



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

September 10, 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, September 24, 2024 at 5:00 P.M.

1. Nicholas Pasceri. 755 Market Street. Request to utilize a portion of the existing building as retail space situated in an R-2 Zone. (Use-retail store, use-projecting sign)
2. Ulrich Sign Company. 215 East Avenue. Request to erect an electronic message ground sign situated in a B-4 Zone. (Use-electronic message, area-sign 39.75 s.f)
3. Gregory Pope. 22 Waterman Street. Request to subdivide a 28.5' x 40' rear section of the lot situated in an R-3 Zone. (area-reduction of lot area)

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



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Lockport, NY 14094
Phone (716) 439-6759
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NOTICE OF PUBLIC HEARING

Case No. 2332

September 10, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 755 Market Street, Lockport, New York, had been filed by Nicholas Pasceri.

The request is for a variance to utilize a portion of the existing building as retail space to include the sale of gifts, novelties, home décor and apparel and to erect a 40" x 26" projecting sign situated in an R-2 Zone

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

The Zoning Ordinance of the City of Lockport allows retail stores in B-2, B-3 and B-5 Zones and allows projecting signs in B-1, B-2, B-3, B-4, B-5, I-1, I-2, and I-3 Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, September 24, 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: 755 Market St.

APPLICANT INFORMATION

NAME: Nicholas Pasceri ADDRESS: 39 Lindhurst Dr.
PHONE: (716) 417.0274 Lockport NY 14094
FAX: _____ E-MAIL: njp28@aol.com
CITY STATE ZIP

OWNER INFORMATION

NAME: Nicholas Pasceri ADDRESS: 39 Lindhurst Dr.
PHONE: (716) 417.0274 Lockport, NY 14094
FAX: _____ E-MAIL: njp28@aol.com
CITY STATE ZIP

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.)

1966 - Boat Sales & Repair
1993 - Electrical Shop - owner Hildreth Electric.
2000 - Fleetwash Co - owner Nicholas Pasceri - install 2 apartments

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

- Change variance from commercial use to a small retail storefront.
They will sell school apparel, sports apparel & merchandise.
- Hours of operation will be Mon-Fri 11am-5pm, Sat 10am-2pm
- 2 employees

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)

Fleetwash is no longer a lessee. An application was made to use the space for additional residential apartment in 2010 and it was denied. In order to keep to R-2, we would need to invest at least \$100,000 to make the space connect to the apartment upstairs and the return of investment is too great of a period of time. The current variance is too specific and it is a waste of space / real estate. With only an ADA bathroom, a retail space would have an ROI within a year.

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

No change to the exterior of the current property. A neighboring property was granted permission to have flea markets / car shows / etc.

It is already a nice tourist attraction area with the marina, kayak rentals and the "beach" area.

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 *(will have at meeting)*
- ___ 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)

8/4/24

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 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.

755 MARKET STREET
NIAGARA FLEETWASH, INC.

*PROPERTY SURVEY

4/14/66 PERMIT #2873 ISSUED TO ERECT SALES AND SERVICE SHOP FOR BOATS AND ACCESSORIES. *NOTE: SANITARY FACILITIES MUST BE INSTALLED IF THERE ARE ANY EMPLOYEES AT ANY TIME - \$2,000.00

9/29/66 CERTIFICATE OF COMPLETION FOR PERMIT #2873.

4/26/77 REPAIR FROST DAMAGE TO THE REAR OF MCDONOUGH MARINE, AND TO ADD A 16' X 62' ADDITION TO THE WEST SIDE, AND A 16' X 29'5" ADDITION TO THE REAR OF THE BUILDING - GRANTED

10/4/77 PERMIT #6894 ISSUED TO ERECT MASONRY BUILDING WITH A FRAME ROOF TO BE USED FOR MARINE SALES AND SERVICE - ELECTRICAL PERMIT #1782. \$10,000.00

5/25/93 CASE 1184 CONVERT BUILDING TO AN ELECTRICAL SHOP - GRANTED

4/28/94 PERMIT #16168 ISSUED TO REMODEL EXISTING BUILDING AND EXTEND ADDITION - \$30,000.00

4/30/99 PERMIT #21169 ISSUED TO INSTALL 10' X 20' DRIVEWAY \$500 CONTRACTOR, DAN'S PAVING

3/28/00 - GRANTED A VARIANCE TO CONSTRUCT A 29' X 36' ADDITION, # 1522

4/25/00 - GRANTED A VARIANCE TO CHANGE USE FROM ELECTRICAL SUPPLY STORAGE BUILDING TO A FLEET WASH & TRUCK STORAGE BUILDING, # 1528

5/1/00 APPEAL TO PLANNING BOARD TO CONSTRUCT TWO STORY ADDITION TO PRESENT BUILDING - APPROVED

6/8/00 - PERMIT TO CONSTRUCT & INCREASE EXISTING GARAGE & CONSTRUCT TWO FAMILY UNITS OVER EXISTING BUILDING, # 22572

1/19/01 CERTIFICATE OF COMPLETION FOR ELECTRICAL INSPECTION

3/13/02 - CERTIFICATE OF COMPLETION ISSUED FOR PERMIT #22,572 - HJA

6/22/10 - APPEAL TO THE ZONING BOARD OF APPEALS, CASE NO. 1885 FOR ONE AREA VARIANCE AND ONE USE VARIANCE:

- (1) CONVERT TWO FAMILY INTO MULTI-FAMILY IN AN R-2 ZONE, AND
- (2) MINIMUM LOT AREA (1338 S.F. VARIANCE)

USE VARIANCE DENIED

AREA VARIANCE WITHDRAWN.

10/13/10 PERMIT #34917 ISSUED TO RESURFACE DRIVEWAY. R & M PAVING & SEALING-CONTRACTOR \$2,700

11/23/10 CERTIFICATE OF COMPLETION ISSUED FOR PERMIT #34917 JCD

8/16/24

To: Building Inspection Dept.
Rockport Municipal Bldg.

From: Charles & Susan Flynn
705 Market St.
Rockport, N.Y. 14094

Sir:

We have lived at this address for 40 years.

We have no problem with Nicholas P. Rivi use ~~of~~ his, already ^{existing} business, as a retail space.

He keeps his property trimmed a neat - has always been respectful of his space & the people around him.

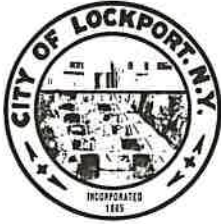
We support the granting.

Charles & Susan Flynn

Signage for Willow & Layne
755 Market St
Lockport, NY 14094

Sign Size 40" X 26"





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. 2333

September 10, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 215 East Avenue, Lockport, New York, had been filed by Ulrich Sign Company.

The request is for a variance to erect an electronic message ground sign situated in a B-4 Zone.

Approval of the permit application was denied or withheld because electronic message signs are not a permitted use in this area and the total sign area will be 39.75 s.f.

The City of Lockport Sign Ordinance allows electronic message signs on Transit Street from the City line to Main Street; on West Avenue from the City line to Transit Street; on all of Park Avenue; on Lincoln Avenue in Business Districts B-1, B-3 and B-4. The City of Lockport Sign Ordinance allows a maximum 32 square feet of sign area for a ground sign.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, September 24, 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

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

This property has been operating as an eye doctors office since it was built in the early 1980's. This is still the use of the space today, as East Avenue Vision Center.

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

Install a sign in front of 215 East Ave. Signage is an essential part of identifying the business. LED sign is a cost effective way to identify location, communicate messages to the public, such as sales, hours of operation, list of services provided, etc.

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 sign will have no negative impact on the neighborhood or environment. The property is used as an eye doctor's office. The zoning code in that district does not allow message center signs. The sign will allow East Avenue Vision Center to communicate with the community efficiently & professionally. The alleged difficulty is created by the sign code only allowing LED signs on specific streets.

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

The sign will be professionally designed & installed. The sign will enhance the property & identify East Ave Vision Center & promote its services. The sign will have no negative impact on the neighborhood. There is a substantial benefit to the applicant by granting the variance. There is no detriment to the health, safety & welfare on the community.

There are similar sign in the area, specifically a few doors down, i.e. the two churches @ the corner of East Ave & Washburn St.

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)

9/5/2024
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)

9/5/2024
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.



September 5, 2024

City of Lockport Zoning Board of Appeals
One Locks Plaza
Lockport, NY 14094

Dear Zoning Board Members,

East Avenue Vision has contracted with Ulrich Sign Company to furnish and install a new ground sign with an illuminated message center at 215 East Avenue. The monument sign will have a decorative top cabinet with an aluminum cap and a full color LED message center. The steel posts will be concealed with an aluminum pole cover.

Please find enclosed the drawing of the proposed sign. The new sign will enable East Avenue Vision to display messages that can be updated electronically via a wireless connection from their desktop computer. The sign will have LED's similar to other electronic reader board signs in the City of Lockport. The sign will not flash or scroll the message content and will meet the requirements for electronic signs as established by the sign code. The sign will also dim automatically which improves readability. The business is owned by Dr. Sarah Shaw. Dr. Shaw has made many improvements to the practice and the sign will allow her to communicate with current and prospective patients. The sign will help enhance the look of the property with a modern, attractive sign. The new ground sign will be a significant improvement to the existing redwood sign and enhance the aesthetics of the property. I appreciate your consideration for approval of this sign request. Please call me with any questions.

Sincerely,



Chris McCaffrey

177 Oakhurst Street, Lockport, New York 14094

Phone 716.434.0167 • www.ulrichsigns.com



East Avenue
Vision Center

← 26'6" →
Sign to road



East Avenue
VisionCenter

DR. JAMES A. SMITH



DR. SARAH A. SHAW
OPTOMETRIST
215

East Avenue
Vision Center
215

FRONT STREET
215
215



177 Oakhurst Street
Lockport, New York 14094

Phone (716) 434-0167
Fax (716) 434-0226

www.ulrichsigns.com

Customer

East Avenue Vision Center

Location

Lockport

Date

3-22-24

Sales Representative

Chris

Designer

A. Boehmer

File Name

East Avenue Vision Sarah Shaw

Colors

TBD

Due to differences in monitors and printers, colors you see may vary from final product.

Description

D/F

Illuminated Ground Sign
29" x 87" LED Display



UL Inspected and labeled in accordance with UL standard #48 for electric signs installed using UL listed parts and methods of installation in accordance with the National Electric Code.

LISTED

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

THIS DESIGN PROPOSAL IS THE EXPRESS PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.

87"



D/F Illuminated Ground Sign

Option 1

THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.

Client Approval _____

DATE _____



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. 2334

September 10, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 22 Waterman Street, Lockport, New York, had been filed by Gregory Pope.

The request is for a variance to subdivide a 28.5' x 40' rear section of the lot situated in an R-3 Zone.

Approval of the permit application was denied or withheld because the subdivision will reduce the lot area of an already nonconforming lot.

The City of Lockport Zoning Ordinance Section 190-83 stated that the area of dimension of any lot, yard, parking-area or other space shall not be reduced to less than the minimum space required by this chapter, except as provided in this chapter, and, if already less than the minimum required by this chapter, said area or dimension may be continued by shall not be further reduced.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, September 24, 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**

XX **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: 22 Waterman Street, Lockport

APPLICANT INFORMATION

NAME: Gregory A. Pope ADDRESS: 17 Beresford Court, Ste. 5

PHONE: (716) 634-3320 Williamsville, NY 14221

CITY STATE ZIP

FAX: (716) 204-2770 E-MAIL: pope@lawonly.com

OWNER INFORMATION

NAME: First Baptist Church ADDRESS: 140 Genesee Street

PHONE: (716) 870-3979 Lockport, New York 14094

CITY STATE ZIP

FAX: _____ E-MAIL: pastor@christcommunitylockport.org

RELATIONSHIP OF APPLICANT TO PROPERTY:

___ CONTRACT PURCHASER ___ CONTRACTOR XX 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.)

Purchased by the applicant approximately 50 years ago to become part of the applicant's church property to facilitate expansion of the church structure.

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

Reduce the depth of the property 28.5 feet from the existing 118.81 feet to 90.31 feet.

VARIANCE STANDARDS (USE VARIANCE)

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

VARIANCE STANDARDS (AREA VARIANCE)

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

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

Area variance needed to reduce the depth of the property 28.5 feet since the expansion of the church structure encroaches on the rear part of the property by 18.05 feet and an additional 10.45 feet are needed to maintain the church structure. Presumably the expansion was approved for a building permit by the city building department as appropriate at the time and should be considered grandfathered, otherwise the property becomes totally unmarketable and valueless.

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

The requested variance will not adversely affect or change the use of any of the existing properties surrounding the property in question. The use of the property will not change and as such will not affect the character of the neighborhood.

APPLICATION ATTACHMENTS

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

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

___ Detailed site plan (10 copies)

___ Photographs of existing conditions

XX Property survey (10 copies)

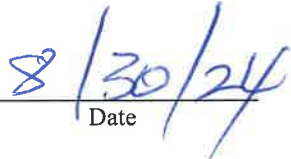
APPLICANT/OWNER AFFIRMATION

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

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



Signature (Applicant)



Date

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

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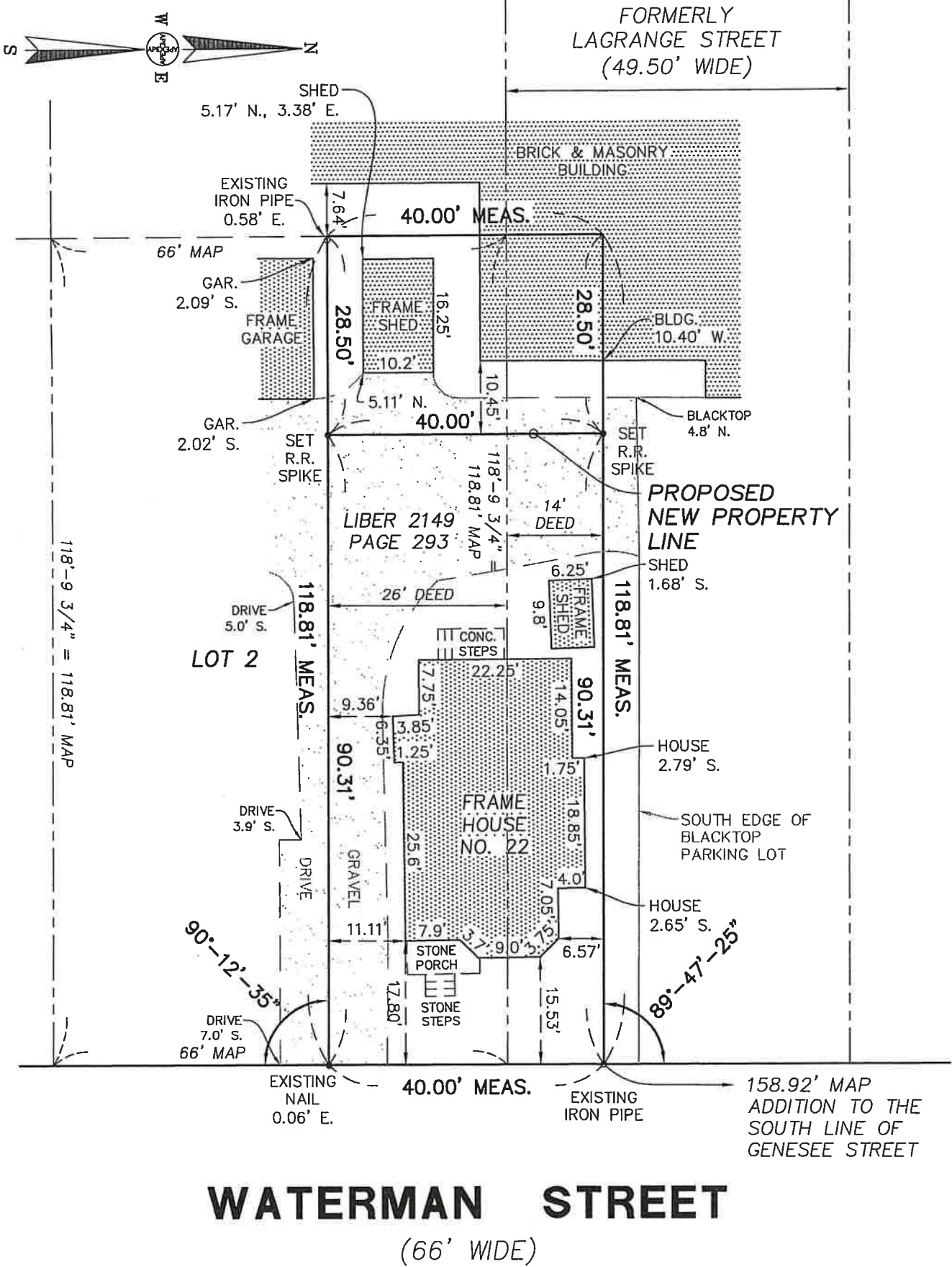
Signature (Owner)



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.



WATERMAN STREET

(66' WIDE)

*SURVEY MAP PREPARED TO SHOW
PROPOSED NEW PROPERTY LINE*

SUCCESSOR TO THE RECORDS OF *McINTYRE LAND SURVEYING, P.C.*

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION DERIVED BY AN EXAMINATION OF THE SAME.	NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES.	NOTE: THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
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MAP REFERENCE — THE NORTH 26' OF LOT 2 WATERMAN STREET, TOGETHER WITH 14' FROM THE SOUTH SIDE OF LAGRANGE STREET, AS SHOWN ON A MAP MADE BY JESSE P. HAINES, SURVEYOR IN 1845, FILED NOV. 21, 1866, NOW IN BOOK 25 OF MICROFILMED MAPS AT PAGE 2433

APEX CONSULTING
SURVEY & ENGINEERING SERVICES, P.C.
 SURVEYING • ENGINEERING
 LANDSCAPE ARCHITECTURE
 102 EAST AVENUE
 LOCKPORT, NEW YORK 14094
 Phone: (716) 439-0188 FAX: (716) 439-0189

SURVEY OF PART OF:
 LOT — 12 LOCATION — CITY OF
 SECTION — 14 LOCKPORT
 TOWNSHIP — 14 COUNTY — NIAGARA
 RANGE — 6 STATE — NEW YORK
 TRACT: HOLLAND LAND COMPANY'S SURVEY

DATE: 8/7/24 JOB NO. 241045
 SCALE: 1" = 20' RESURVEY:
 SBL NO. — 109.18-1-22

Chad T. Arlington

NOTE: UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC. 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

REVISIONS:

CHAD T. ARLINGTON, L.S.
 N.Y.S. LICENSE NO. 051035