

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

May 14, 2024

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, May 28, 2024 at 5:00 P.M.

1. George Enzinna. 58 Beattie Avenue. Request to erect an 8.5' x 20' carport on the south side of the house situated in an R-1 Zone. (Area-lot coverage 40.6%, area- 0' south line)
2. Mark Butler. 103 Caledonia Street. Request to erect a 24' x 5.5' two-story addition to the west side of the house and a 12' x 5.75' addition to the front porch situated in an I-2 Zone. (Area-two-story addition 1' west line, area-porch addition 14' south line, area-porch addition 8' east line)
3. Saif Alazzawi. 205 Washburn Street. Request to utilize the existing building as an automotive repair shop situated in an R-3 Zone. (Use-automotive repair shop)

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



Building Inspection Department

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NOTICE OF PUBLIC HEARING

Case No. 2320

May 14, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the properties at 58 Beattie Avenue, Lockport, New York, had been filed by George Enzinna.

The request is for a variance to erect an 8.5' x 20' carport on the south side of the house situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the carport will increase the lot coverage to 40.6% and will be located 0' from the south 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, May 28, 2024 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

2320

**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: 58 Beattie Ave

APPLICANT INFORMATION

NAME: George Enzina ADDRESS: 58 Beattie Ave
PHONE: 716-417-4712 Lockport NY 14094
CITY STATE ZIP
FAX: _____ E-MAIL: GELUVSGOLF@hotmail.com

OWNER INFORMATION

NAME: George Enzina ADDRESS: 58 Beattie Ave
PHONE: 716-417-4712 Lockport NY 14094
CITY STATE ZIP
FAX: _____ E-MAIL: GELUVSGOLF@HOTMAIL.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: _____

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

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

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.

VARIANCE STANDARDS (AREA 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 (USE VARIANCE)

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

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

Please see attached

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


Signature (Applicant)

07-05-2024
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)

07-05-2024
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.

History of Property: I have owned this single-family property since 1972. It has been my primary residence for over 50 years.

Description of proposed action: I would like to install a 20 x 8.5-foot carport on the south side of my home. It will cover my driveway and provide shade and protection for my car. It will be made of aluminum and attached to the house. There will be four poles along the south property line.

I will need a use variance as the lot size in this area is very small. I am unable to put up the size carport needed to park my car under if I can not set the poles on the property line. I have spoken with my neighbor immediately to my south and she has voiced approval of this carport. There will be no lighting on the carport. The carport will be angled to facilitate runoff down the naturally sloping driveway towards Beattie Ave.

I am requesting a lot coverage variance as this carport will increase my lot coverage to 40.6%. When I first purchased the property there was a small one car garage on the property, I replaced that with a shed shortly after moving in in 1972.

Description of Hardship: This city lot is 66 x 36' one of the smallest in the area. I am looking to protect my vehicle from falling branches, ice or other items of nature.

The requested variance will have no impact on the neighborhood in general or change the character of the neighborhood. Many properties have similar size lots on Beattie Ave. Example 31 Beattie Ave.

George Enzinna

58 Beattie Ave. Lockport, NY 14094



Lockport 10PM 14094



Menu

Quotes

Lists

George



Home / Storage & Organization / Outdoor Storage / Car Storage / Carports

Internet # 306836366 Model # 1283006700820 UPC Code # 659933302134 Store SKU # 1003598998

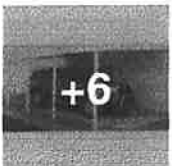
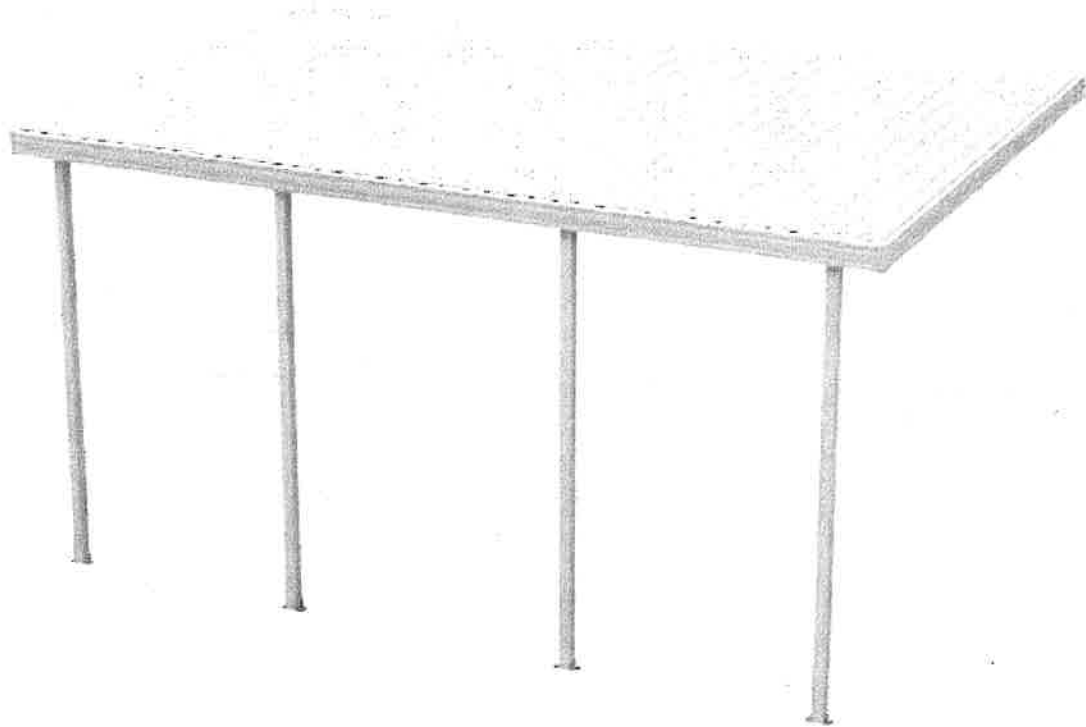
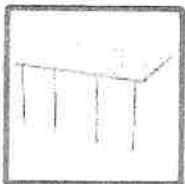
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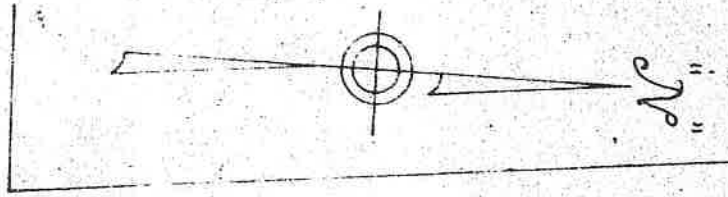
20 ft. x 8 ft. White Aluminum Frame White Roof Carport, 4 Posts 30 lbs. Snow Load

★★★★★ (18) Questions & Answers (111)

Live Chat

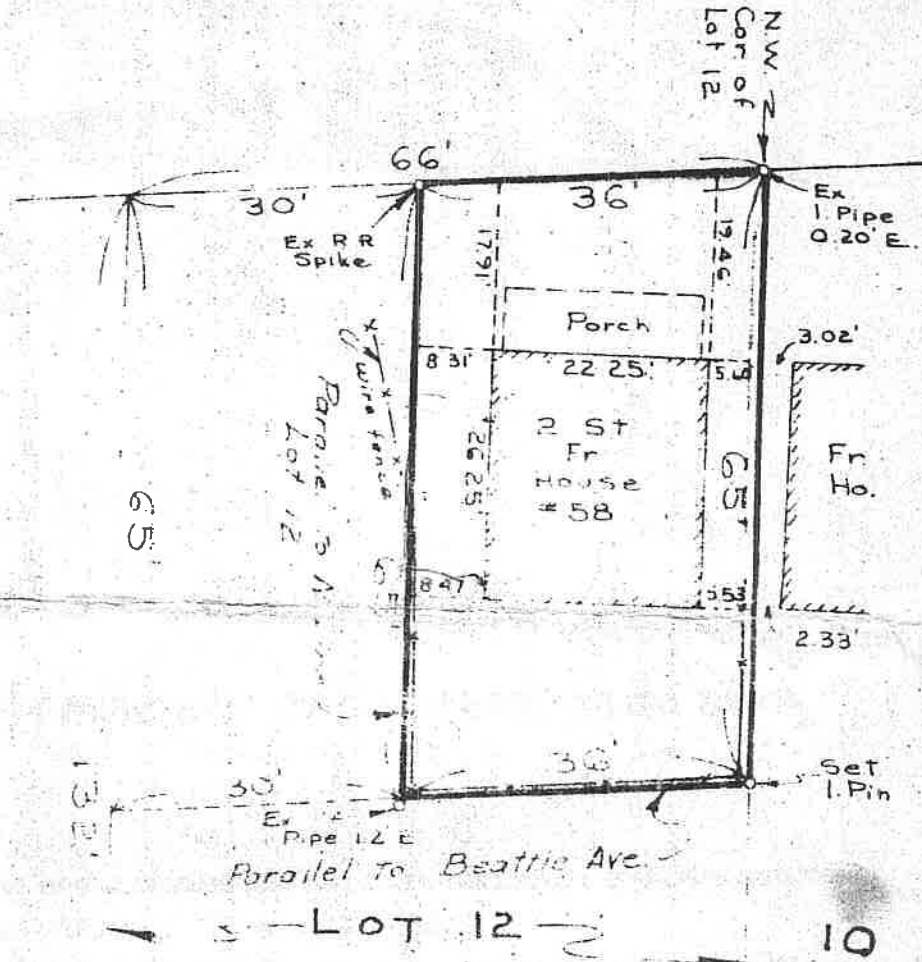
Feedback





BEATTIE AVE. (49'-6" wide)

GRANT ST. (57'-9" wide)



LOT 12 10



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. 2321

May 14, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 103 Caledonia Street, Lockport, New York, had been filed by Mark Butler.

The request is for a variance to erect a 24' x 5.5' two-story addition to the west side of the house and a 12' x 5.75' addition to the front porch situated in an I-2 Zone.

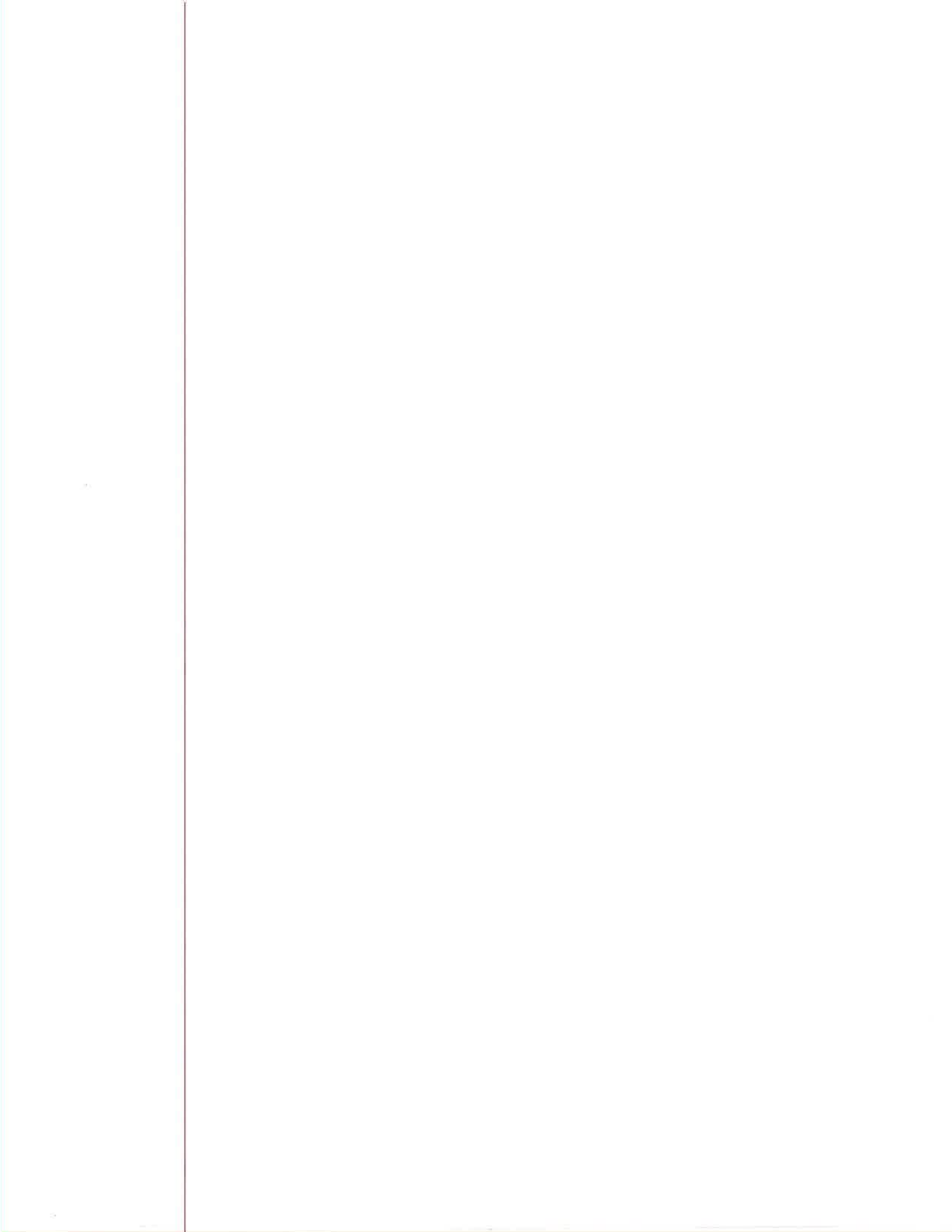
Approval of the permit application was denied or withheld because the addition on the west side of the house will be located 1' from the west property line and the front porch addition will be located 14' from the south property line and 8' from the east property line.

The City of Lockport Zoning Ordinance requires a minimum 10' side yard setback and a minimum 30' front yard setback for residential dwelling units in an I-2 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, May 28, 2024 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**

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: 103 Caladonia Street

APPLICANT INFORMATION

NAME: Mark Butler ADDRESS: 6880 Heise Rd

PHONE: 716-725-5781

Clarence Ctr., NY 14032

CITY STATE ZIP

FAX: N/A

E-MAIL: butlerm_1@hotmail.com

OWNER INFORMATION

NAME: Custom Collaborators..LLC ADDRESS: 6880 Heise Rd.

PHONE: 716-725-5781

Clarence Ctr., NY 24032

CITY STATE ZIP

FAX: N/A

E-MAIL: N//A

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.)

March _____
previous history unknown, I purchased the property in March of 2024 _____

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

_____ The west side addition ~21' x 5' two story addition set-back would be ~1' from the property line, and currently a 10' set back is required. The front porch addition is set back ~14' from the property line, and currently 30' set back is required.

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 current square footage of the property is inadequate for the desired layout of the home. Many of the properties (lots) in the neighborhood are narrow lots and most of the houses are ~1' from the property line on at least one side having similar set-back as I am requesting.

_____ The west side addition (~21' x 5') two story addition set-back would be ~1' from the property line, and currently a 10' set back is required. The front porch addition (5' 8" x 11' 10") single story addition is set back ~14' from the property line, and currently 30' set back is required.

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

The requested variances will not alter the character of the neighborhood since the back half of the existing structure is as close as or closer to side lot property line than the proposed addition to west side of the existing structure. The addition to the front of the structure will not change the existing set back, since the foundation already presently exists and I just want to enclose the area of that existing foundation to improve floorplan layout and provide a front entry for the home. The proposed stairwell will be moved to the right front corner of that foundation, The neighbor's house to the right of this property also has an enclosed porch on the front of the house which is closer to the street than the proposed addition. Additionally, I would like to install a (2 car) concrete drive way from the existing curb cut to the existing stone foundation of the existing house. I also propose installing a 6' high fence (chain link style) along the back of the property and along both side borders of the property to inhibit pedestrians from crossing through the property. The neighbors to the right currently has a chain link fence. I would like to raise the left side of the roof to provide normal height ceilings on the second floor of the residence (dormer style roof) and raise the back right half of the second story roof to provide normal ceiling height in that portion of the second floor (gable-end style roof). Most of the houses in the neighborhood are two story homes with a maximum height greater than the proposed roof.

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.

Mark C. Butler

Signature (Applicant)

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

Date

5/9/2024

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.

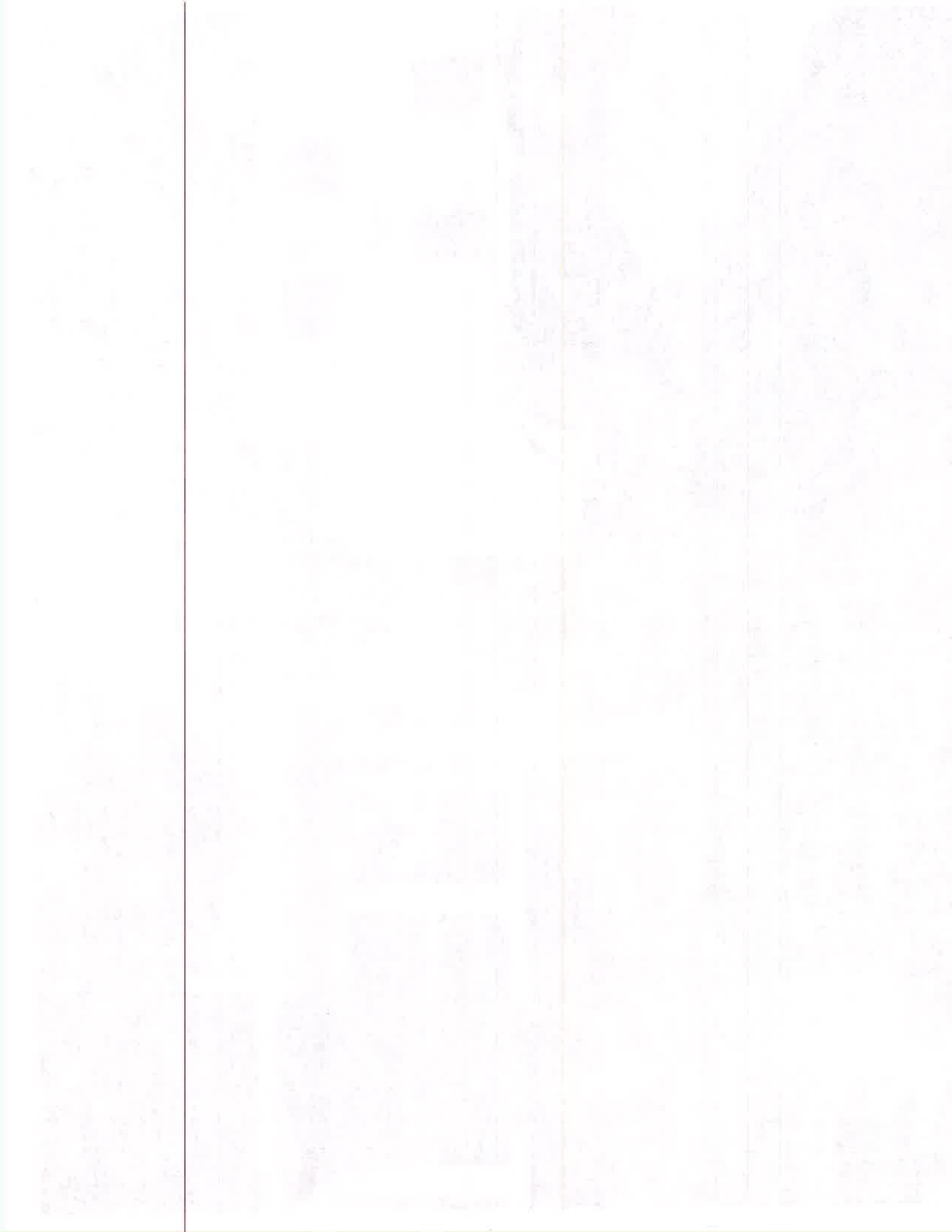
Signature (Owner)

Date

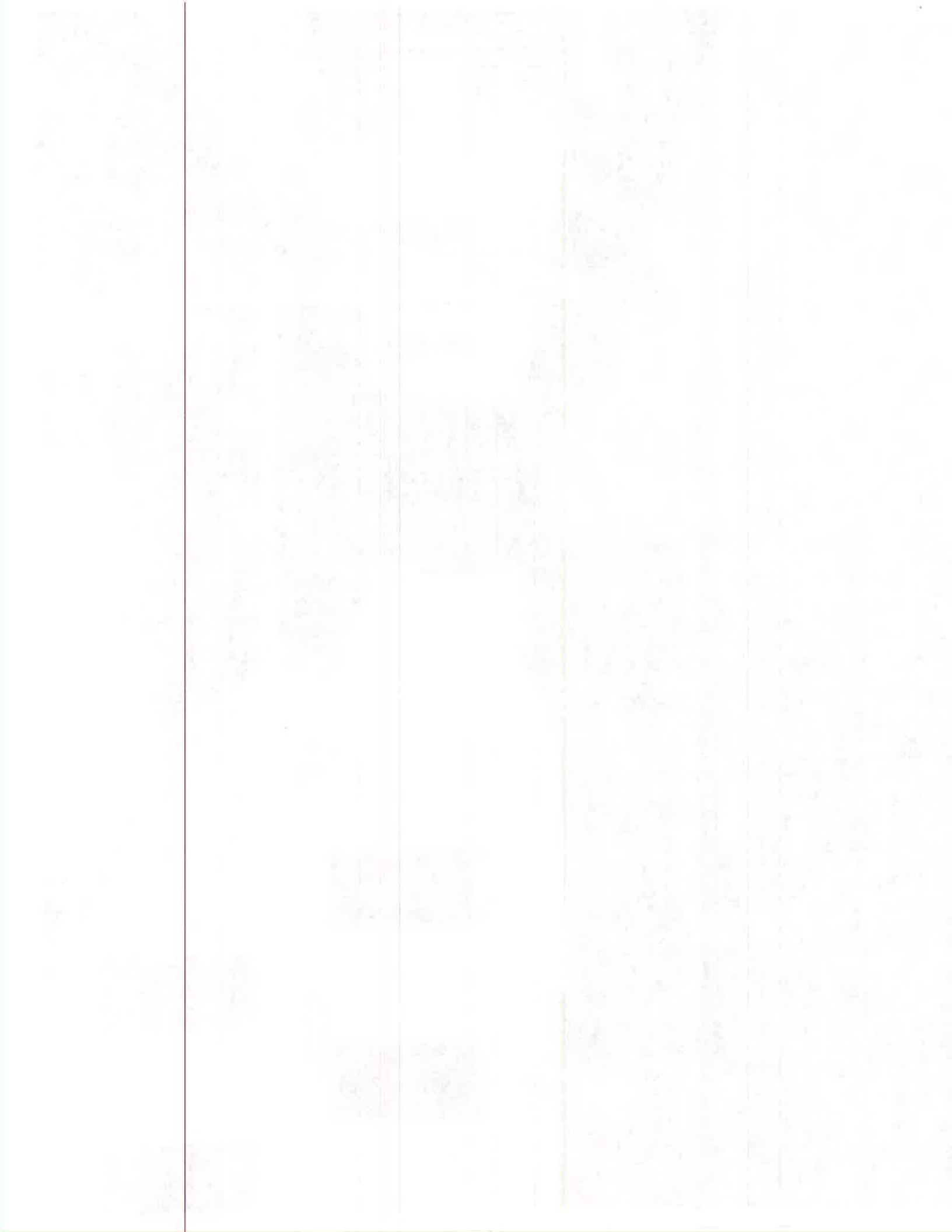
Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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.

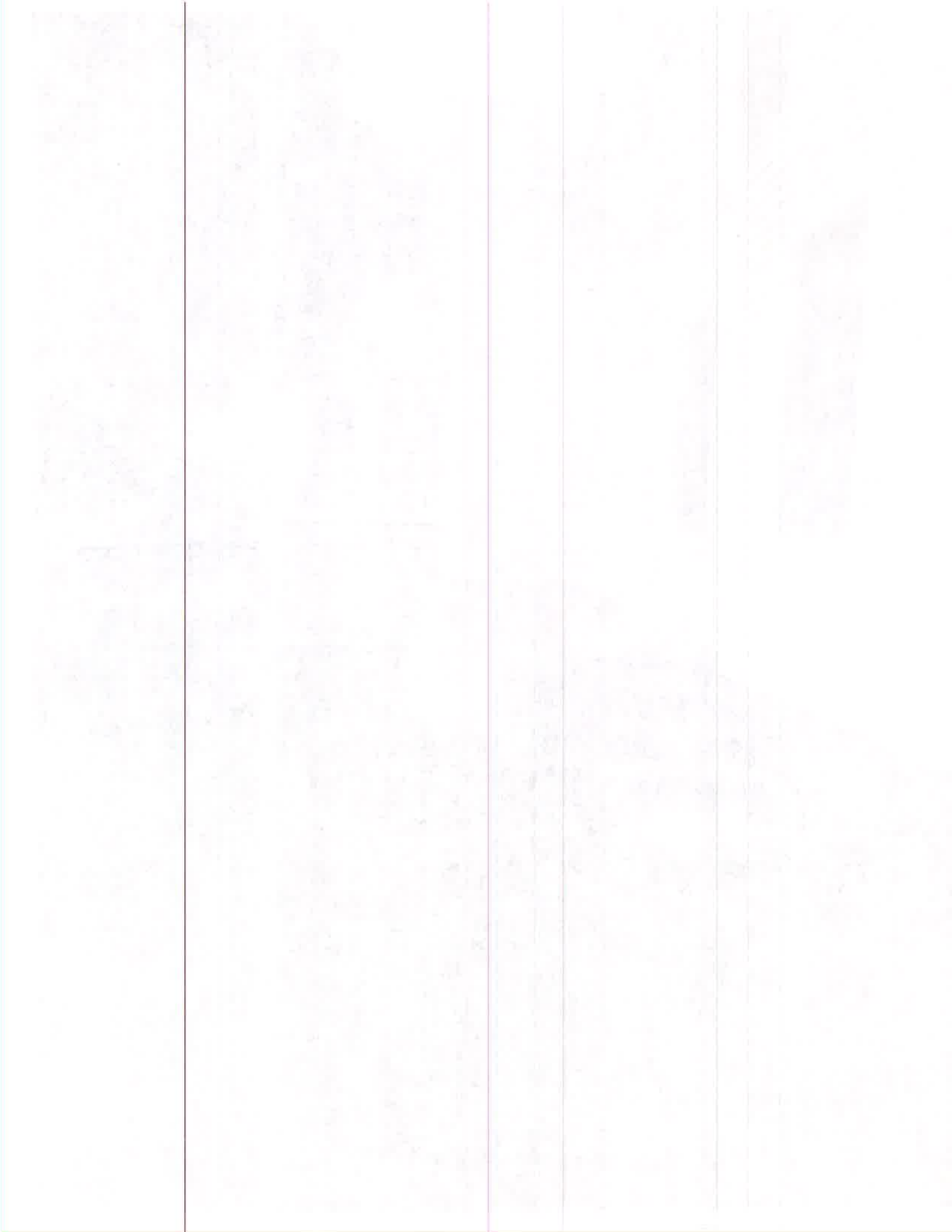




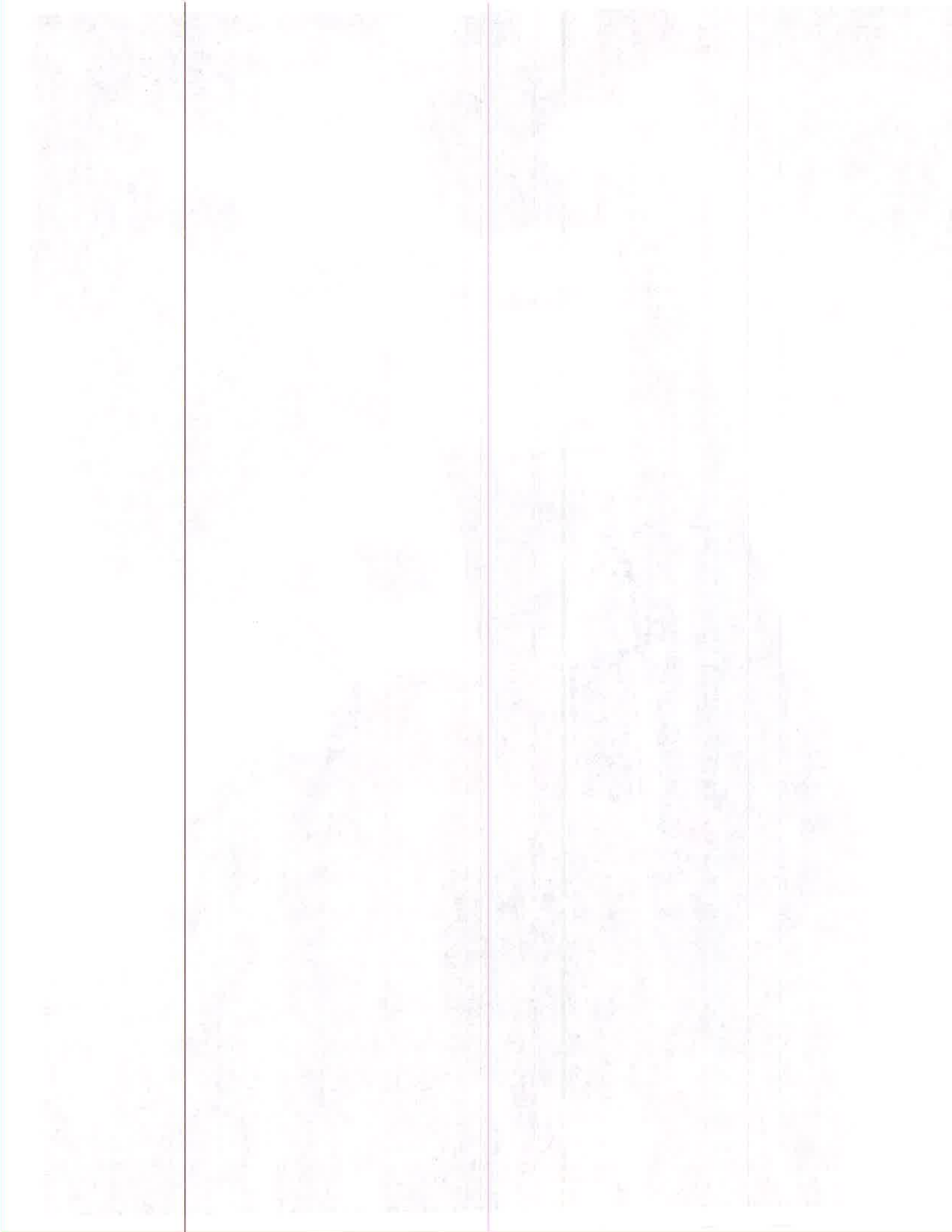




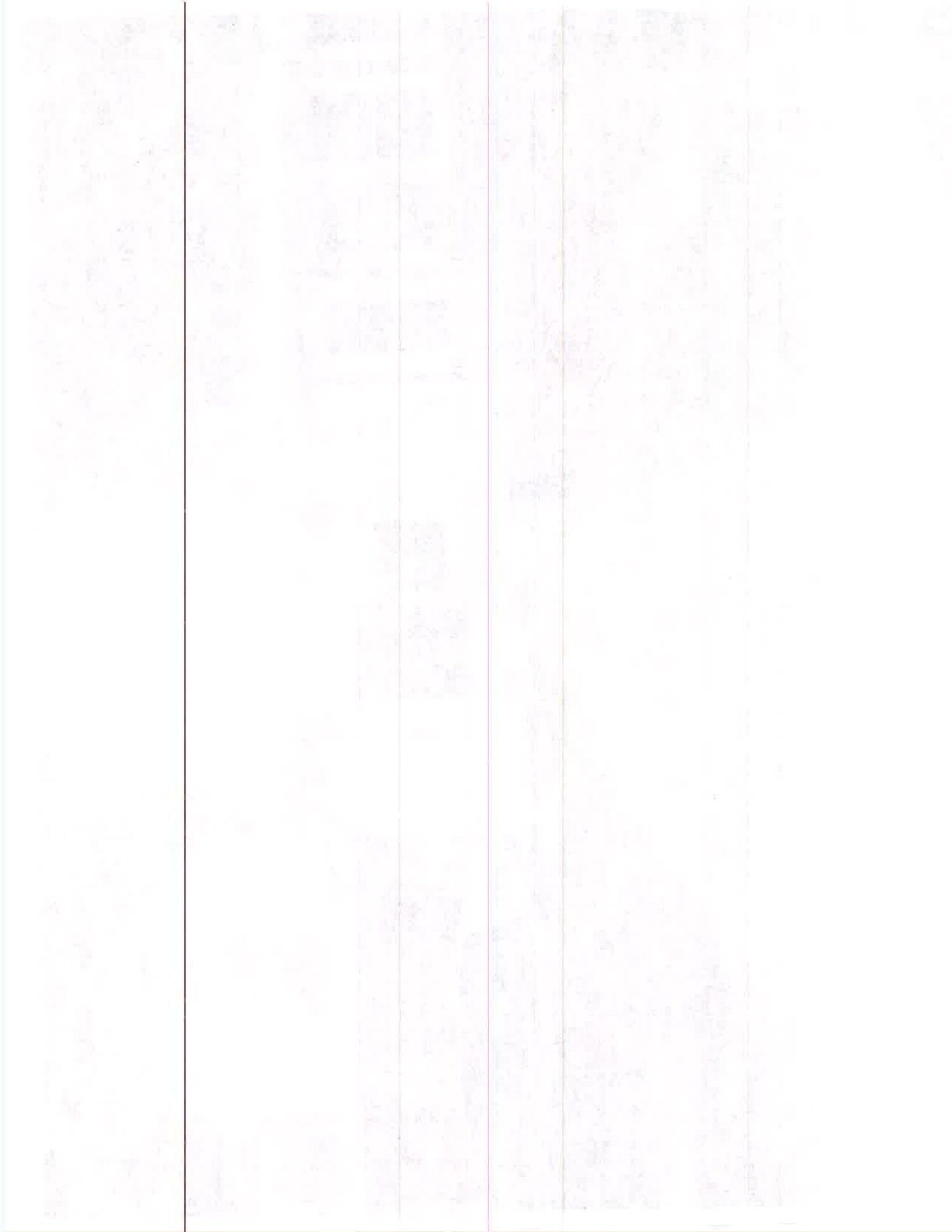




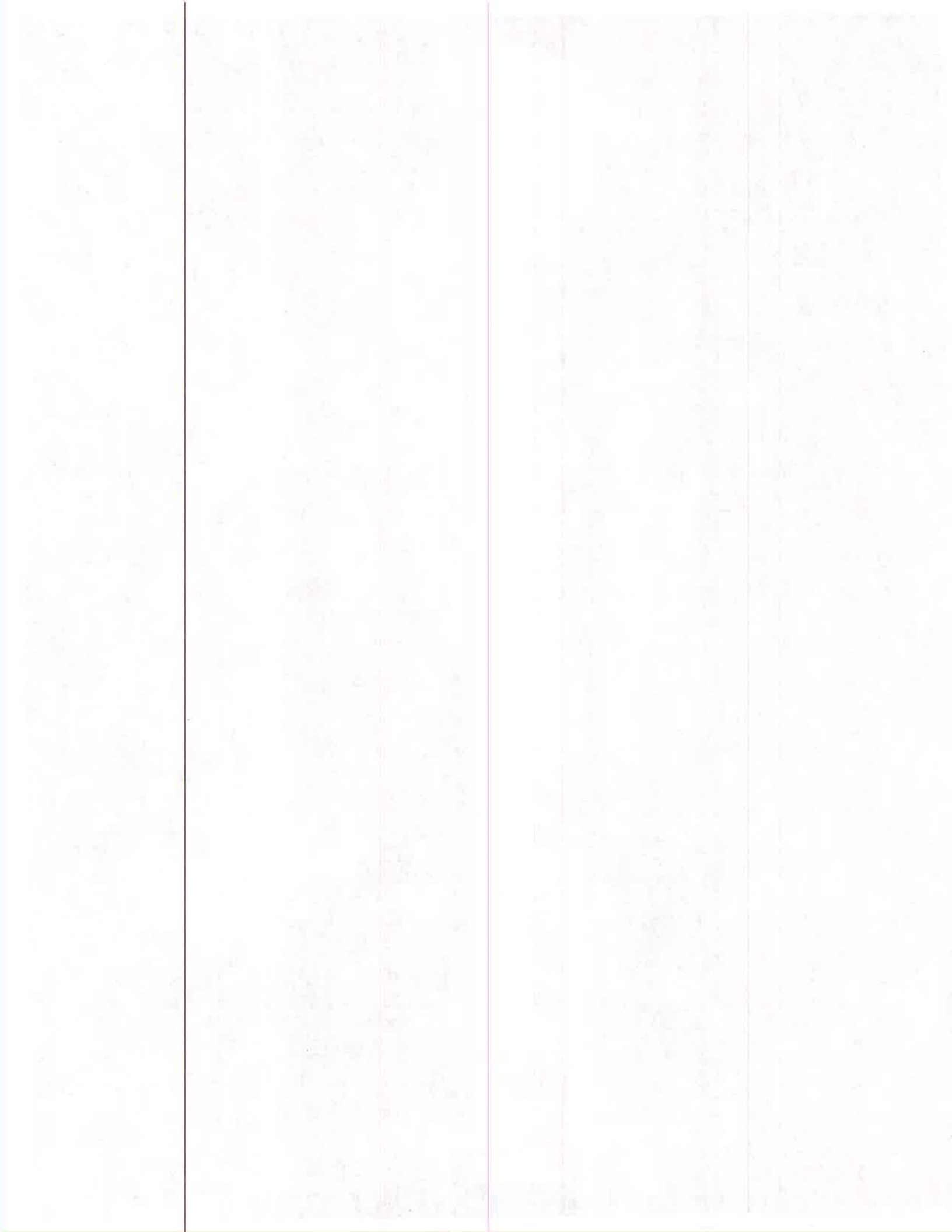














NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

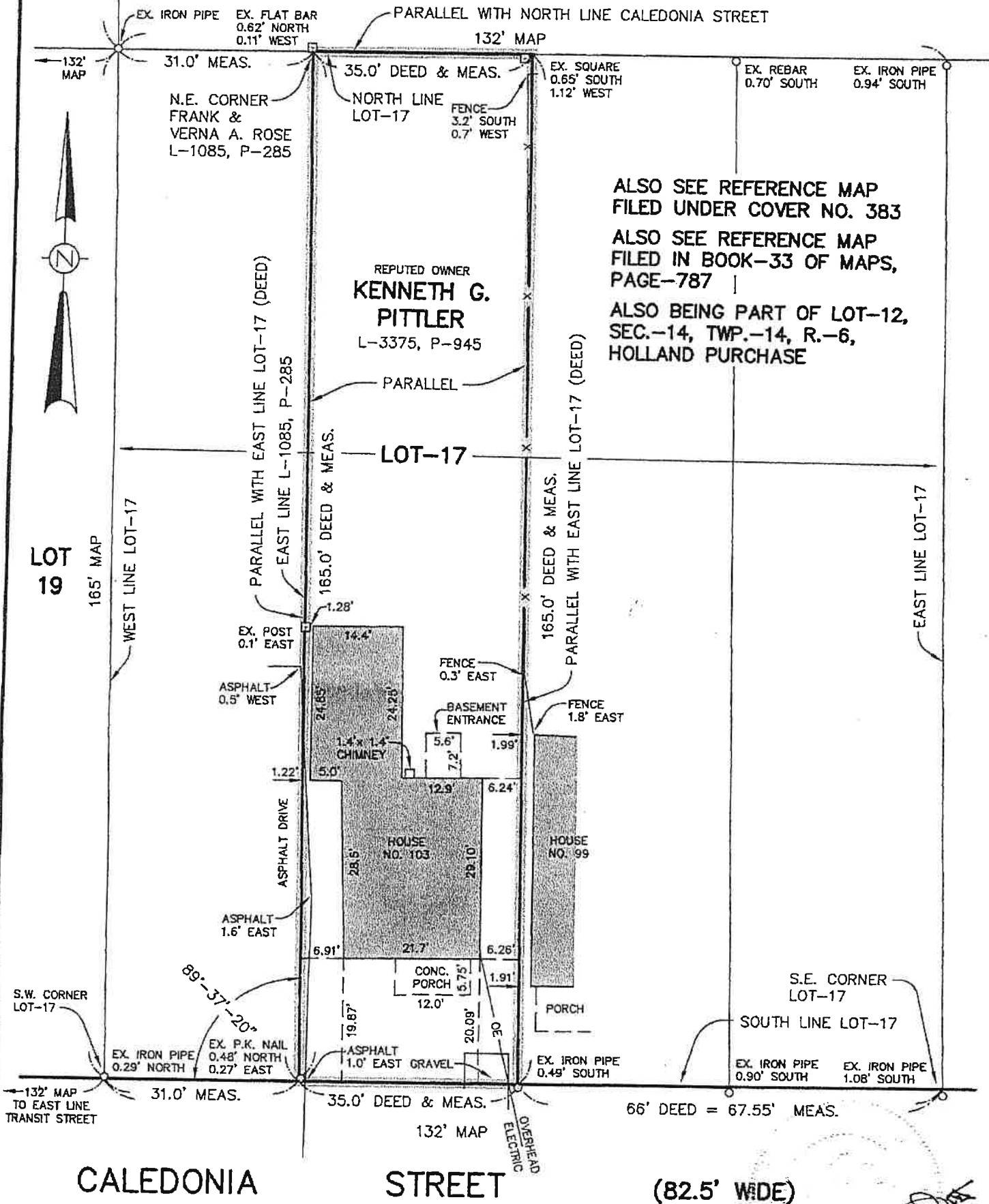
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ALL RIGHTS RESERVED

RESURVEY

REVISION

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

LOT-4



ALSO SEE REFERENCE MAP
FILED UNDER COVER NO. 383
ALSO SEE REFERENCE MAP
FILED IN BOOK-33 OF MAPS,
PAGE-787
ALSO BEING PART OF LOT-12,
SEC.-14, TWP.-14, R.-6,
HOLLAND PURCHASE

REPUTED OWNER
KENNETH G. PITTler
L-3375, P-945

CALEDONIA

STREET

(82.5' WIDE)

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
429 PINE STREET, LOCKPORT, NEW YORK 14094
PHONE 433-2535 PHONE 625-8360

SURVEY OF PART OF CITY LOT-17, NORTH SIDE CALEDONIA STREET

LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

REFERENCE MAP FILED IN MICROFILM MAP BOOK-25, PAGE-2433

JOB No. 9373

SCALE: 1" = 20'

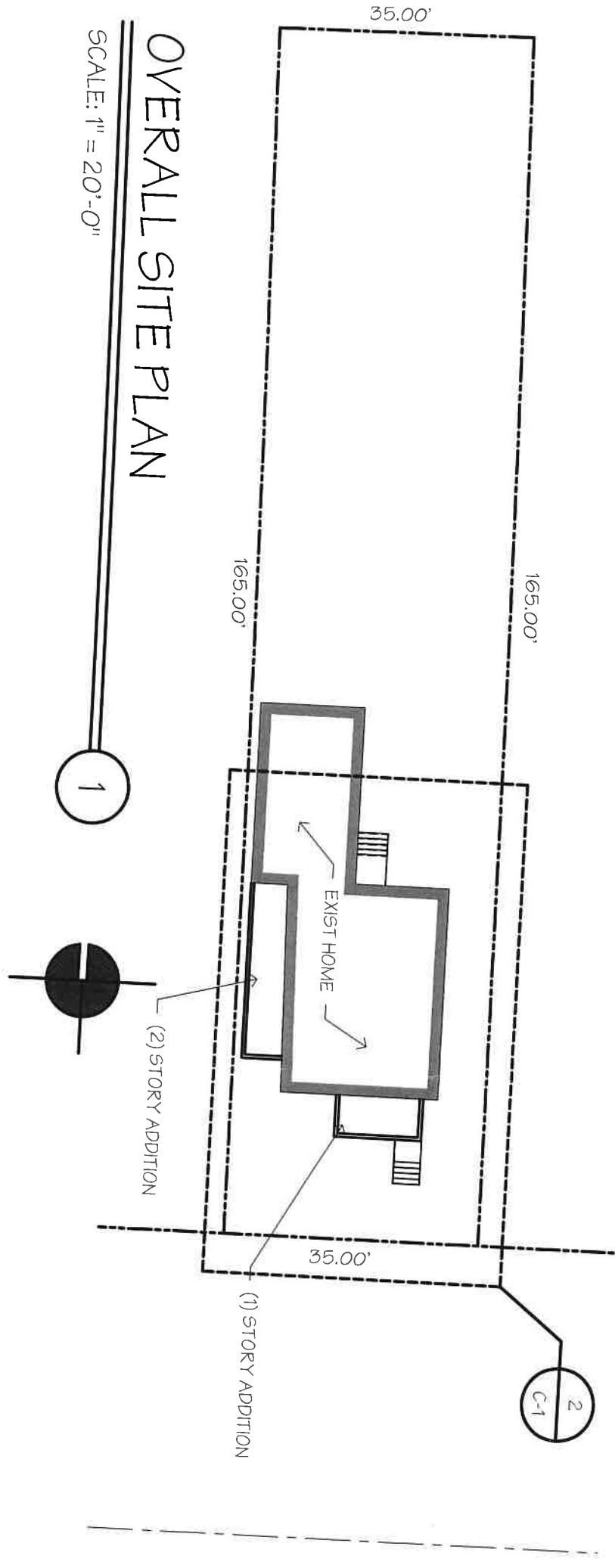
DATE: NOVEMBER 14, 2018

DRAWN	MAS
COMP.	JEM, III
DESC.	
CADFILE	9373.DWG

Decker M - 1@hotmail.com

OVERALL SITE PLAN

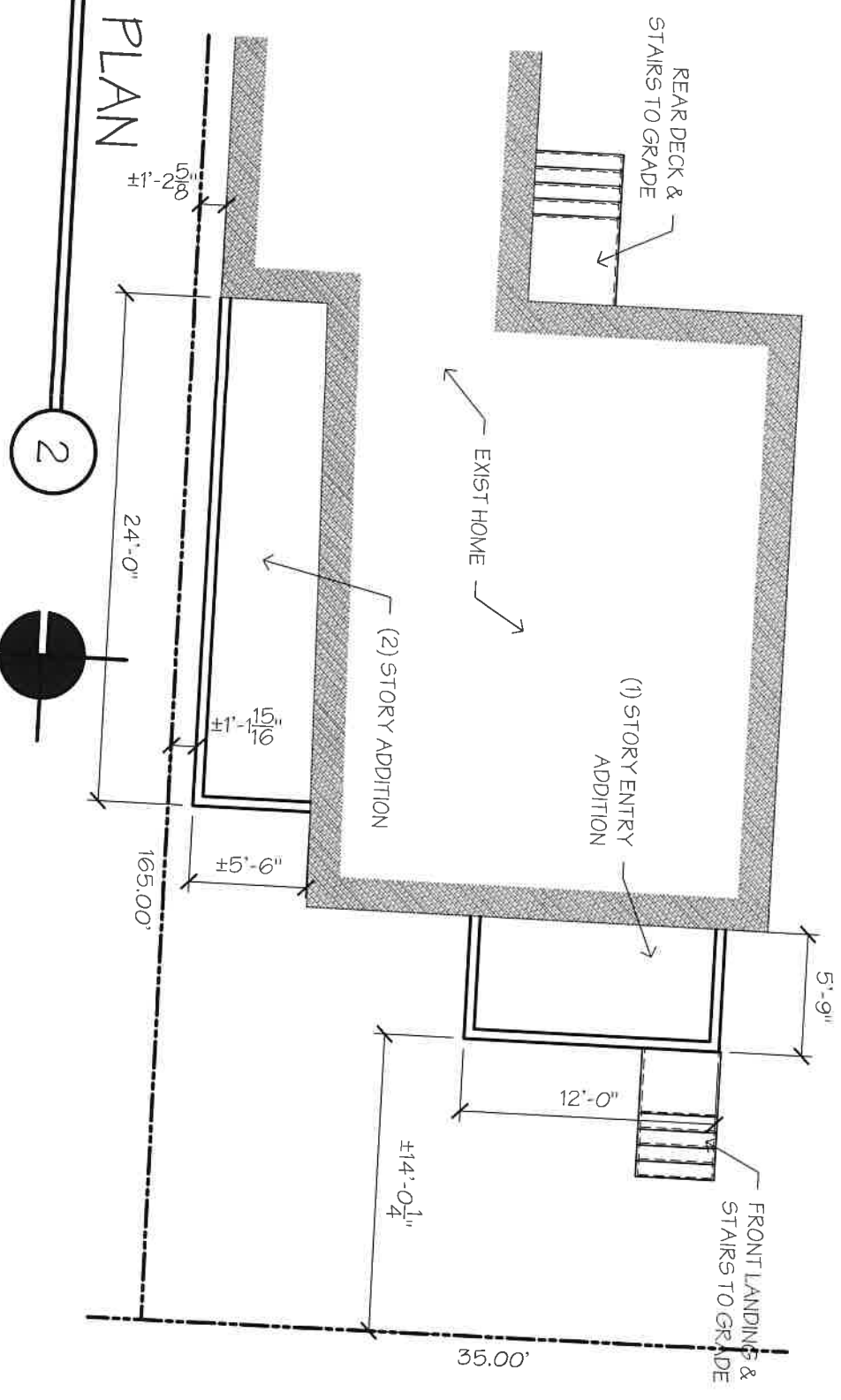
SCALE: 1" = 20'-0"




CALEDONIA STREET
(82.50' R.O.W.)

ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"



charles a. dahike
24-144
C-1

DRAWING NO: C-1	PROJECT TITLE / LOCATION: BUTLER ADDITION LOCKPORT, NEW YORK	SCALE: AS SHOWN	 Life by Design designs to build your life on	6324 robinson road, lockport, new york 14094 • 716 - 727 - 3191 • cadahike@bdarchitecture.com
	CONTENTS ON SHEET: SITE PLAN	DATE: 5-9-24		

NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.



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. 2322

May 14, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 205 Washburn Street, Lockport, New York, had been filed by Saif Alazzawi.

The request is for a variance to utilize the existing building as an automotive repair shop situated in an R-3 Zone.

Approval of the permit application was denied or withheld because automotive repair shops are not a permitted use in an R-3 Zone.

The City of Lockport Zoning Ordinance allows automotive repair shops in B-3 Zones

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, May 28, 2024 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**

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: 205 Washburn Street Lockport New York 14094

APPLICANT INFORMATION

NAME: Saif Alazzawi ADDRESS: 170 Berehaven Drive
PHONE: 716-817-4441 Amherst New York 14228
FAX: _____ E-MAIL: Saifalazzawi332@yahoo.com
CITY STATE ZIP

OWNER INFORMATION

NAME: Shadrac Pelt ADDRESS: 5926 Old Wilson Burt Road
PHONE: 716-803-7050 Burt New York 14028
FAX: 716-438-7334 E-MAIL: itrog.inc@gmail.com
CITY STATE ZIP

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.)

see attachment

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

see attachment

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)

see attachment

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

see attachment

Brief history of property (historic use of property ownership history etc)

Robert Kraft was a previous owner of 205 Washburn St. and the assumption he leased to Jerry Horton, who offered a vehicle repair services for the public. ☺

To my knowledge Alexander Young was also an previous owner and conducted an Auto Repair Shop serving public.

Amongst other businesses, it is assumed that at one point Robert Kraft leased the 205 Washburn St. to Twin City ambulance who use the building for a hub for their services.

Description of proposed actions(includes specific use proposed, hours, and # of employees)

The specific use for the property of 205 Washburn St. is to provide an establishment where automobiles are repaired by auto mechanics/ technicians.

My plans as a Lessor is to lease this building to an reliable person or business based on a 3-5 yearly agreement with the understanding that they will conduct business as an Auto Repair Shop "business" at this location.

Hours of operation will be 9 to 5, 6 -7days a week.

While talking to lessee he stated that he will play the major part as mechanic and there may possibly be one more person that will be employed for work.

Description of Hardship

(describe the features or conditions of the property that restricts reasonable use of the property under current zoning regulations)

205 Washburn St. located in a predominantly residential neighborhood. The building has 2 Garage Bay Doors making this location great for any Automotive / Mechanic / Contractors / Detail / and or Auto Sales needs.

The building has 1,020 sqft, with offices space (sitting room & 1 restrooms) and heating (forced air). The building is accommodated with a large parking lot with an (approximately) 15ft sign that was once used for advertisement.

It would be costly to convert the building to a residential use to comply with the R3 zoning regulations

Describe how requested variance not alter the character of the large neighborhood or impact adjacent properties

Request variance will not alter character of the neighborhood or properties because there will not be any alterations of the building structure or parking lot. There are no plans on altering the building structure or survey of the land. The properties in the area will not be affected in any way by any changes

Business Plan Overview

The scope of the variance is to open a local auto repair shop in 205 Washburn st, Lockport. We will provide top-quality auto repair and maintenance services to our customers. While catering to companies and individuals we will be fast and very professional with our services.

Our main key is to be able to provide our clients with the following services:

- Oil and Filter Change
- Tire Rotation and Services
- Brake Repair Service
- Engine Services
- Tire Change Service
- Transmission Services
- Scheduled Maintenance

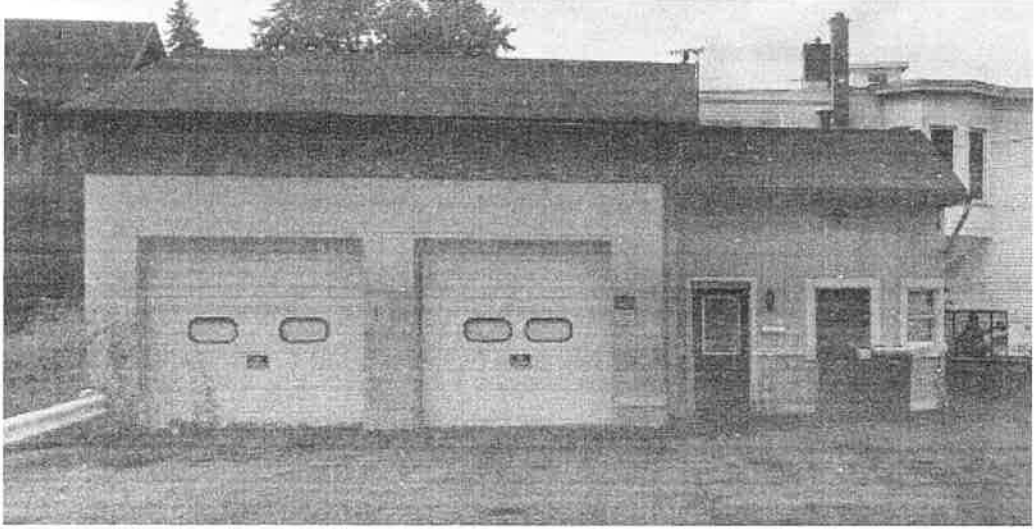
Target Market/ Customer Focus

Our target market will serve the residents of Niagara County and the immediately surrounding areas in a 25mile radius.

Primarily serving the residents and business.

Hiring Plan

in order to launch the business, we will not need to hire the employees because I am planning on being a full-time employee/owner what will handle the Auto mechanics along with the day to day sales and customer services



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.

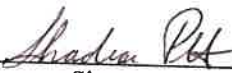
FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.


Saif Alazzawi (Apr 17, 2024 22:58 EDT)
Signature (Applicant)

Apr 17, 2024
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)

4-17-24
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.

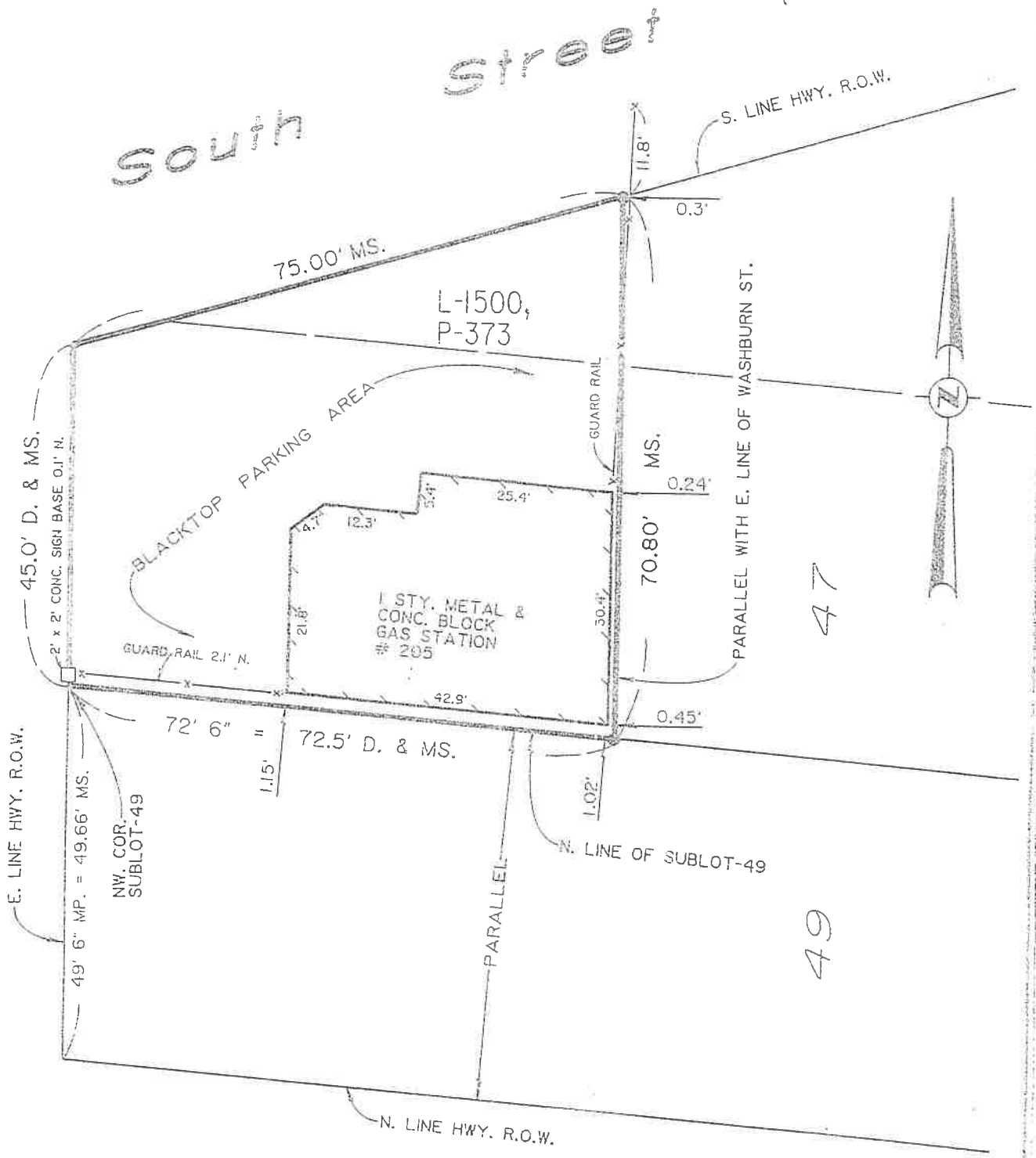
Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200' radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.

Washburn Street

(66' R.O.W.)

South Street

(66' R.O.W.)



Elmwood Avenue
(66' R.O.W.)
(F.K.A. Mulberry Street)

D. = DEED

MP. = MAP

MS. = MEASURED

⊗ = EX. IRON

○ = SET IRON

ENC. = ENCROACHMENT

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



ROSS W. MARTIN

PROFESSIONAL LAND SURVEYOR

5445 LEETE ROAD, LOCKPORT, N.Y. 14094

(716) 434-6551

SURVEY BEING PART OF LOT 10, SECT. 14, TWP. 14, RG. 6 OF THE HOLLAND PURCHASE.

REF. MAP BY J.P. HAINES FILED IN N.C.C.O. IN BOOK 25 OF MICROFILM MAPS AT PAGE 2433.

LOCATION: CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

SCALE: 1" = 20'

DATE: JAN. 16, 1989

JOB # 8812394

THIS MAP VOID FOR TRANSFER UNLESS ENDORSED WITH NY CPL § 201.4 (2)(b)

