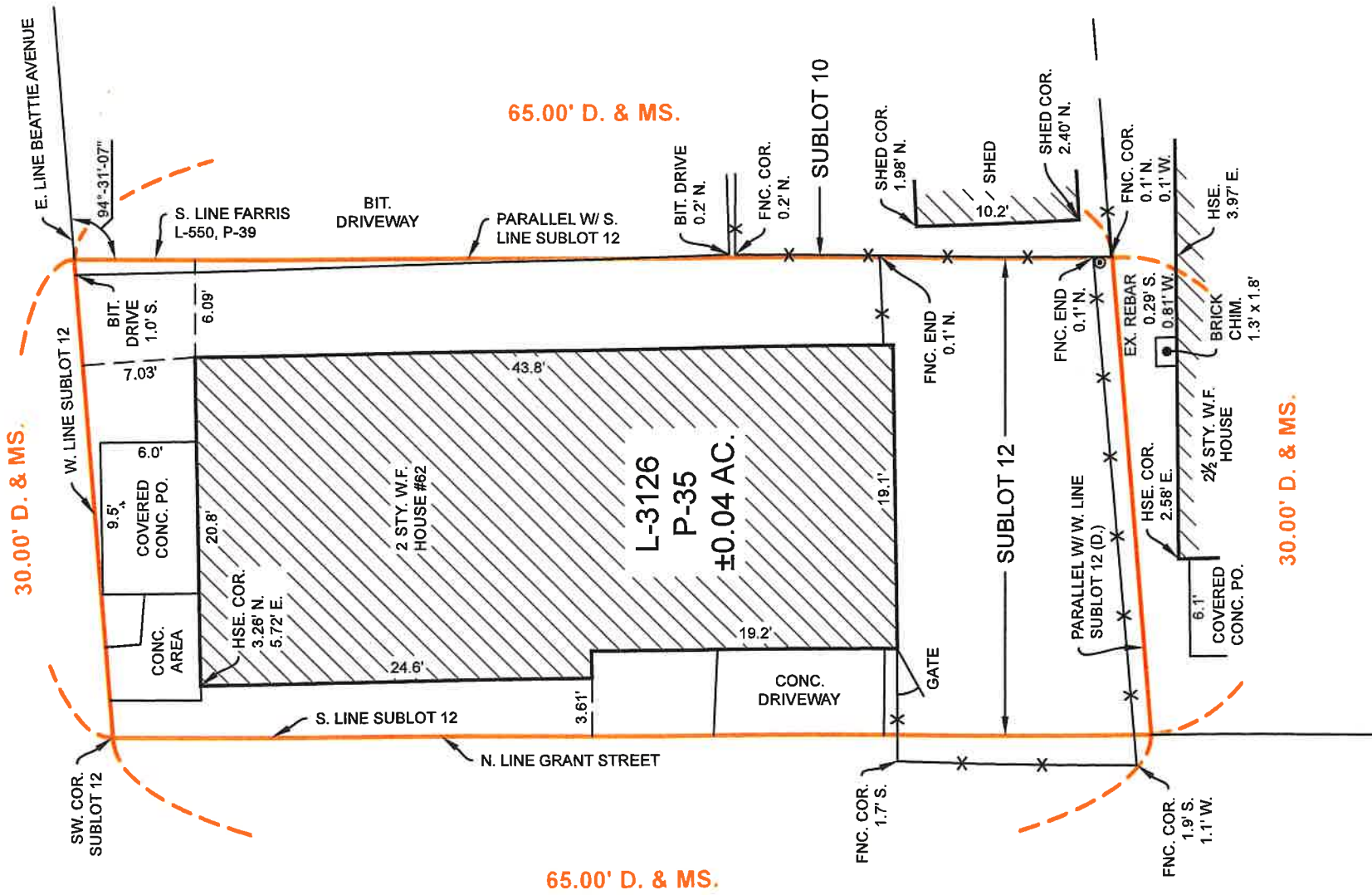


9.5





BEATTIE AVENUE (49.5')



30.00' D. & MS.

65.00' D. & MS.

65.00' D. & MS.

30.00' D. & MS.

GRANT STREET (57.75')

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
DATE	1/17/2023			
LEGEND:	D. = DEED DIA. = DIAMETER DIST. = DISTANCE E. = EAST ENC. = ENCROACHMENT EX. = EXISTING FNC. = FENCE COR. = CORNER & = CENTERLINE AC. = ACRES APPROX. = APPROXIMATE BIT. = BITUMINOUS CB = CATCH BASIN CH = CHAIN CONC. = CONCRETE COR. = CORNER & = CENTERLINE			
	IP. = IRON PIPE JB. = JUNCTION BOX L. = LIBER MH = MANHOLE MP. = MAP MS. = MEASURED N. = NORTH O/H = OVERHEAD PO. = PORCH PP. = POWER POLE P. = PAGE S. = SOUTH STY. = STORY TYP. = TYPICAL W. = WEST WD. = WOOD WF. = WOODFRAME			

NOTES:
 -ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY
 MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL
 OF THE LAND SURVEYOR'S SEAL SHALL BE
 CONSIDERED TO BE VALID TRUE COPIES.
 -UNAUTHORIZED ALTERATION OR ADDITION TO
 THIS SURVEY MAP IS A VIOLATION OF SECTION
 7208. PROVISION 2 OF THE NEW YORK STATE
 EDUCATION LAW.

MAP REFERENCE:
 BOOK 10 OF MICROFILMED
 MAPS AT PAGE 948



360
LAND SURVEY

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 WEBSITE: www.360landsurvey.com

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

