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

June 13, 2023

Megan Brewer

AGENDA

Please be advised that there is (1) one items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, June 27, 2023 at 5 P.M.

1. Timothy Murdoch. 24 Lincoln Drive. Request to erect a 13.5' x 14' addition to the northeast corner of the house situated in an R-1 Zone. (Area-8.52' east line)

***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. 2297

June 13, 2023

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 24 Lincoln Drive, New York, had been filed by Timothy Murdoch.

The request is for a variance to erect a 13.5' x 14' addition to the northeast corner of the house situated in an R-1 Zone.

Approval of the application was denied or withheld because the addition will be located 8.52' from the east property line.

The City of Lockport Zoning Ordinance required 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 June 27, 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

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: 24 LINCOLN DRIVE

APPLICANT INFORMATION

NAME: TIM MURDOCH ADDRESS: 24 LINCOLN DRIVE

PHONE: 716 445-7756 LKPT NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: TMURNS56@GMAIL.COM

OWNER INFORMATION

NAME: SAME ADDRESS: _____

PHONE: _____ _____
CITY STATE ZIP

FAX: _____ E-MAIL: _____

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.)

SINGLE FAMILY HOME FOR 17 YEARS

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

BATHROOM & LAUNDRY ROOM
13'12 X 14 ADDITION TO
NE CORNER

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)

EXISTING HOUSE SITS 8'8" FROM THE EAST LINE

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

ALL HOUSES WITH ~~FARMER~~ SIMILAR LOTS

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.

Y $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 RESOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

Signature (Applicant) 5/24/23 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) 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.

CITY OF LOCKPORT, NEW YORK
DEPARTMENT OF BUILDING INSPECTION

BUILDING PERMIT APPLICATION

Application Number: 2023-0292 Application Date: 05/24/2023

LOCATION: 24 Lincoln Dr LOCKPORT, NY 14094

WARD: 4 ZONE: R1

Permission is sought by Timothy Murdoch, to perform the following work, at the above location:

erect a 13.5 ' x 14' addition to the northeast corner of the house.

Contact type	Full name	Phone number
Owner	Timothy Murdoch	

Requirements	Actual
Lot Coverage	
Hardwired Alarms	
Scaled Drawings	
Side Yard Setbacks (2)	10'- proposed 8.52'
Survey	

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

proposed addition will be located 8.52' from the east 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

Megan Brewer

OWNER OF RECORD: Timothy Murdoch

Address: 24 Lincoln Dr
Lockport, NY 14094

CITY OF LOCKPORT
BUILDING INSPECTION DEPARTMENT

ONE LOCKS PLAZA **PHONE-439-6754** **FAX-439-6605**

BUILDING PERMIT APPLICATION FOR GENERAL CONSTRUCTION

Job Location: 24 LINCOLN DRIVE Date: 5/23/23

Owner: TIM MURDOCH Address (if different): _____

Phone: 716-445-7756 City: LOCKPORT Zip: 14094

Construction Cost: _____

Description of work: BATH ROOM- WASHER ~~+DRY~~ DRYER

_____

_____

Contractor(s): TOM BYRNE

_____

_____

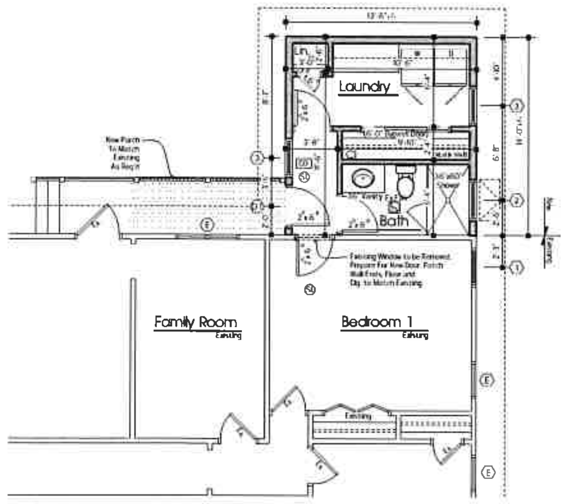
Please Attach the Following:
(New Construction only)

___ Property survey that is current and accurate
___ 2 sets of plans for new construction
___ Setback dimensions (front, rear and all sides)
___ Sketch if altering interior dimensions
___ Locations of the proposed structures

The Owner/ Applicant agrees to conform to all applicable laws of this jurisdiction, adhere to the plans and specifications affixed hereto and permit Building Department personnel to perform required inspections.

Applicant's Name:(if different than owner) _____ (attach letter of agency)

Owner/ Applicant Signature: [signature] Date: 5/23/23

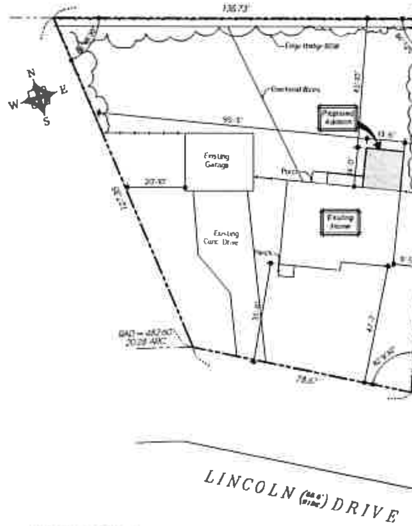


1 FIRST FLOOR PLAN
1/4"=1'-0"

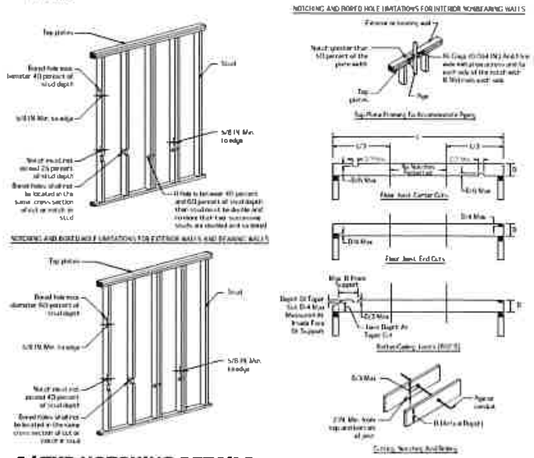
Note:
Contractor Shall Confirm Location Of Any Bearing Walls Prior To Demolition & Notify Architect Of Any Bearing Walls Not Indicated On The Demolition Plan. All Bearing Locations Shall Be Temporarily Supported During Demolition & Construction Until Permanent Structure Is In Place

NOTE:
Additional Hardwired Smoke Detectors and Carbon Monoxide Detectors Shall Be Installed In Existing Dwelling As Req'd by Section R314 Of The 2020 NYS Residential Building Code. All Detectors Must Be On Each Floor, Including The Basement and Shall Be Interconnected.

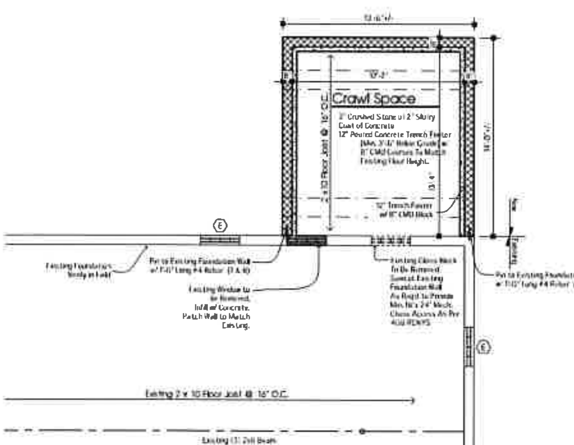
NOTE:
Adjust Top Of Wall Elevation To Align New Finish Floor With Existing Elevation



2 SITE PLAN
1"=20'-0"

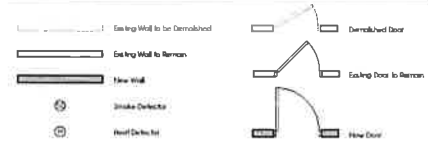


4 TYP NOTCHING DETAILS
NOT TO SCALE



3 FOUNDATION PLAN
1/4"=1'-0"

FLOOR PLAN LEGEND



GENERAL NOTES

[illegible]

Ceiling Joist Span Table

[illegible]

Header Table

[illegible]

Heel Joint Connections

[illegible]

Structural Design Criteria

[illegible]

Window Schedule

Mark	Quant.	Unit Description	Rough Opening	S.F. Vent.	S.F. Glass	Clear Opng.	Oper.	Finish	Remarks
1	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	—
3	2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	—

Door Schedule

[illegible]

Note
Windows Indicated Are Pella [illegible] Series. All Rough Openings, Light & Vent Egress Requirements Shall Be Verified By Window Supplier Should Substitute Windows Be Selected

D·E·A·N ARCHITECTS
www.deanarchitects.com
3284 WALDEN AVENUE
DEPEW, NEW YORK 14043
PHONE: (716) 651-0381
FAX: (716) 651-0382

23-146

Project For:

Murdoch Residence

24 Lincoln Drive
Lockport, NY

DATE 05-11-2023
DRAWN BY N.Nahin
CHECKED BY M. Dean
SCALE 1/4" = 1'-0"

PLAN
& GENERAL NOTES

A1

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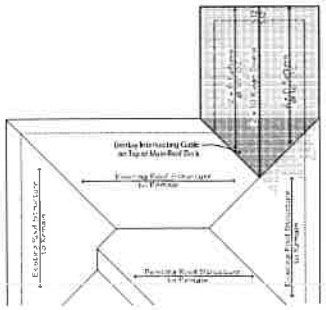
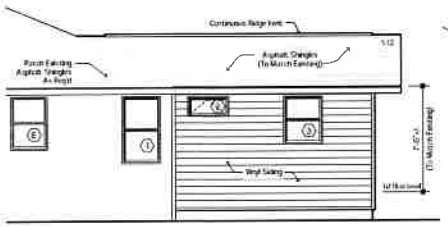
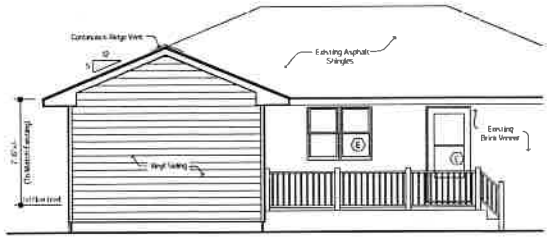


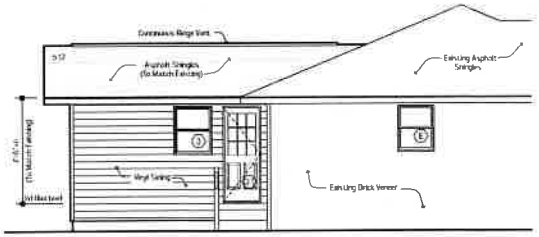
1 ROOF FRAMING PLAN
1/8"=1'-0"



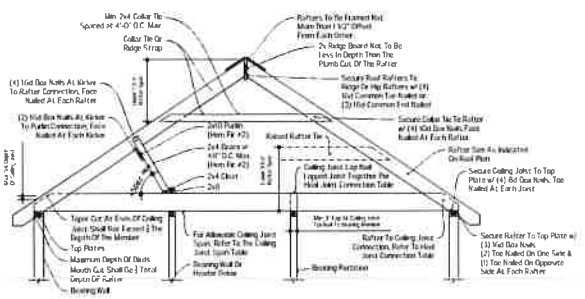
2 RIGHT ELEVATION
1/4"=1'-0"



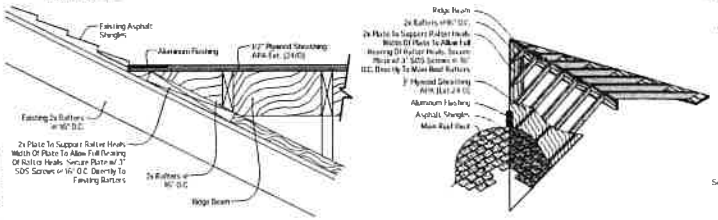
3 REAR ELEVATION
1/4"=1'-0"



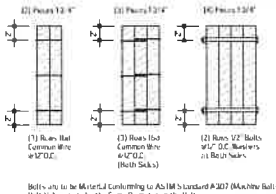
4 LEFT ELEVATION
1/4"=1'-0"



5 TYP ROOF FRAMING DETAIL
NOT TO SCALE

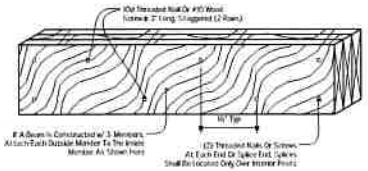


6 ROOF OVERLAY DETAILS
NOT TO SCALE



Bolts are to be Material Conforming to ASTM's Standard A307 (Machine Bolts). Bolt Holes are to be the Same Diameter as the Bolt.

7 MULTIPLE LVL CONNECTIONS
NOT TO SCALE



8 HEADER BEAM ASSEMBLY
NOT TO SCALE

NOTE:
The Minimum Wind Uplift for this Structure is Less Than 20 PSF, Therefore Roof Tie-Downs are Not Required.

NOTE:
All Rafters Shall Have Strong Back Support Where Indicated To Solid Bearing Below To Ensure Compliance For Max Span.

Rafters Shall be Sufficient Depth to Provide Minimum Insulation Specified Including Any Required Air Space.

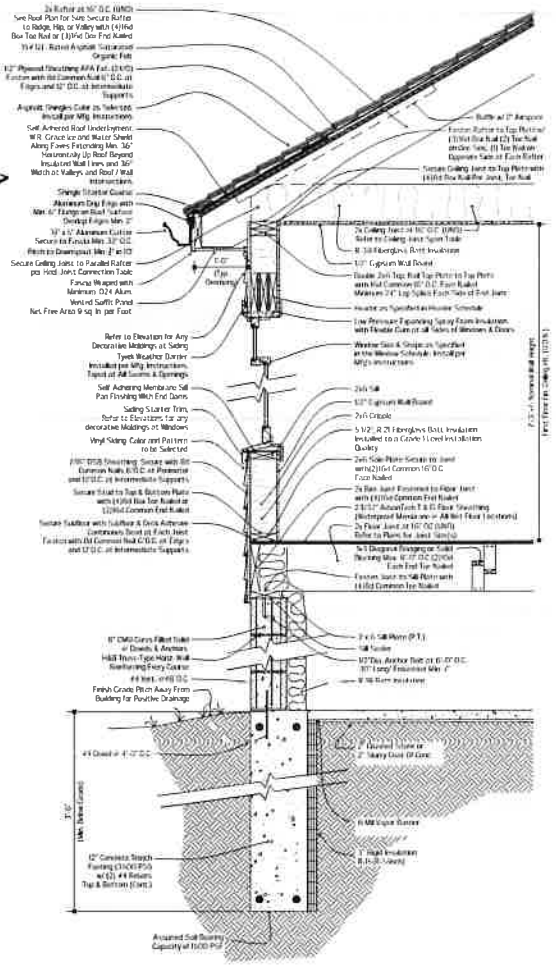
Rafters — 50 PSF (Snow Load)

46 Douglas Fir-Larch				
Dead Load= 10 PSF				
	2x6	2x8	2x10	2x12
12" O.C.	10'-3"	14'-3"	17'-4"	20'-4"
16" O.C.	9'-10"	13'-8"	16'-8"	19'-6"
Dead Load= 20 PSF				
	2x6	2x8	2x10	2x12
12" O.C.	8'-9"	12'-4"	14'-9"	16'-11"
16" O.C.	8'-2"	11'-5"	13'-11"	16'-2"

Hip/Valley Beams (W.F.L.L. 14PSF)

Size	Max Span (Horizontal)
1-1x10	7'-2"
2-1x10	8'-6"
1-1x12	7'-8"
2-1x12	9'-10"
1-1 7/8 x 11 7/8 LVL	10'-6"
2-1 7/8 x 11 7/8 LVL	13'-4"
1-1 7/8 x 14 LVL	12'-4"
2-1 7/8 x 14 LVL	15'-8"

Spans Exceeding These Limits Shall Be Noted On The Plans Or Verified By The Architect



9 WALL SECTION
1"=1'-0"

D·E·A·N ARCHITECTS
www.deanarchitects.com

3284 Walden Avenue
Depew, New York 14043
Phone: (716) 651-0381
Fax: (716) 651-0382

23-146

Project For:
Murdoch Residence
24 Lincoln Drive
Lockport, NY

No.	Description	Date	By

DATE: 05-11-2023
DRAWN BY: N.Nahm
CHECKED BY: M. Dean
SCALE: 1/4"= 1'-0"

ELEVATIONS & DETAILS

A2

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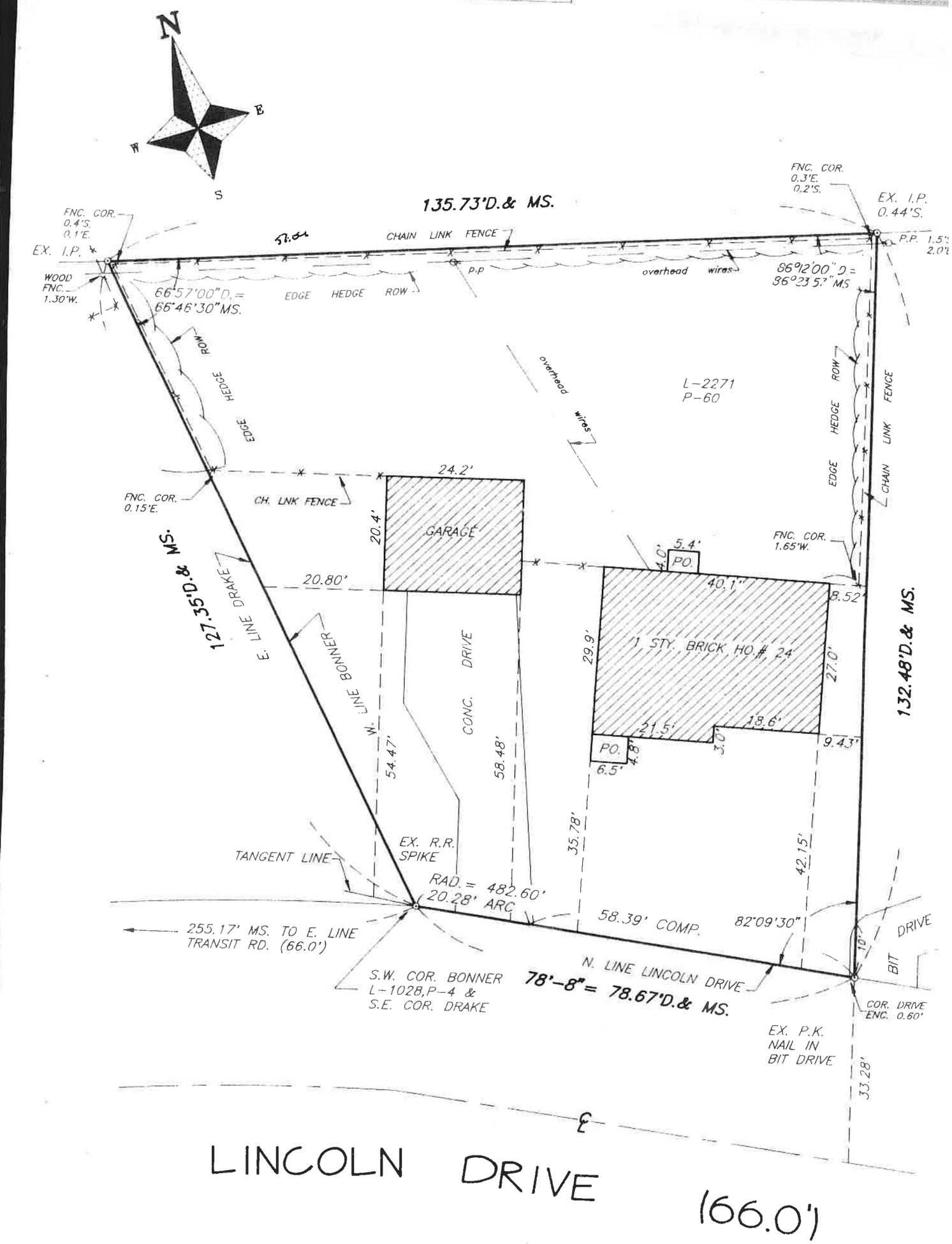
BOX 95A DISK 14 | CADD DRAWING: DO NOT REVISE MANUALLY



NOTES:

-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S 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.

MAP REF.:

WENDEL

7405 CANAL ROAD, P.O. BOX 501 LOCKPORT N.Y. 14095
PHONE: 716-433-5983 716-625-8228 FAX: 433-7604

PART OF LOT 11	SEC. 14	TWP. 14	RNG. 6
CITY LOCKPORT		PROJECT NO. 95S-70-009	
COUNTY NIAGARA, NY		SCALE 1" = 20'	
CREW MDR, MDW	DWN. MJB	CHK	DATE 5-26-199