



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. 2325

July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 329 East Avenue, Lockport, New York, had been filed by Amanda Gorko.

The request is for a variance to install erect a 3.75' x 3' wall sign on the south side of the house, a 24" diameter sign on the southeast porch and a 2' x 1' ground sign on the east portion of the lawn for Miss Bella Salon situated in an R-2 Zone.

Approval of the permit application was denied or withheld because wall signs and ground signs are not permitted uses in an R-2 Zone.

The City of Lockport Zoning Ordinance allows wall and ground signs in B-1, B-2, B-3, B-4 and B-5, I-1, I-2 and I-3 Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, July 23, 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
VARIANCE

 USE

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: 329 East Ave Lockport Ny 14094

APPLICANT INFORMATION

NAME: Amanda Lee Gorke

ADDRESS: 329 East Ave Lockport Ny 14094

PHONE: (716) 395-6352

FAX: N/A

CITY STATE ZIP

E-MAIL: gorkeamanda@gmail.com

OWNER INFORMATION

NAME: Amanda Lee Gorke

ADDRESS: 329 East Ave Lockport Ny 14094

PHONE: (716) 395-6352

FAX: N/A

CITY STATE ZIP

E-MAIL: gorkeamanda@gmail.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

 CONTRACT

 PURCHASER

 CONTRACTOR

OTHER / owner / BESTIES OWNER

 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.)

Jan 11 - 1883, I purchased 329 east ave august 2016.
I have used it as a home since.

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

Typed up copy included with application.

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)

I am asking for permission to post a sign
for my business/home occupation so people
know that I am here and available.

Describe how the requested variance will not alter the character of the larger neighborhood or

impact adjacent properties:

parking made available and explained in proposal. Distance would change on the property besides replacing bad house with sign if so permitted and adding one to have on front lawn windows (extra side). The salon shouldn't really impact the neighborhood besides having an affordable hair salon available to the neighborhood

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.

Amara Lee Locke
Signature (Applicant)

6/3/24
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.

Amara Lee Locke
Signature (Owner)

Date *6/3/24*

6/3/24

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

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700

RECEIVED
DATE: 10/15/2010
TIME: 10:30 AM

TO: DR. J. SMITH
FROM: DR. A. BROWN

RE: RESEARCH RESULTS ON THE
EFFECTS OF TEMPERATURE ON
THE RATE OF REACTION

THE FOLLOWING DATA WERE OBTAINED
DURING THE COURSE OF THE
EXPERIMENT:

TEMPERATURE (°C) RATE (MOL/L·S)

25	0.01
35	0.02
45	0.04
55	0.08
65	0.16

AS CAN BE SEEN FROM THE ABOVE
DATA, THE RATE OF REACTION
DOUBLES FOR EVERY 10°C INCREASE
IN TEMPERATURE.

THIS IS A CHARACTERISTIC
FEATURE OF CHEMICAL REACTIONS
AND IS DUE TO THE INCREASE
IN THE NUMBER OF MOLECULES
WITH SUFFICIENT ENERGY
TO OVERCOME THE ACTIVATION
ENERGY BARRIER.

THE ACTIVATION ENERGY OF
THIS REACTION IS APPROXIMATELY
50 KJ/MOL.

THE ABOVE DATA WERE OBTAINED
FROM A SERIES OF EXPERIMENTS
CONDUCTED AT DIFFERENT
TEMPERATURES. THE RESULTS
WERE ANALYZED USING THE
ARRHENIUS EQUATION.

THE ARRHENIUS EQUATION IS
GIVEN BY:
$$k = A e^{-E_a/RT}$$

WHERE k IS THE RATE CONSTANT,
 A IS THE PRE-EXponential FACTOR,
 E_a IS THE ACTIVATION ENERGY,
 R IS THE GAS CONSTANT,
AND T IS THE ABSOLUTE TEMPERATURE.

THE ABOVE DATA WERE PLOTTED
AS $\ln k$ VS $1/T$ AND A
STRAIGHT LINE WAS OBTAINED.
THE SLOPE OF THIS LINE IS
EQUivalent TO $-E_a/R$.

THE ACTIVATION ENERGY
WAS DETERMINED FROM THE
SLOPE OF THE LINE AND
FOUND TO BE 50 KJ/MOL.

J

My name is Amanda Gorko and I am the property owner of 329 East Ave., Lockport, NY 14094. I have owned this property for 8 years now.

It has been a lifelong dream and personal goal of mine to own and operate my own salon. I am a single mother of two little girls under five, and I am partially disabled from a fatal car crash 8 years ago. Operating a salon on my own time and at my own convenience would give me opportunity to book clients on my own schedule while maintaining my first priority, my children.

I've maintained a nys license as a cosmetologist for 18 years now, but I have been working in the industry for 22 years. I obtained a Lockport city business license in October of 2023. I then obtained my nys business license March 2024.

I absolutely love what I do, and have a very deep, and passionate drive to give people the look they want, while achieving great confidence in trying times in their lives. I absolutely love making people feel good. That glow they get when they are ecstatic with your services fills my cup spiritually and emotionally. I would love to be given the chance and opportunity to spread that positivity here in the city of Lockport.

The salon will consist of one station and chair, for myself only.

Most of my clientele would be scheduled strictly upon booking. My hours of operation would range from Tuesday, Thursday, Friday, and Saturday 12 to 8, and some Sundays 11 to 6 unless otherwise booked for a special occasions. For example, weddings, proms, bridal showers, baby shower, photo shoots ect. Which in most cases are on site services and not usually at the salon location as this gives a nice convenience and thoughtful touch to the client on their special day.

I have a 5 car driveway that would be available for parking if public parking on east ave and vine st, is not available. As it is only myself that would be working in the salon there should not be any more than 2 to 3 vehicles at one time and really, three would be more than I would ever be expecting at once Working by myself.

There is an existing picket fence that has been on the property since a permit was pulled for its construction back in 2005. I have no plans on changing the style of the fence, as I have always loved and appreciated it's Victorian look and style with the house. The picket fence would remain the same as it always has been besides repairs.

I would like to put a sign for the salon about 45"wide and 35" tall on the front east ave side of my Victorian, hanging under the front bay window with the salons name if so allowed. I have included sketches on what these changes would look like specifically included with my application. I would also like to add a small sign hanging over the east ave/front porch, over the stairs to make it easy for people to identify where the entrance to "Mia Bella's Hair Salon" is, at about 23"-25" in diameter. I would also like to add a sign similar to most of the businesses I've seen down the street from me on east ave. They have beautiful signs matching the esthetic of their Victorian homes/businesses on post in front of their properties. This sign itself would be 48" wide and 23" with post for feet, that would stick 4ft out of the ground. Currently the location I would like to place this sign, there is a bird house that lights up more then 6ft tall on the property as it has been for many years now. I would remove that bird house and replace it with the sign. There is already lighting installed around the whole house at the fence line, the peaks, and this birdhouse. Any recommendations or suggestions are always very appreciated.

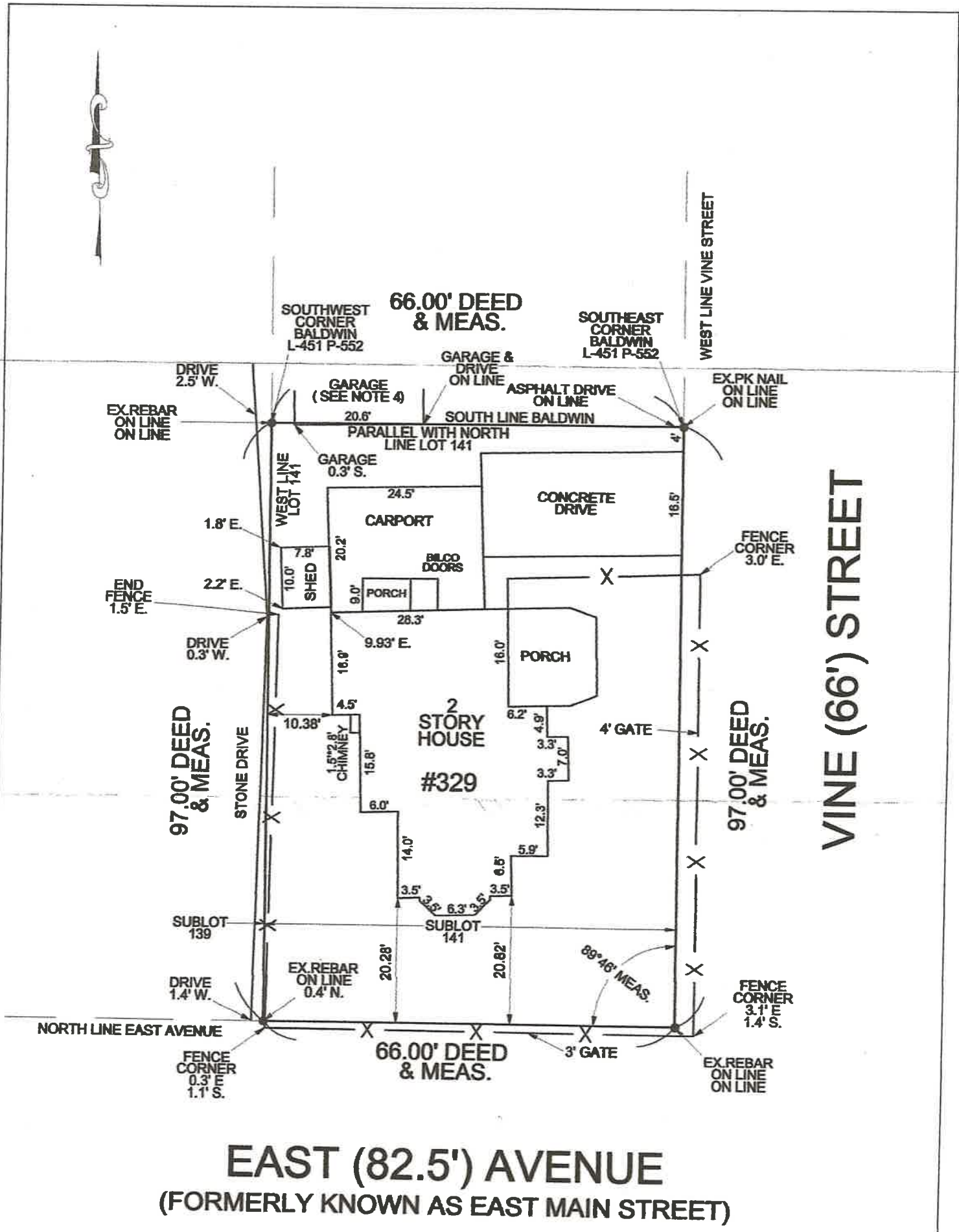
I have received approval from the planning board of the city of Lockport to open for business 5/6/24. I am now humbly asking for your approval of my project so I can post a sign representing my business out in front of my business/property so people know that I am here.

This project means the world to me. It would not just be a life long goal of mine, but it would also make me the resource for my children that I take care of solely. All I truly want is to to be able to pay my bills without fear, and to be able to make it so that my children can live comfortable lives while being a positive female role model in our community. With a little hard work and perseverance anything is possible.

I appreciate you taking the time to consider my application, thank you very much. Any suggestions, recommendations, questions or concerns please feel free to reach out!!

Sincerely,
Mia Bella's Hair Salon
Amanda Gorko
329 east ave Lockport ny
716-395-6352
6/3/24





66.00' DEED & MEAS.
SOUTHWEST CORNER BALDWIN L-451 P-552

SOUTHEAST CORNER BALDWIN L-451 P-552

WEST LINE VINE STREET

EAST (82.5') AVENUE
(FORMERLY KNOWN AS EAST MAIN STREET)

VINE (66') STREET

97.00' DEED & MEAS.

97.00' DEED & MEAS.

66.00' DEED & MEAS.

FENCE CORNER 0.3' E 1.1' S

FENCE CORNER 3.1' E 1.4' S

EX. REBAR ON LINE ON LINE

EX. PK NAIL ON LINE ON LINE

END FENCE 1.5' E

FENCE CORNER 3.0' E

EX. REBAR ON LINE 0.4' N

EX. REBAR ON LINE ON LINE

GARAGE & DRIVE ON LINE

ASPHALT DRIVE ON LINE

GARAGE (SEE NOTE 4)

SOUTH LINE BALDWIN

GARAGE 0.3' S.

CONCRETE DRIVE

CARPORT

BILCO DOORS

2 STORY HOUSE #329

PORCH

SHED

PORCH

PORCH

4' GATE

SUBLOT 141

SUBLOT 139

89°46' MEAS.

3' GATE

DRIVE 1.4' W.

DRIVE 0.3' W.

DRIVE 2.5' W.

1.8' E.

2.2' E.

DRIVE 0.3' W.

97.00' DEED & MEAS.

SUBLOT 139

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Vine Street side existing



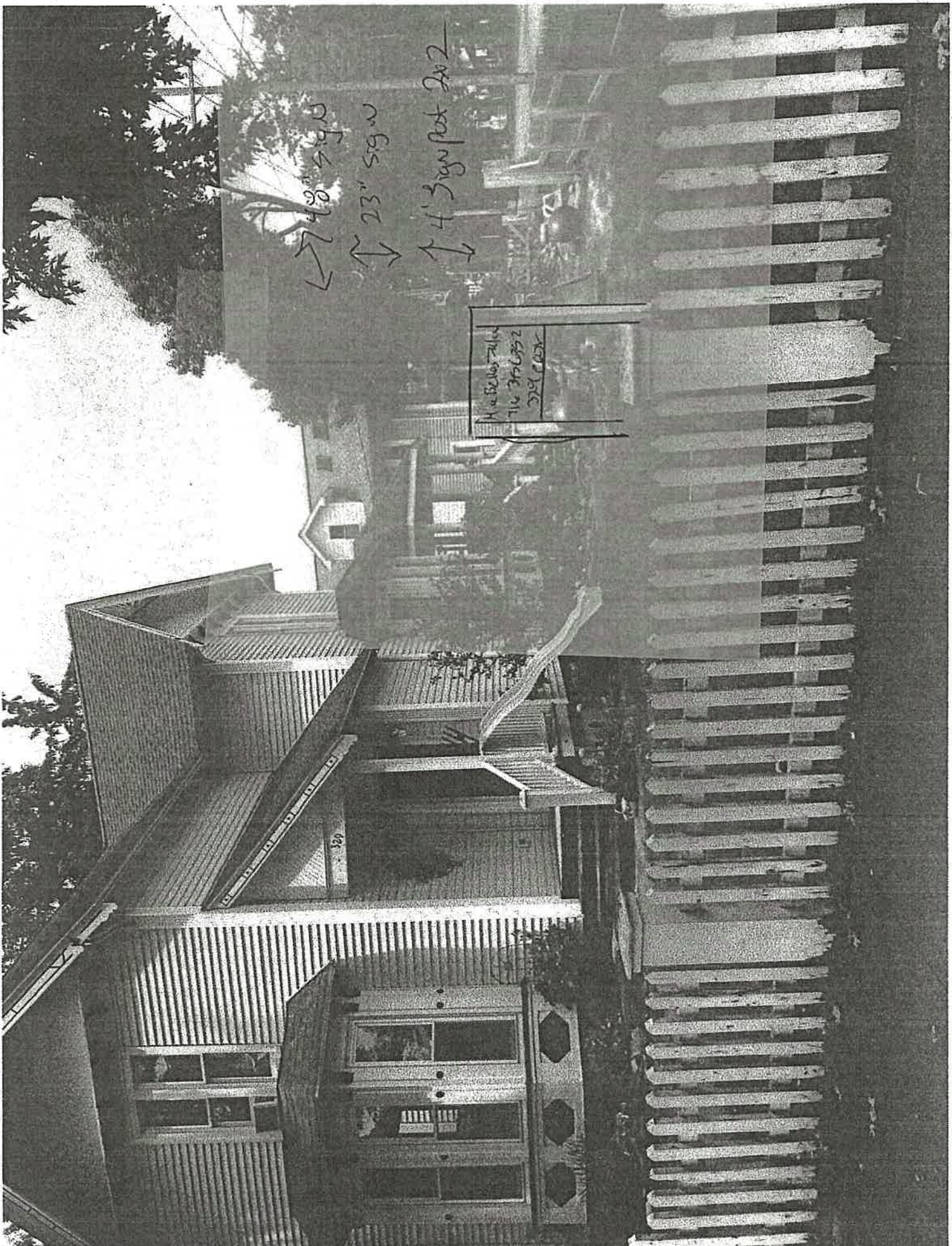
East arc side existing

Mrs Bellas Harr Sobow
(716) 345-6352
329 east

↔ 45" sign
↕ 35" sign

329





← 48" sign

↕ 23" sign

↓ 4' sign post 2x2

Handwritten text on a sign: "The Bellows Falls Sign Co."

120



329

Mr. Bellas
Salon

23-24" Diameter



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. 2327

July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 49 Hi-Point Drive, Lockport, New York, had been filed by Kevin Cain.

The request is for a variance to install a 588 square foot in-ground pool in the rear yard situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the pool will increase the lot coverage to 23.5%

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, July 23, 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

2327

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: 49 Hi Point Dr

APPLICANT INFORMATION

NAME: Ravin Cain ADDRESS: 49 Hi Point Dr

PHONE: 716-984-6993 Lockport NY 14094
CITY STATE ZIP

FAX: 716-434-8884 E-MAIL: Kcain@NiagaraFiberboard.com

OWNER INFORMATION

NAME: Ravin Cain ADDRESS: 49 Hi Point Dr

PHONE: 716-984-6993 Lockport NY 14094
CITY STATE ZIP

FAX: 716-434-8884 E-MAIL: Kcain@NiagaraFiberboard.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: _____

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

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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)

6/24/24

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

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

Single family home - we have owned the property since 2010

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

To install 588 sq ft in ground pool

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.

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

The house was the last to be built in our neighborhood and was built to almost the maximum allotted lot coverage

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

We are replacing above ground pool with an in ground pool - w/ fence - The character of neighborhood will not be impacted

The investment in the fence, pool, patio & landscaping will increase the value of our home & benefit the nearby property values



Building Inspection Department

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Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 522 Prospect Street, Lockport, New York, had been filed by Ryan Neidrauer.

The request is for a variance to erect a 12' x 12' addition to the rear of the house situated in an R-2 Zone.

Approval of the permit application was denied or withheld because the addition will be located 3.58' from the south property line.

The City of Lockport Zoning Ordinance requires a minimum 10' side yard setback in an R-2 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, July 23, 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: 522 Prospect, Lockport

APPLICANT INFORMATION

NAME: Ryan Neidrauer ADDRESS: 6929 Lockwood Lane
PHONE: 716-940-1378 Lockport NY 14094
FAX: _____ E-MAIL: _____
CITY STATE ZIP

OWNER INFORMATION - Same as above

NAME: _____ ADDRESS: _____
PHONE: _____ CITY STATE ZIP
FAX: _____ E-MAIL: _____

RELATIONSHIP OF APPLICANT TO PROPERTY:

CONTRACT PURCHASER _____ CONTRACTOR OTHER - owner
_____ 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.)

purchased in March of 2024, currently renovating

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

adding a 1 bedroom addition to ~~the~~ the rear of the house.

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)

narrow lot size

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

still within property lines, just running straight back from current footprint

APPLICATION ATTACHMENTS

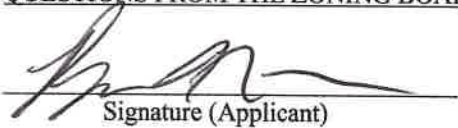
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ___ \$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)

6/19/24
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)

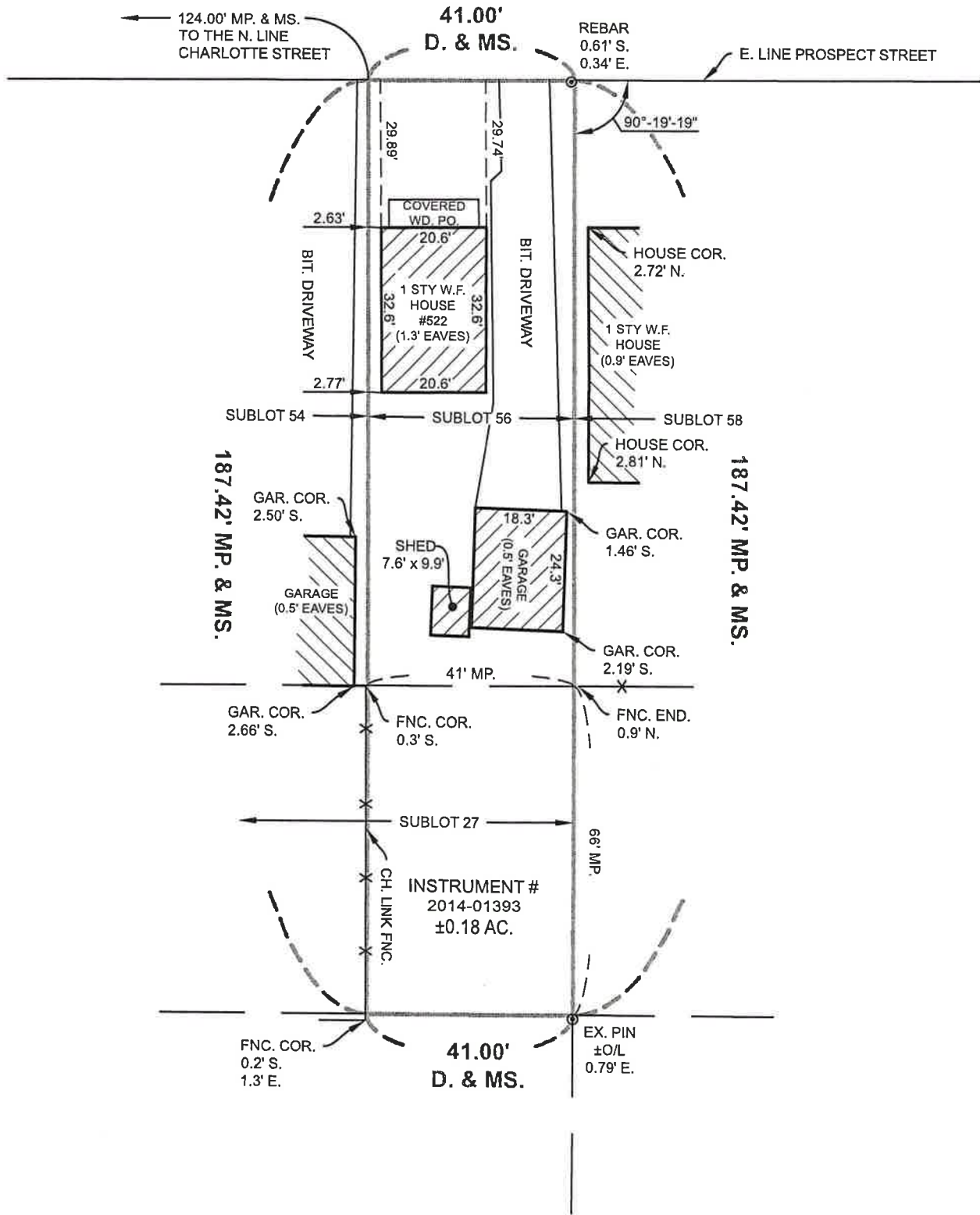
Date

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.



PROPSECT STREET (66.0')



SURVEY OF SUBLLOT 56 AND THE NORTHERLY 41' OF SUBLLOT 27

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

PART OF LOT	60	SEC	-	TWP	14	RNG	7
OF THE HOLLAND LAND COMPANY'S SURVEY							
CITY				LOCKPORT			
COUNTY				NIAGARA, NY			
TAX IDENTIFICATION No.		109.05-3-14		PROJ. NO.		24-051	
CREW		MJM		DWN.		AJM	
CHK		CJS		DATE		2/13/2024	
SCALE		1"=30'					

MAP REFERENCE:
BOOK 19 OF MICROFILMED MAPS
AT PAGE 1837 & BOOK 25
OF MICROFILMED MAPS PAGE 2437

LEGEND:	D. = DEED DIA. = DIAMETER 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 MP. = MAP MS. = MEASURED N. = NORTH O/H = OVERHEAD O/L = ON LINE PO. = PORCH	PP = POWER POLE P = PAGE S. = SOUTH STY. = STORY TYP. = TYPICAL W. = WEST W/ = WITH WD. = WOOD W.F. = WOODFRAME
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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
7209. PROVISION 2 OF THE NEW YORK STATE
EDUCATION LAW.



PO Box 474
Lockport, New York 14095
PHONE: (716) 587-8380
FAX: 716 587 8379
WEBSITE: www.360landsurvey.com



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. 2329

July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 25 Price Street, Lockport, New York, had been filed by Alexander Kapaan.

The request is for a variance to erect a 10' x 12' storage shed in the rear yard situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the shed installation will increase the lot coverage to 25.2%

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, July 23, 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: 25 Price St. Lockport, NY, 14094

APPLICANT INFORMATION

NAME: Alexander Kapaan ADDRESS: 25 Price St
PHONE: (716) 533-9054 Lockport NY 14094
FAX: _____ E-MAIL: alekapaad@outlook.com
CITY STATE ZIP

OWNER INFORMATION

NAME: Alexander Kapaan ADDRESS: 25 Price St.
PHONE: (716) 533-9054 Lockport NY 14094
FAX: _____ E-MAIL: alekapaad@outlook.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.)

I have owned the house for 5 years now, it is my first home purchase.

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

The work for the shed will be done in 2 parts. First, demolishing the current metal shed and then removing the asphalt beneath it, as well as a portion of fencing encapsulating the shed. Then a concrete pad will be poured, and 1-2 weeks later the structure will go up in place. I plan on using the shed as general storage as well as workbench and lawn and snow equipment.

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)

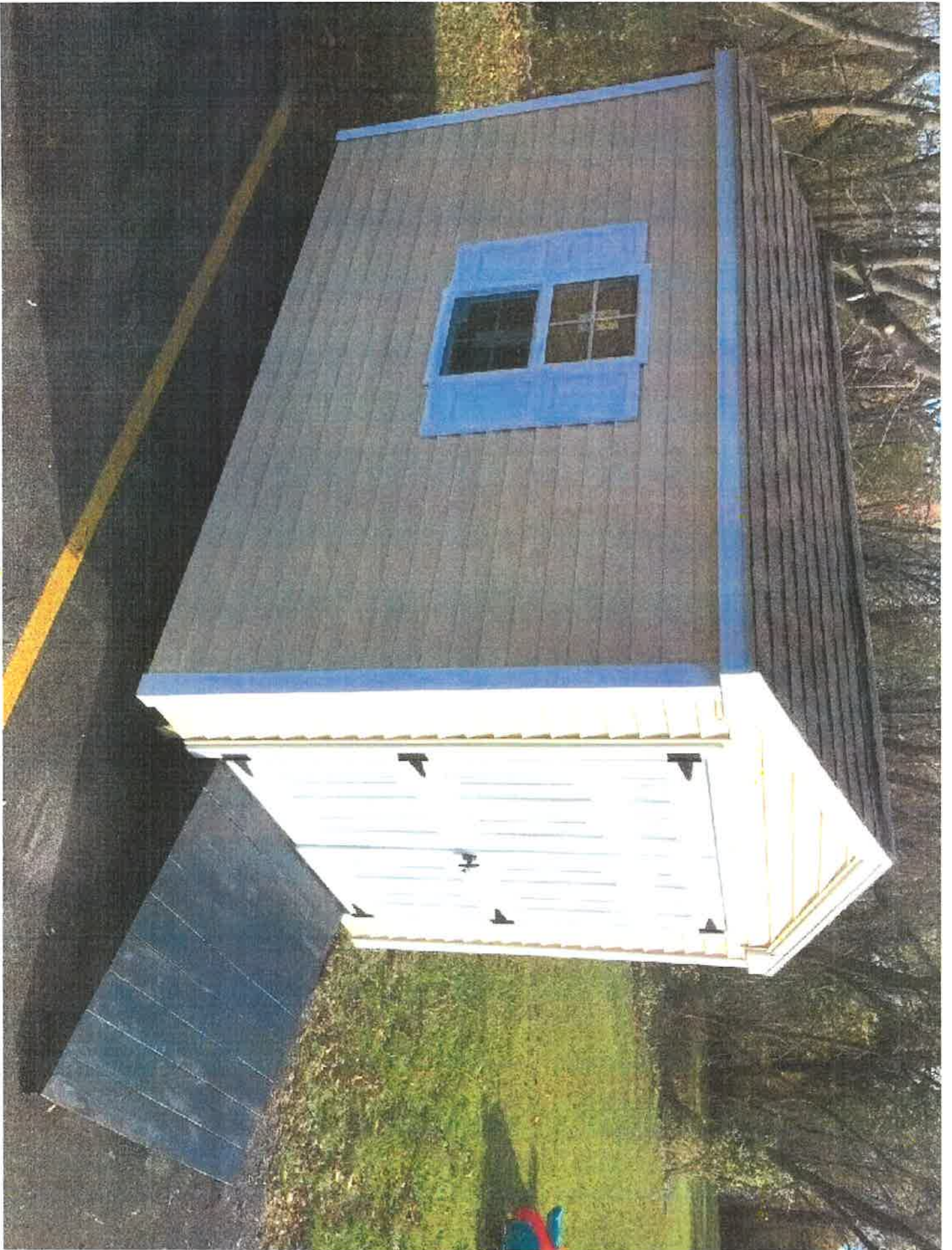
I can meet all distances from properties and structures, however I need a variance to exceed the 20% property use limit.

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

Many neighbors ~~already~~ already have sheds, garages, and some times both. I will in fact be tearing down an ugly dilapidated metal shed, with a finished shed constructed on site. It is also located deep in my back yard, it will have no effect on my immediate neighbors.







LEGEND

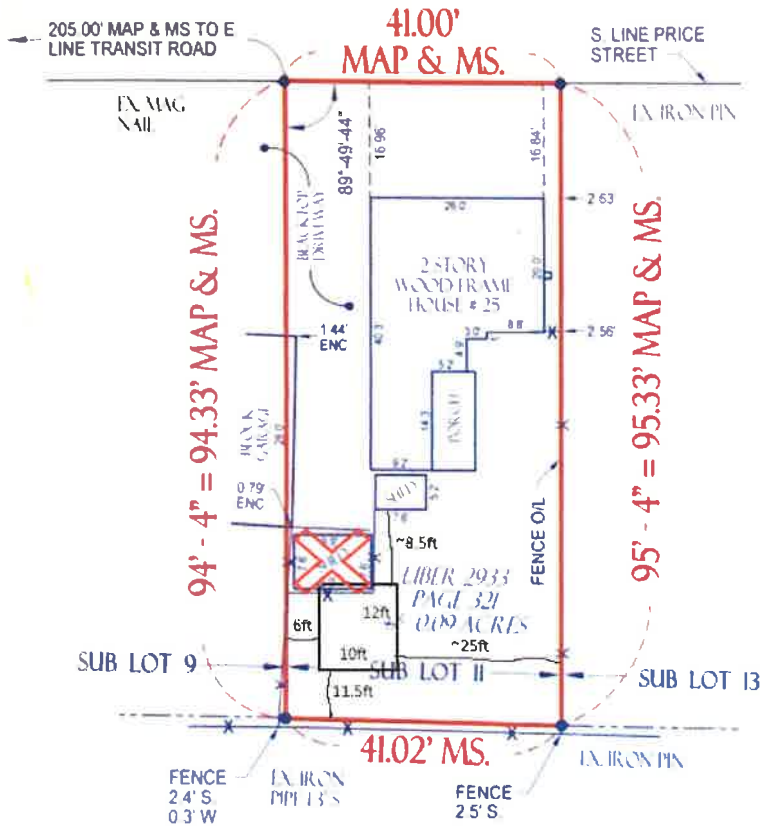
EX=EXISTING C=CENTERLINE L.=LIBER P.=PAGE MS=MEASURED D=DEED
N=NORTH S=SOUTH E=EAST W=WEST STY=STORY WF=WOOD FRAME
CONC=CONCRETE O/H=OVERHEAD PP=POWERPOLE P=PORCH GAR=GARAGE
CH=CHAIN O/L=ON LINE TJB=TELEPHONE JUNCTION BOX W=WMTH
EJB=ELECTRIC JUNCTION BOX

Project # 2004-05-HH
January 12, 2005
Resurveyed May 16, 2017
Resurveyed March 5, 2019

SURVEY OF
PART OF LOT II, SECTION II, TOWNSHIP II, RANGE 6
OF THE HOLLAND LAND COMPANY'S SURVEY
CITY OF LOCKPORT, NIAGARA COUNTY, NY
SCALE 1" = 20'



PRICE STREET (49.5' WIDE)



Thomas L. Bickle

MAP REFERENCE
BOOK 25 OF MICROFILMED MAPS AT
PAGES 2433 - 2439

THE PLANES OF THIS SURVEY MAP MARKED WITH AN ORIGINAL SIGNATURE AND ANY MEASURED DEED SHALL BE CONSIDERED TO BE VALID TRUE COPIES
UNLESS A WRITTEN ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 205 PROVISIONS OF THE NEW YORK STATE EDUCATION LAW

BICKLE LAND SURVEYING

8063 DAY ROAD
LOCKPORT, NY 14094
PHONE: 716-434-8401
FAX: 716-434-2255

57 A MAIN STREET
MEDINA, NY 14103

PHONE: 585-798-6357



Race Storage Sheds LLC. Contractor Agreement

Mailing address - 1100 Orchard Park Rd. West Seneca NY 14224
 Phone 716-566-8254 E-mail: RaceStorageSheds@gmail.com

Display model sheds- 1100 Orchard Park Rd. West Seneca NY 14224
 and 3187 Abbott Rd. Orchard Park NY 14127

This Agreement is made between Alexander Iscapan ("Homeowner")

Address 25 Prices + City of Lockport 14094

Cell Phone # 716-533-9054 Email alexiscapan@outlook.com and Race Storage Sheds LLC

Shed size: 10' x 12'

Roof Metal Shingled Color Black

Siding Standard Color Cape Cod Gray Type DY

Premium Color _____ Type _____

Corner Color _____

Metal Trim Color - White Other Color _____

Window - (3) Size - 24" x 36"

Specialty _____

Shutters Panel _____ Louvered _____ Color RP

Specialty: _____ Color _____

Flower Box _____

Concrete _____

Haunch _____

Stone Base _____

Wall Height _____

Garage Door _____

Skirt: _____

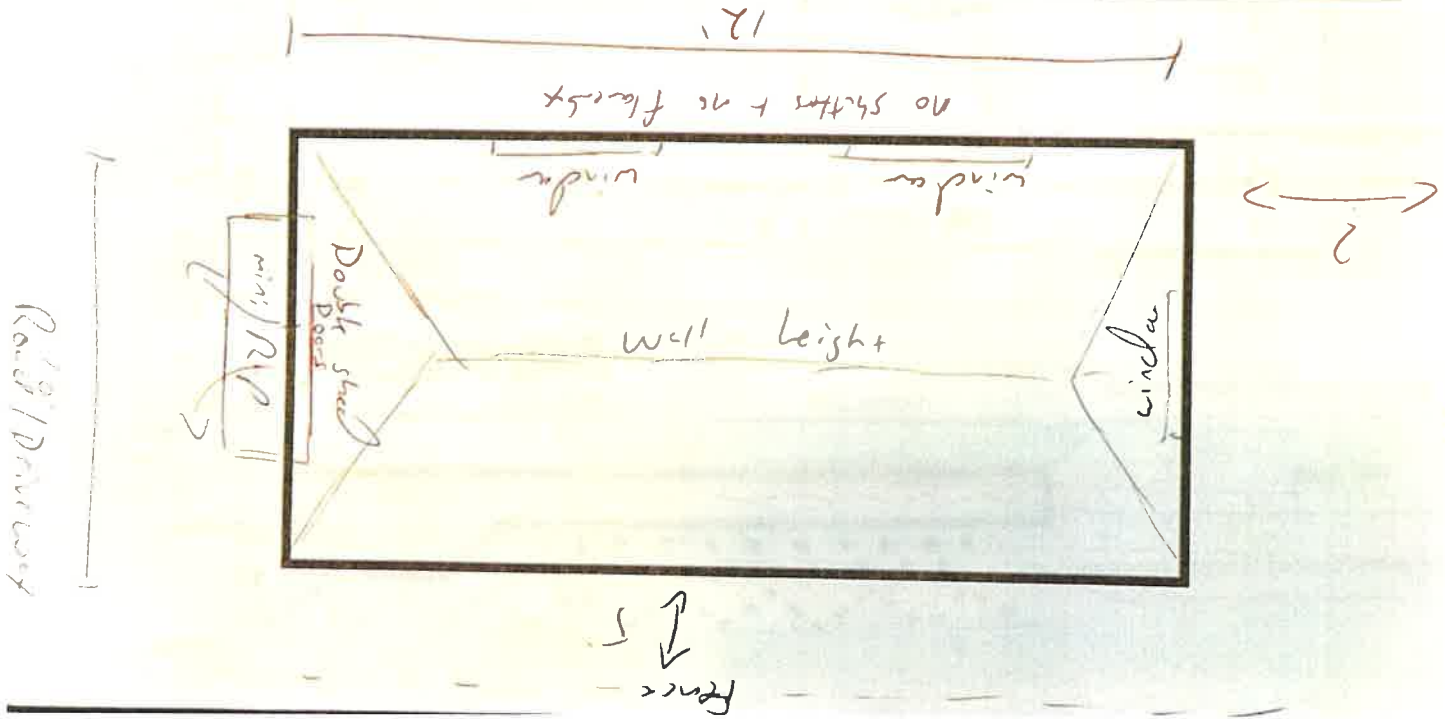
Ramp: _____

Loft _____

Shelf: _____

Removal: _____

Cupola/Weathervane _____

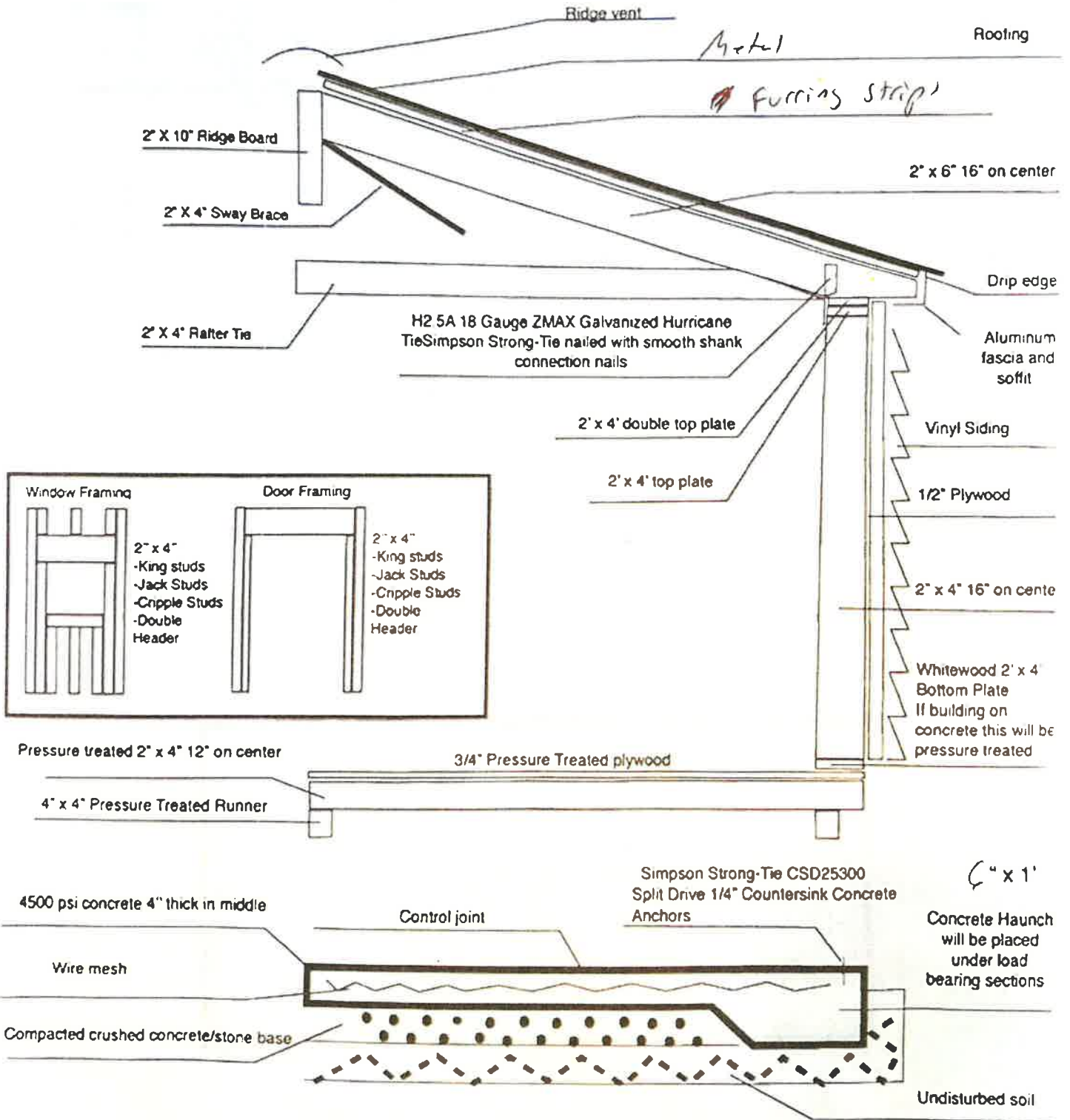


Owner Name _____ Phone # _____

Address _____

Contractor Name: Race Storage Sheds LLC. Phone #: Ben Race (716) 566 - 8254 Email: RaceStorageSheds@gmail

Building Size - Length 12 ' Width 10 ' Height 11 ' The floor will be: Concrete X Wood _____





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. 2330

July 8, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 80 Main Street, Lockport, New York, had been filed by Lockport United Church of Christ.

The request is for a variance to utilize a tenant space as a church situated in a B-2 Zone.

Approval of the permit application was denied or withheld because churches are not a permitted use in a B-2 Zone.

The City of Lockport Zoning Ordinance allows churches in R-3 Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, July 23, 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

2850

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: 80 MAIN ST Ste H, Lockport NY 14094

APPLICANT INFORMATION

NAME: LOCKPORT UNITED CHURCH OF CHRIST ADDRESS: 98 EAST AVE.

PHONE: 716-772-7602 LOCKPORT NY 14094

FAX: _____ E-MAIL: CCORRIERI@ROCHESTER.RR.COM
CITY STATE ZIP

OWNER INFORMATION

(Anthony Trusso Sole member)

NAME: 175 WAINWICK ADDRESS: 140 North St

PHONE: 716-881-7221 Buffalo NY 14201

FAX: 716-566-7959 E-MAIL: ATRUSSO@Rochrunner.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.)

FORMERLY THE ULRICH CITY CENTER
NOW OWNED BY ANTHONY TRUSSO

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

SPACE WILL BE USED EXCLUSIVELY AS A CHURCH.
SUNDAY MORNING WORSHIP SERVICE FOR 1 HOUR
WEEKLY, WITH ATTENDANCE OF 20 TO 25 PEOPLE.
USED PERIODICALLY DURING THE WEEK FOR SMALL
GATHERINGS, SUCH AS BIBLE STUDY, WITH 5 TO 10 PEOPLE.
WE HAVE 2 EMPLOYEES, PASTOR AND SECRETARY,
WHO WILL BE THERE PERIODICALLY.
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)

OUR CHURCH HAS BEEN LOCATED ON EAST AVENUE
SINCE 1890. THE BUILDING HAS BECOME TOO LARGE
FOR OUR SMALL CONGREGATION, SO IT WAS PUT ON THE
MARKET AND RECENTLY SOLD. WE NEED A SMALLER
SPACE IN WHICH TO CONTINUE. WE WOULD VERY MUCH
LIKE TO RE-LOCATE IN THE DOWNTOWN LOCKPORT AREA,
WHERE WE CAN CONTINUE OUR TRADITION OF BEING AN
Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

WE WILL NOT BE MAKING ANY CHANGES TO
THE EXTERIOR OF THE BUILDING.
INSIDE THE ONLY CHANGE WILL BE TO PAINT.
WE SHOULD HAVE NO IMPACT ON THE ADJACENT
PROPERTIES. IF WE SHOUL INADVERTENTLY DO
ANYTHING THAT HAS A NEGATIVE IMPACT ON OUR
NEIGHBORS, WE WOULD CERTAINLY ACT TO
CORRECT THE SITUATION.

AN ACTIVE
PRESENCE
IN THIS
COMMUNITY

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) **COUNCIL PRESIDENT**

7-2-24
 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)

7/1/24
 Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 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.

