



# 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

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October 7, 2024

Megan Brewer

## AGENDA

Please be advised that there are (6) six items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, October 22, 2024 at 5:00 P.M.

1. Varinder Sigh. 1195 Lincoln Avenue. Request to erect two wall signs for OS Clouds situated in a B-1 Zone. (Area-allowed 16.5 s.f will have 30 s.f.)
2. Harrison Studio. 7 Ontario Street. Request to install three apartments on the second floor of the existing building situated in a B-2 Zone. (Area-zero parking spaces, area-two units less than 600 s.f.)
3. Sandra Burbank. 406 Prospect Street. Request to erect a 17' x 12' carport on the north side of the property and erect a 10' x 14' roof covering on the east side of the house situated in an R-2 Zone. (Area-lot coverage 32.6%, area-carport 0' from north line, area-roof covering 3.38' south line)
4. Adam Parsons. 101 Lincoln Avenue. Request to erect a 14' x 14' mud room and a 30' x 30' garage and master suite addition on the west side of the existing house situated in an R-1 Zone. (Area-6' west line)
5. James Kane. 10 Le Van Avenue. Request to remove the existing detached garage and erect a 28' x 24' detached garage in the rear yard situated in an R-1 Zone. (Area- Lot coverage 23.4%, area-4.5' east line)
6. Wilbur Stiles. 1 Hoover Parkway. Request to erect a 6' vinyl fence on the east property line situated in an R-1 Zone. (Area-fence higher than 36")

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



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## NOTICE OF PUBLIC HEARING

Case No. 2335

October 7, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 1195 Lincoln Avenue, Lockport, New York, had been filed by Varinder Sigh.

The request is for a variance to erect two wall signs for OS Clouds situated in a B-1 Zone.

Approval of the permit application was denied or withheld because the wall signs will exceed the allotted signage for the tenant space by 13.5 square feet.

The City of Lockport Sign Ordinance Section 190-133 allows a maximum half square foot of signage per linear foot of building frontage in a B-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, October 22, 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: 1195 Lincoln Avenue, Lockport, NY

**APPLICANT INFORMATION**

NAME: Varinder Singh ADDRESS: 1918 Pine Avenue, Niagara Falls NY  
PHONE: 716-462-9868 Niagara Falls NY 14301  
CITY STATE ZIP  
FAX: \_\_\_\_\_ E-MAIL: info@ledsignsupplier.com

**OWNER INFORMATION**

NAME: D' Angelo Daniel ADDRESS: 677 ERIE AVENUE  
PHONE: 716-693-2573 Niagara Falls NY 14120  
CITY STATE ZIP  
FAX: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**RELATIONSHIP OF APPLICANT TO PROPERTY:**

CONTRACT PURCHASER  **CONTRACTOR**  OTHER  
 ARCHITECT/ ENGINEER  LESSEE

**OFFICE USE ONLY**

RECEIVED BY: \_\_\_\_\_ DATE/TIME RECEIVED: \_\_\_\_\_  
FEE AMOUNT: \_\_\_\_\_ CHECK/MONEY ORDER#: \_\_\_\_\_  
ZONING: \_\_\_\_\_ FEE TRANSMITTAL DATE: \_\_\_\_\_  
AGENDA DATE: \_\_\_\_\_ DEADLINE DATE: \_\_\_\_\_  
COUNTY TAX MAP IDENTIFICATION NUMBER: \_\_\_\_\_

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

Commercial Plaza

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

would like to apply for 2 signs and there area Exceeds limit

**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)

Plaza has allocated space for signs. would like to use that part and proposed signs fits with it

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

Not going out of allocated area for signs of building. within allocated area of signs as per building.

**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)

\_\_\_\_\_  
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 4<sup>th</sup> 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.

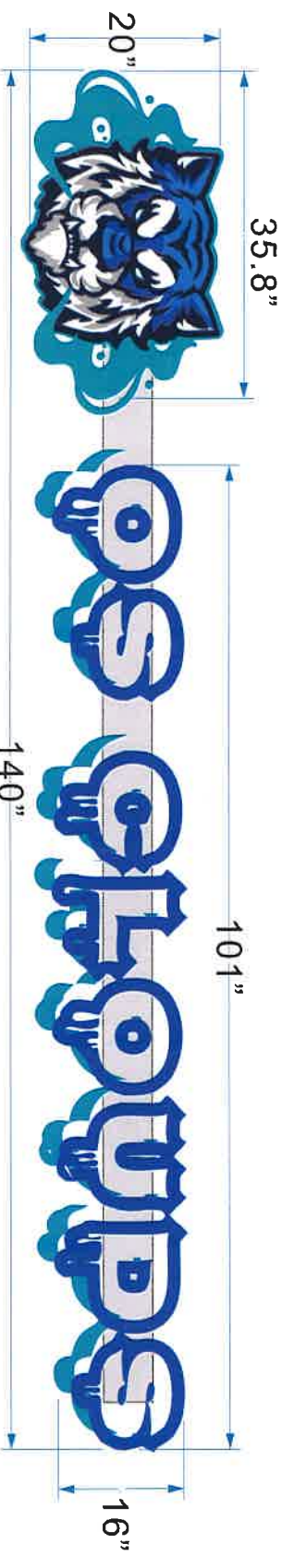


**LED SIGN SUPPLIER LLC.**

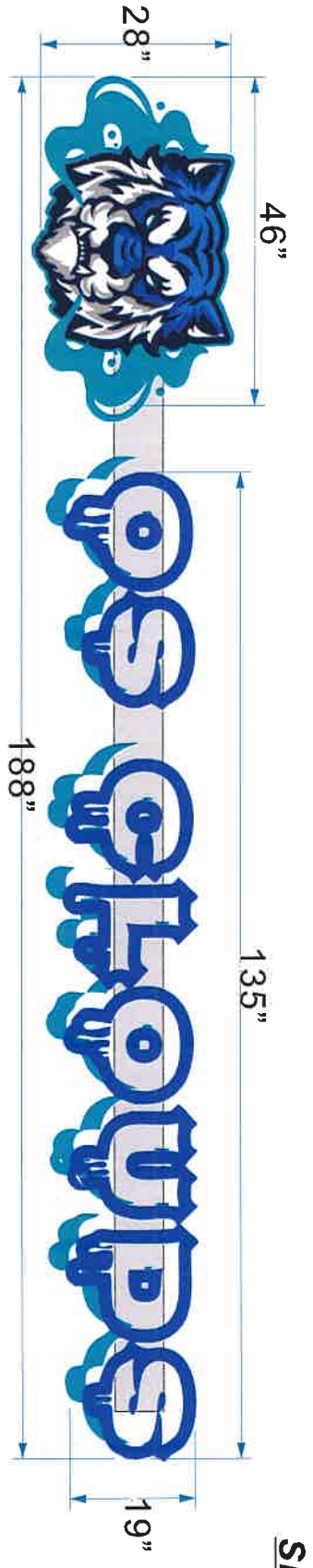
1978 PINE AVENUE  
NIAGARA FALLS, NEW YORK 14301  
BUS: 716-205-8138  
CELL: 716-462-9868  
Toll Free: 1-844-531-6200  
WWW.LEDSIGNSUPPLIER.COM

CUSTOMER NAME	O's Clouds	DATE	July 14th 2024
BUSINESS NAME:		Cell:	716-462-9868
ADDRESS:	1195 Lincoln Ave Lockport NY	Tel:	716-205-8138
LOCATION:	Lockport NY	Email:	info@ledsignsupplier.com
		Web:	www.ledsignsupplier.com

**TOTAL AMP: 10.0 max**  
**VOLTAGE : 110V-120V**  
**FINAL HOOK-UP BY CLIENT**



sign-A



Sign -B



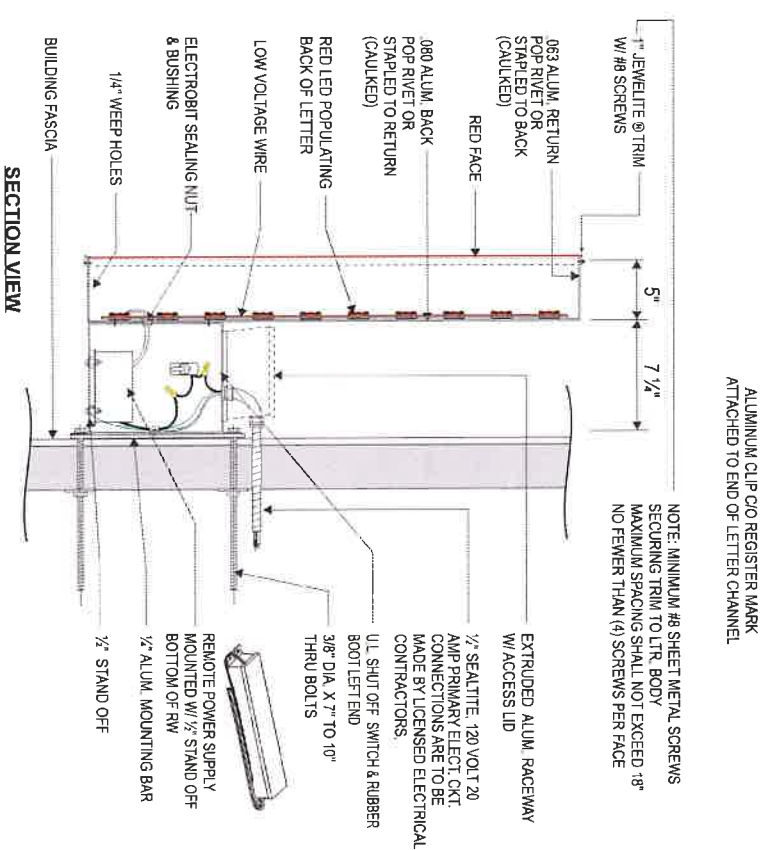
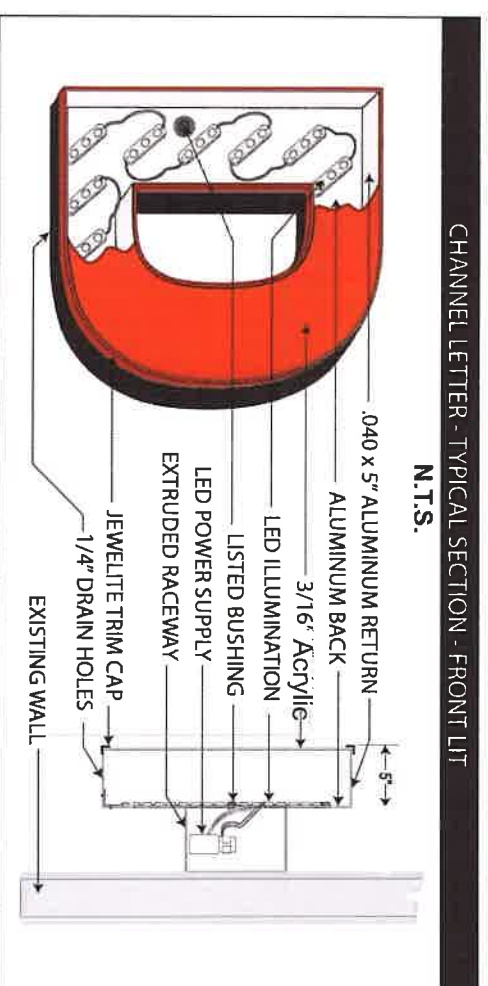
**LED SIGN SUPPLIER LLC.**

1918 PINE AVENUE  
 NIAGARA FALLS, NEW YORK 14301  
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CUSTOMER NAME	O's Clouds	DATE	July 14th 2024
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ADDRESS:	1195 Lincoln Ave Lockport NY	Tel:	716-205-8138
LOCATION:	Lockport NY	Email:	info@ledsignsupplier.com
		Web:	www.ledsignsupplier.com

**TOTAL AMP: 10.0 max**  
**VOLTAGE : 110V-120V**  
**FINAL HOOK-UP BY CLIENT**

## Section Channel Letter and Installation method



**LED SIGN SUPPLIER LLC.**

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NIAGARA FALLS, NEW YORK 14301  
BUS: 716-205-8138  
CELL: 716-462-9868  
Toll Free: 1-844-531-6200  
WWW.LEDSIGNSUPPLIER.COM

CUSTOMER NAME: **O's Clouds**  
BUSINESS NAME:  
ADDRESS: **1195 Lincoln Ave Lockport NY**  
LOCATION: **Lockport NY**  
DATE: **July 14th 2024**  
Cell: **716-462-9868**  
Tel: **716-205-8138**  
Email: **info@ledsignsupplier.com**  
Web: **www.ledsignsupplier.com**

**TOTAL AMP: 10.0 max**  
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**FINAL HOOK-UP BY CLIENT**





# Building Inspection Department

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Chief Building Inspector

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---

## NOTICE OF PUBLIC HEARING

Case No. 2336

October 7, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 7 Ontario Street, Lockport, New York, had been filed by Harrison Studio.

The request is for a variance to install three apartments on the second floor of the existing building situated in a B-2 Zone.

Approval of the permit application was denied or withheld because two of the apartment units will be less than 600 square feet and there will be zero parking space located on the property.

The City of Lockport Zoning Ordinance requires a residential unit to be a minimum 600 square feet and two parking spaces must be provided for each unit.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, October 22, 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: 7 Ontario Street

**APPLICANT INFORMATION**

NAME: Harrison Studio  
R. Charles Bell ADDRESS: P.O. Box 473  
160 Washburn St. Suite 200  
PHONE: (716) 228-5439 Lockport, NY 14095-0473  
CITY STATE ZIP  
FAX: \_\_\_\_\_ E-MAIL: cbell@harrisonplacestudio.com

**OWNER INFORMATION**

NAME: Same  
R. Charles Bell ADDRESS: P.O. Box 473  
160 Washburn St. Suite 200  
PHONE: (716) 228-5439 Lockport, NY 14095-0473  
CITY STATE ZIP  
FAX: \_\_\_\_\_ E-MAIL: cbell@harrisonplacestudio.com

RELATIONSHIP OF APPLICANT TO PROPERTY: Same

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.)

Building previously owned by Dale Association with apartments on second floor and tenants on first floor

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

Proposed 3 apartments on second floor

Proposed bar/restaurant/food service tenant on first floor. Includes outdoor seating proposal

**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)

Requesting relief from 190-111 Off Street parking of 2 spaces per apartment. Proposed spaces with permission of leases from Dale Association.

Requesting relief from 190-31 City Ordinance of 600 SF per apartment. Apartment #1 359 SF and Apartment #3 496 SF.

Note: Existing Building has no area for parking and the second floor layout building structure does not allow for

Second floor layout building structure does not allow for 2 apartments for 600 SF

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

Currently this building and adjacent buildings do not have areas for off street parking. Dale Association has off street parking on the

second floor was used for apartments previously. The structural layout of building does not allow for division of second floor into 3 apartments

of 600+ SF. The structural layout divides the building into 2 sections. One is 359 SF and the other area is 1000 SF for a 611 SF apartment and a 496 SF apartment.

**APPLICATION ATTACHMENTS**

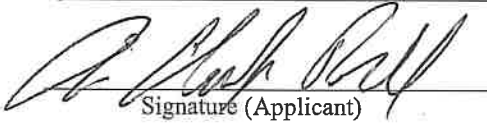
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- \$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) *Some as site plan*

**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.

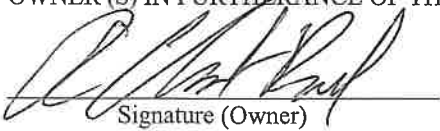
FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

  
Signature (Applicant)

9/12/24  
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)

9/12/24  
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4<sup>th</sup> 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.



**Niagara County Planning Board**  
**General Municipal Law §239-M Referral Form**

Niagara County Use Only:

Date Received: 9/6/26

Referral #: 6960

**Part 1: Municipal Information**

Referring Municipality: City of Lockport Referring Agency: Building Dept.

Referring Official: Jason Dool Title: Chief Building Inspector

Referring Official Signature: see other form Address: One Locks Plaza

Email: j.dool@lockportny.gov Phone #: (716) 439-6754 Fax #: (716) 439-6668

Applicant Name: R. Charles Bell

Email: cbell@harrisonplacestudio.com Phone #: (716) 228-5439

**Part 2: Project Information**

Address of Property: 7 Ontario St. Lockport Acreage: 0.042

Tax Parcel Number(s): 109.54 - 2 - 35 Current Zoning District: B2 Business Future

Project Description	Previous/Future Meeting Information (REQUIRED)	
	Date	Reviewing Body
<ul style="list-style-type: none"> <li>• 3 Residential Apartments (2nd Floor)</li> <li>• Food Service / Restaurant Tenant (First Floor)</li> <li>• Outdoor Seating for 1st Floor Tenant</li> </ul>	9/09/24	City Planning Board
	10/24	City Lockport Comm Council
	10/24	City ZBA

**Part 3: Referral Type and Proximity Trigger**

**Referral Type** (Check all that apply):

- Area Variance
- Use Variance
- Special Permit
- Site Plan Review
- New Local Law
- Moratorium
- Other \_\_\_\_\_
- Zoning Text Amendment
- Zoning Map Amendment
- New Zoning Ordinance
- Comprehensive Plan
- Local Law Amendment

**Property located within 500 ft. of**  
(Check all that apply):

- Existing or Proposed County / State Parkway, Road or Highway, or County Owned Drainage Channel
- County Road: \_\_\_\_\_
- NYS Road: \_\_\_\_\_
- Municipal Boundary
- NYS / County Recreation Area ERIE Canal
- NYS / County Owned Land with Public Building
- Farm operation located in an Agricultural District (except for area variances)

**Part 4: Required Enclosures**

The Niagara County Planning Board requires adequate information upon which to make its decision. The zoning referral form will not be accepted unless all of the following information as applicable is submitted (Please check that all items are included):

<input checked="" type="checkbox"/>	Planning Board Referral Form
<input checked="" type="checkbox"/>	SEQR Environmental Assessment Form (EAF)
<input checked="" type="checkbox"/>	One set of plans sized at 8.5" x 11" or 11" x 17" (if applicable).
<input type="checkbox"/>	For variances, a copy of the code from which the relief is being requested.
<input type="checkbox"/>	For zoning text amendments and local law amendments, copies of both the existing and proposed zoning / local law.
<input type="checkbox"/>	Copies of any local meeting minutes.
<input type="checkbox"/>	Any other documentation submitted to the municipality as part of the application process.

**Part 5: Representative Contact Information**

\* A project representative must attend the Niagara County Planning Board meeting. Meeting information will be sent to the project representative via the email address provided in this section.

Project Representative Contact Information

Name: *Timothy W. Arington, PE* Title: *Engineering Consultant*

Email: *tarington@apexconsulting.com* Phone #: *(716) 439-0188*

**DEADLINE**

All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. Note: January and February meetings are held on the 4th Monday of the month.

LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.

**Recommendation from Niagara County Planning Board**

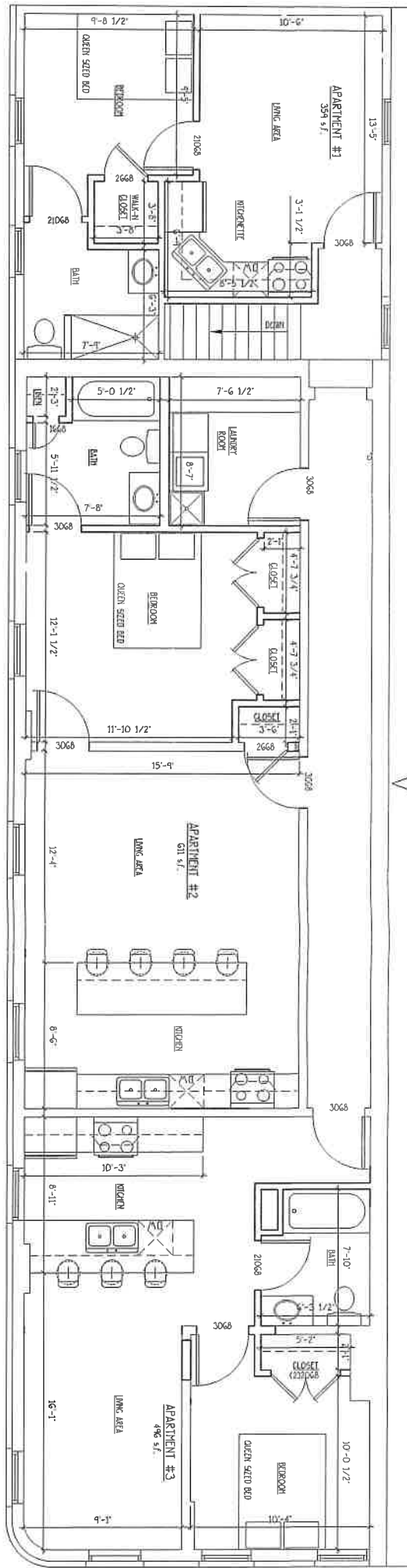
For County Office Use Only

<input checked="" type="checkbox"/>	Approval
<input type="checkbox"/>	Approval with Modifications
<input type="checkbox"/>	No Significant Countywide or Inter-community Impact
<input type="checkbox"/>	Disapproval

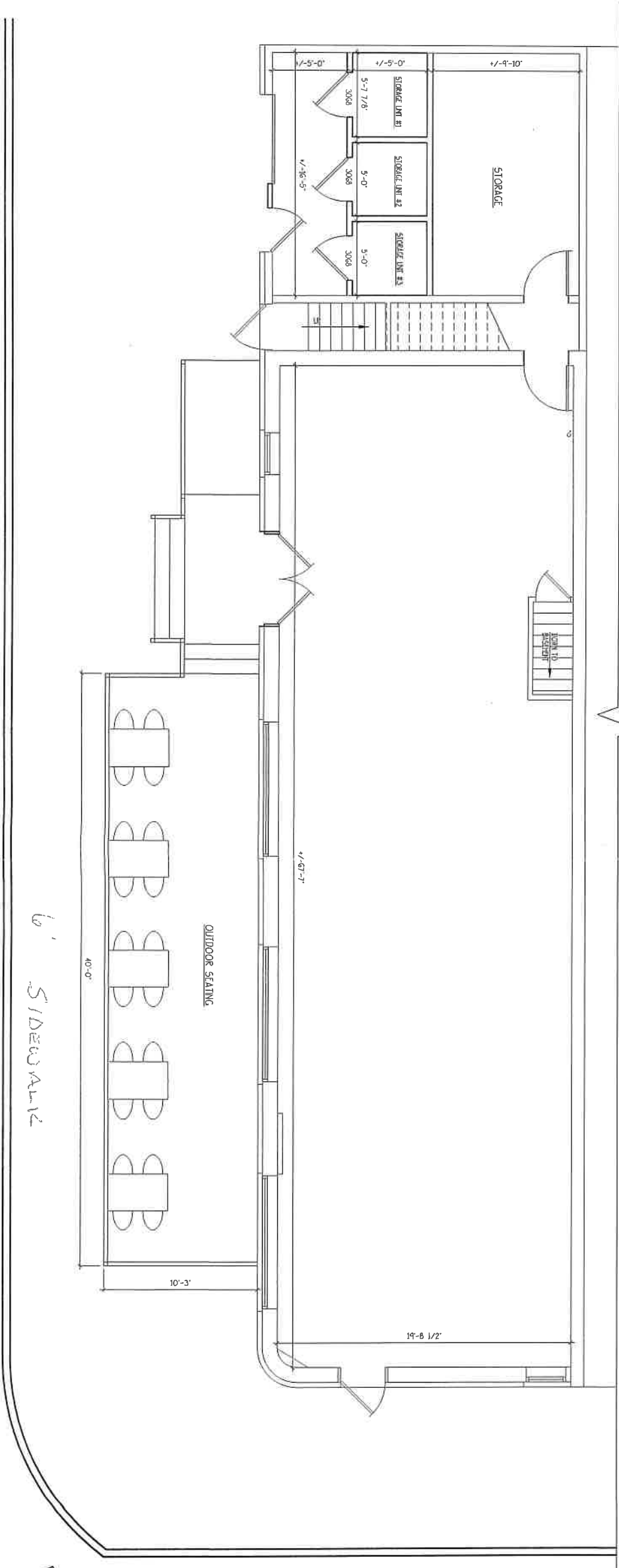
Joseph Kibler, Chairman  
Niagara County Planning Board

Date: *5-18-24*





**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**PRELIMINARY  
NOT FOR CONSTRUCTION**

ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

DATE: 05/17/24  
SCALE: AS NOTED  
PROJECT NO.: 23-149  
DRAWN BY: SME  
CHECKED BY: TWA

**A1**

**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

PROJECT TITLE: ENGINEERING DESIGN PLANS FOR 2-STORY BUILDING  
7 ONTARIO STREET, CITY OF LOCKPORT, NY 14094

CLIENT: CHUCK BELL/H. SICKERMAN/HARRISON PLACE STUDIO  
P.O. BOX 473, 160 WASHBURN STREET, SUITE 200  
LOCKPORT, NY 14094

DRAWING TITLE: **PROPOSED FIRST & SECOND FLOOR PLANS**

REVISIONS		
DATE	DESCRIPTION	BY



REVISIONS	DATE	DESCRIPTION	BY

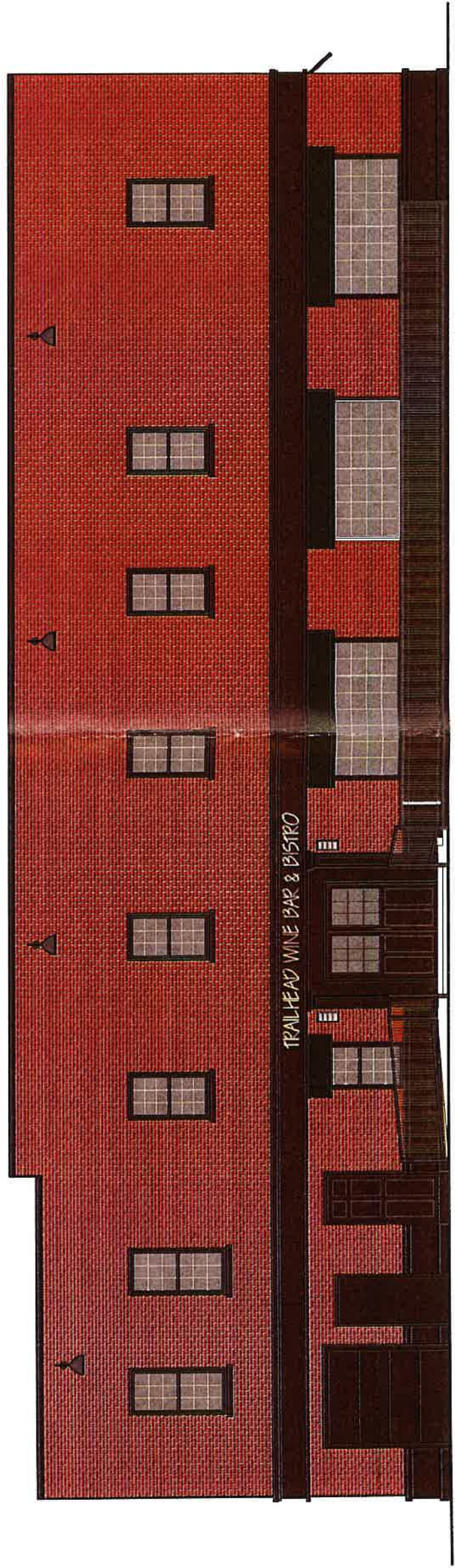
**PROJECT TITLE:** ENGINEERING DESIGN PLANS FOR 2-STORY BUILDING  
**CLIENT:** CHUCK BELT/H. SICKERMAN/HARRISON PLACE STUDIO  
 P.O. BOX 473, 160 WASHBURN STREET, SUITE 200  
 LOCKPORT, NY 14094  
**DRAWING TITLE:** **COLOR RENDERING**

**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

ANY UNAUTHORIZED ALTERATION OR ADDITION OF THIS DRAWING / DOCUMENT IS A VIOLATION OF SECTION 2209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW  
 DATE: 11/10/23  
 SCALE: AS NOTED  
 PROJECT NO.: 23-149  
 DRAWN BY: SME  
 CHECKED BY: TWA  
**R1**  
 SHEET 02



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



# 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. 2337

October 7, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 406 Prospect Street, Lockport, New York, had been filed by Sandra Burbank.

The request is for a variance to erect a 17' x 12' carport on the north side of the property and erect a 10' x 14' roof covering on the east side of the house situated in an R-2 Zone.

Approval of the permit application was denied or withheld because the lot coverage will increase to 32.6%, the carport will be located 0' from the north property line and the roof covering on the east side of the house will be located 3.38' from the south line.

The City of Lockport Zoning Ordinance allows a maximum 30% lot coverage and 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, October 22, 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: 406 Prospect St Lockport NY 14094

APPLICANT INFORMATION

NAME: SANDRA Burbank ADDRESS: 406 Prospect Lockport Ny

PHONE: 858-337-2790 Lockport NY 14094  
CITY STATE ZIP

FAX: X E-MAIL: Gma23dck@outlook.com

OWNER INFORMATION

NAME: SANDRA Burbank ADDRESS: 406 prospect st

PHONE: 858-337-2790 Lockport Ny 14094  
CITY STATE ZIP

FAX: X E-MAIL: Gma23dck@outlook.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

CONTRACT PURCHASER  CONTRACTOR  
 ARCHITECT/ ENGINEER  LESSEE  
*OTHER Owner*

OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE/TIME RECEIVED: \_\_\_\_\_

FEE AMOUNT: \_\_\_\_\_ CHECK/MONEY ORDER#: \_\_\_\_\_

ZONING: \_\_\_\_\_ FEE TRANSMITTAL DATE: \_\_\_\_\_

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

Home built 1928 ish. I purchased 12-27-2023  
Cement pad was already here in rear

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

want to install Rear Facing permanent cover over cement + holding  
want to install 5x3 overhang over door  
want to install 18x12 carport in driveway  
80 hours, 4 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 is 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)

Concret was not laid or River cement pad extremely hot  
in summer is too much snow in winter  
have had fire keeping up with snow &  
being that to big car and 8 ft snow makes  
road for me to be driving or River cement  
I have back problems & need use of hot tub for back issues

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

will show carport from street & River overlooking from  
street. impact to neighborhood should be minimized  
in my opinion.

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.

Sandra Burbank

Signature (Applicant)

Date 9-19-24

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.

Sandra Burbank

Signature (Owner)

Date 9-19-24

Regular meetings of the Zoning Board of Appeals are generally held on the 4<sup>th</sup> 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.

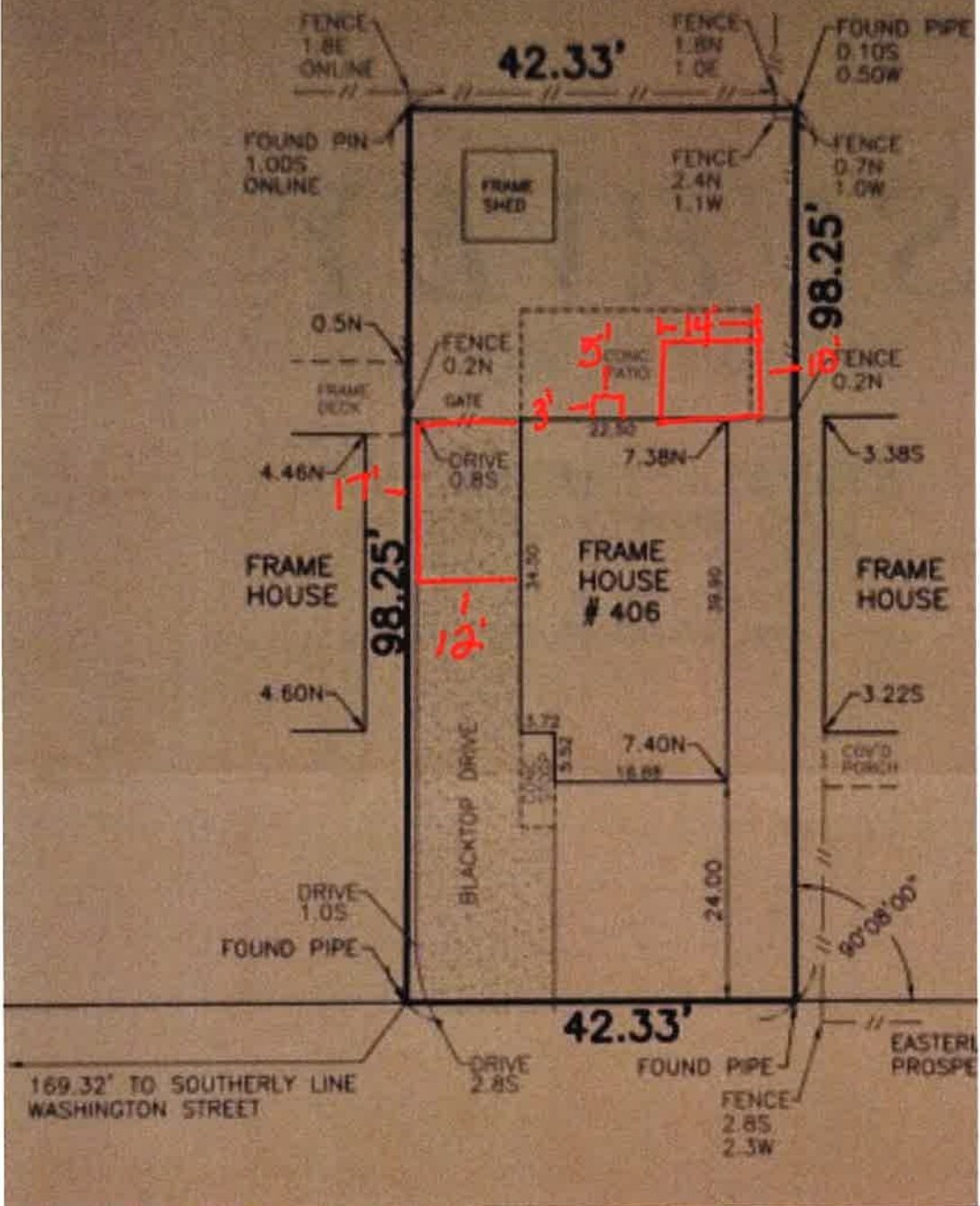
Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200' radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.

X

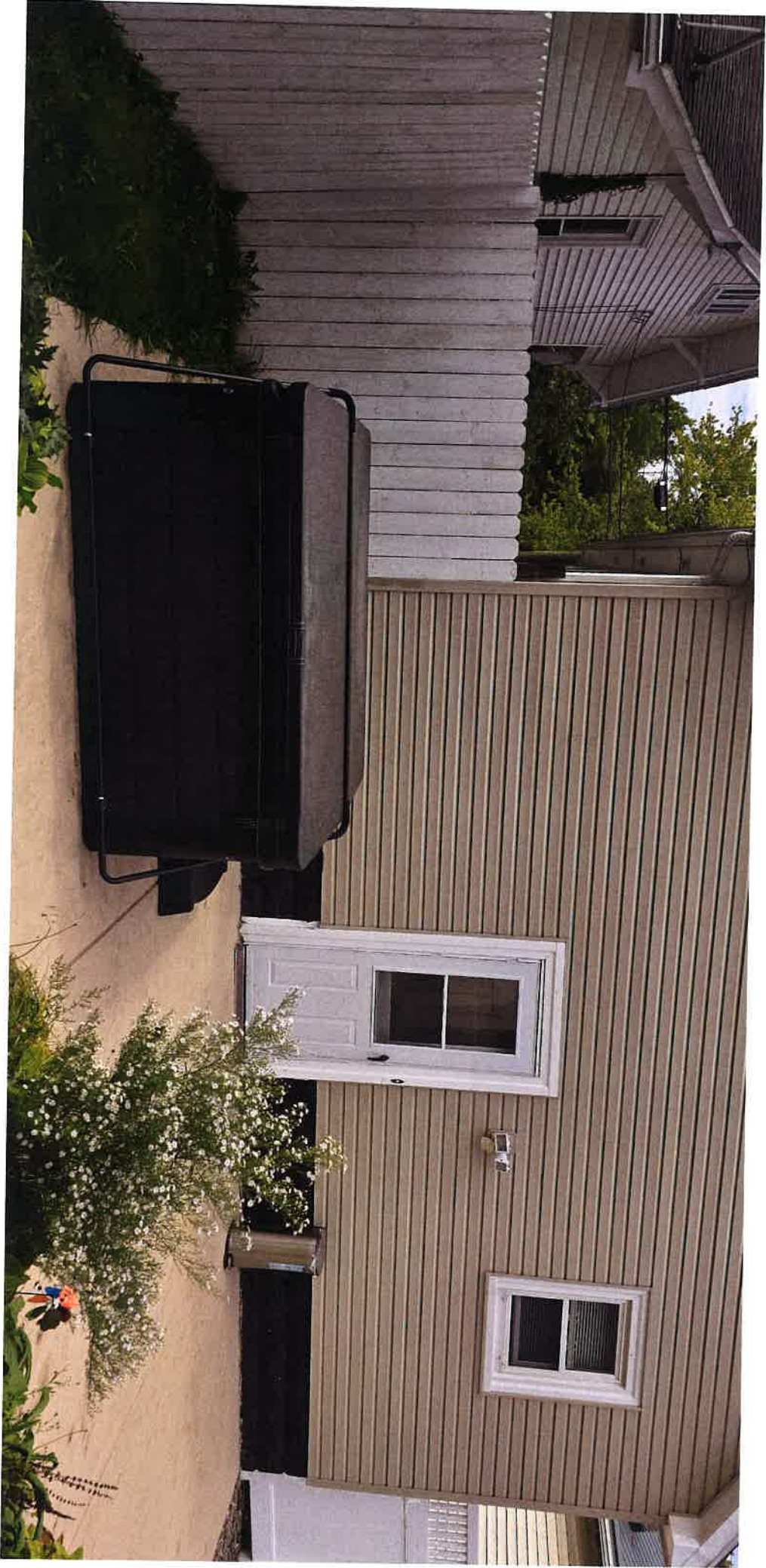
(666) 887 2770

Tue 5:29 PM

THIS SURVEY IS MADE AND MADE WITH AN ASSURANCE OF NO CHANGE.  
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.



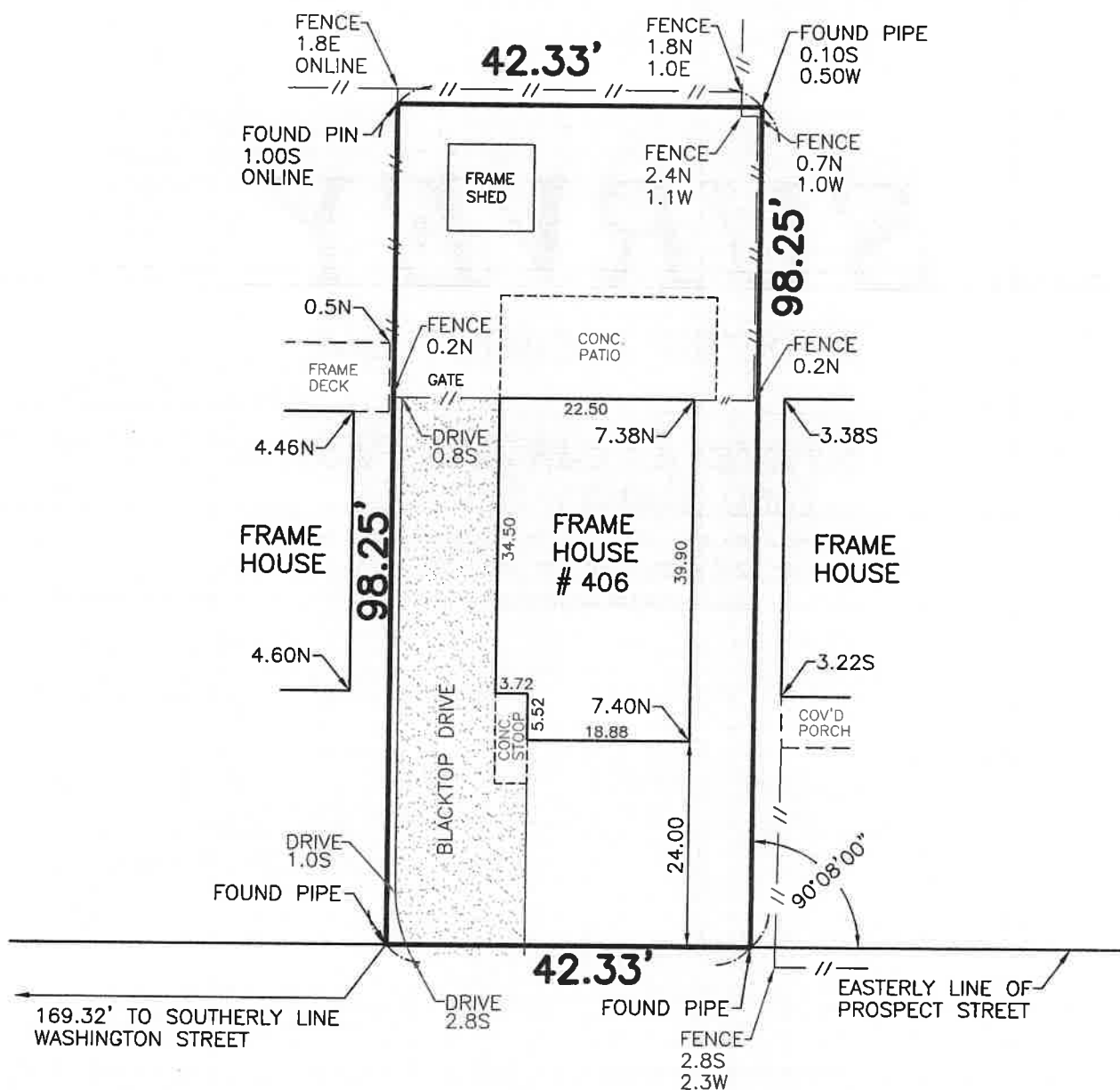
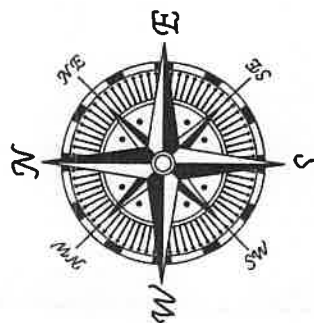






Feet Inches  
 0.08 - 1 inch  
 0.17 - 2"  
 0.25 - 3"  
 0.33 - 4"  
 0.42 - 5"  
 0.50 - 6"  
 0.58 - 7"  
 0.67 - 8"  
 0.75 - 9"  
 0.83 - 10"  
 0.92 - 11"  
 1.00 - 12"

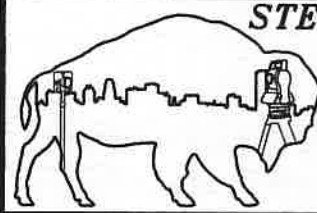
NOTE: 1) THIS SURVEY IS NULL AND VOID WITH AN AFFIDAVIT OF NO CHANGE  
 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH



# PROSPECT (66' WIDE) STREET

*SPC*

LOCATION: CITY OF LOCKPORT	MAP COVER: 440, BOOK 19 PAGE 1837	JOB NO.: 23-11164
COUNTY OF NIAGARA, STATE OF NEW YORK	SUBLOT(S): "M"	DRAWN BY: J. HARTWELL
PART OF LOT 59, TOWNSHIP 14, RANGE 7	DATE: NOVEMBER 17, 2023	SCALE: 1"=20'
OF THE HOLLAND LAND COMPANY'S SURVEY	REVISIONS:	CHECKED BY: S. CARVER
<b>STEVE A. CARVER PLS.</b> LAND SURVEY SERVICES 1089 KINKEAD AVE #104 N. TONAWANDA NY 14120 TEL. 716-525-1250 FAX 716-525-1275 STEVE@CARVERSURVEY.COM		Copyright Steve A. Carver PLS, all rights reserved. No portion of this drawing may be reproduced, stored or transmitted by any means without prior written permission of the surveyor. This survey is a report of the findings in the field and is not a guarantee of title. This survey is null and void with an affidavit of no change.



# *SURVEY*

IMPORTANT DOCUMENT SAVE

**STEVE A. CARVER PLS.**

LAND SURVEY SERVICES

1089 KINKAD AVE. STE 104, N. TONAWANDA, NY 14120

TEL. 716-525-1250 FAX 716-525-1275

EMAIL STEVE@CARVERSURVEY.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

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## NOTICE OF PUBLIC HEARING

Case No. 2338

October 7, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 101 Lincoln Avenue, Lockport, New York, had been filed by Adam Parsons.

The request is for a variance to erect a 14' x 14' mud room and a 30' x 30' garage and master suite addition on the west side of the existing house situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the addition will be located 6' from the west property line.

The City of Lockport Zoning Ordinance 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, October 22, 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: 101 Lincoln Ave. Lockport

**APPLICANT INFORMATION**

NAME: Adam Parsons ADDRESS: 101 Lincoln Ave.

PHONE: 716 807 9541 Lockport NY 14094  
CITY STATE ZIP

FAX: \_\_\_\_\_ E-MAIL: adam.parsons@prodigy.com

**OWNER INFORMATION**

NAME: Abby Parsons ADDRESS: 101 Lincoln Ave.

PHONE: 716 316 1797 Lockport NY 14094  
CITY STATE ZIP

FAX: \_\_\_\_\_ E-MAIL: abby.jogianante@gmail.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: \_\_\_\_\_

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

residential

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

Addition - 30x30 garage, master suite door.

**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)

structure is 6' from property line.

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

There is an existing vinyl fence separating structure from adjacent property (back yard).

**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.

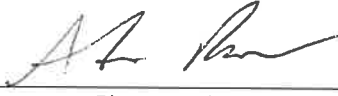
FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

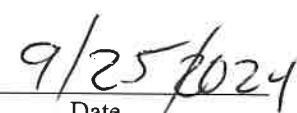
\_\_\_\_\_  
Signature (Applicant)

\_\_\_\_\_  
Date

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

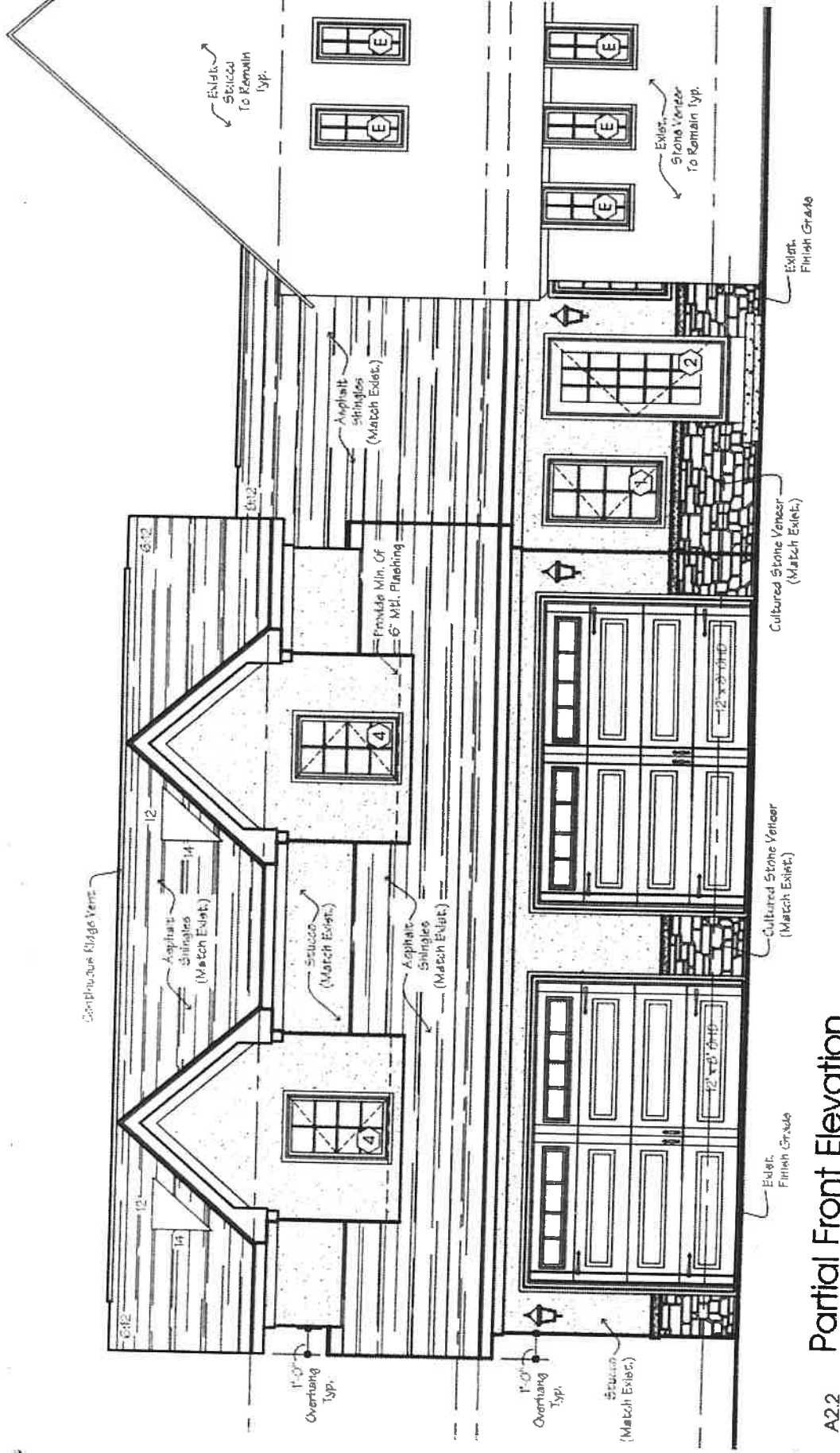
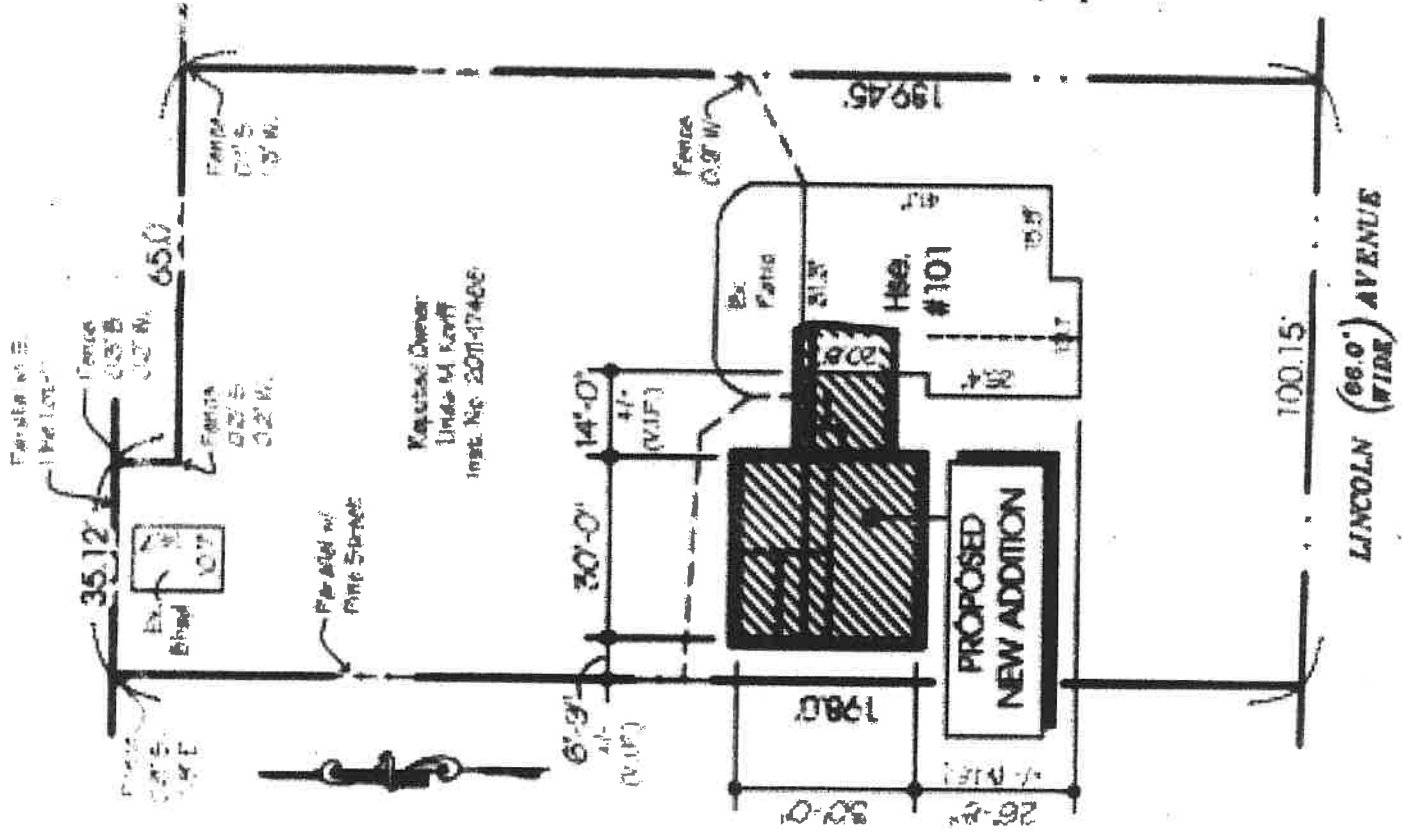
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

  
\_\_\_\_\_  
Signature (Owner)

  
\_\_\_\_\_  
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4<sup>th</sup> 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.



A22 Partial Front Elevation



# 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. 2339

October 7, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 10 Le Van Avenue, Lockport, New York, had been filed by James Kane.

The request is for a variance to remove the existing detached garage and erect a 28' x 24' detached garage in the rear yard situation in an R-1 Zone.

Approval of the permit application was denied or withheld because the lot coverage will increase to 23.4% and the garage will be located 4.5' from the east line.

The City of Lockport Zoning Ordinance allows a maximum 20% lot coverage and requires a minimum 5' side yard setback for detached accessory structures in an R-1 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, October 22, 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: 10 Levan Ave

**APPLICANT INFORMATION**

NAME: James Kane ADDRESS: 10 Levan Ave

PHONE: 716-462-0743 Lockport NY 14094  
CITY STATE ZIP

FAX: \_\_\_\_\_ E-MAIL: Jimmykane51@yahoo.com

**OWNER INFORMATION**

NAME: James Kane & Alexandra Ottaviano ADDRESS: 10 Levan Ave

PHONE: 716-462-0743 Lockport NY 14094  
CITY STATE ZIP

FAX: \_\_\_\_\_ E-MAIL: Jimmykane51@yahoo.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: \_\_\_\_\_

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

The applicant and his wife purchased the house in September 2023. The property is the applicants primary residence. The applicant has two cars.

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

The applicant is proposing to replace the old dilapidated garage with a new single story two car garage. The proposed new garage will be on a 24x28' slab on grade. New gutters will be installed that will drain to the south away from the homes to the east and west.

**VARIANCE STANDARDS (USE VARIANCE)**

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

**VARIANCE STANDARDS (AREA VARIANCE)**

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

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

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

The new proposed single story garage will have two new overhead doors. The old dilapidated garage covered 20% of the lot and the new proposed garage will cover 23.4% of the lot. The new proposed garage will not change the character of the neighborhood because the old garage was in a state of disrepair and an eyesore to the neighborhood. The new proposed single story two car garage cannot be achieved by some

other method. The new proposed garage lot coverage is not substantial and will only increase the lot coverage by 3.4%. The new proposed single story two car garage will not adversely affect the neighboring properties.

**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) 

Date 9/25/24

**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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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.

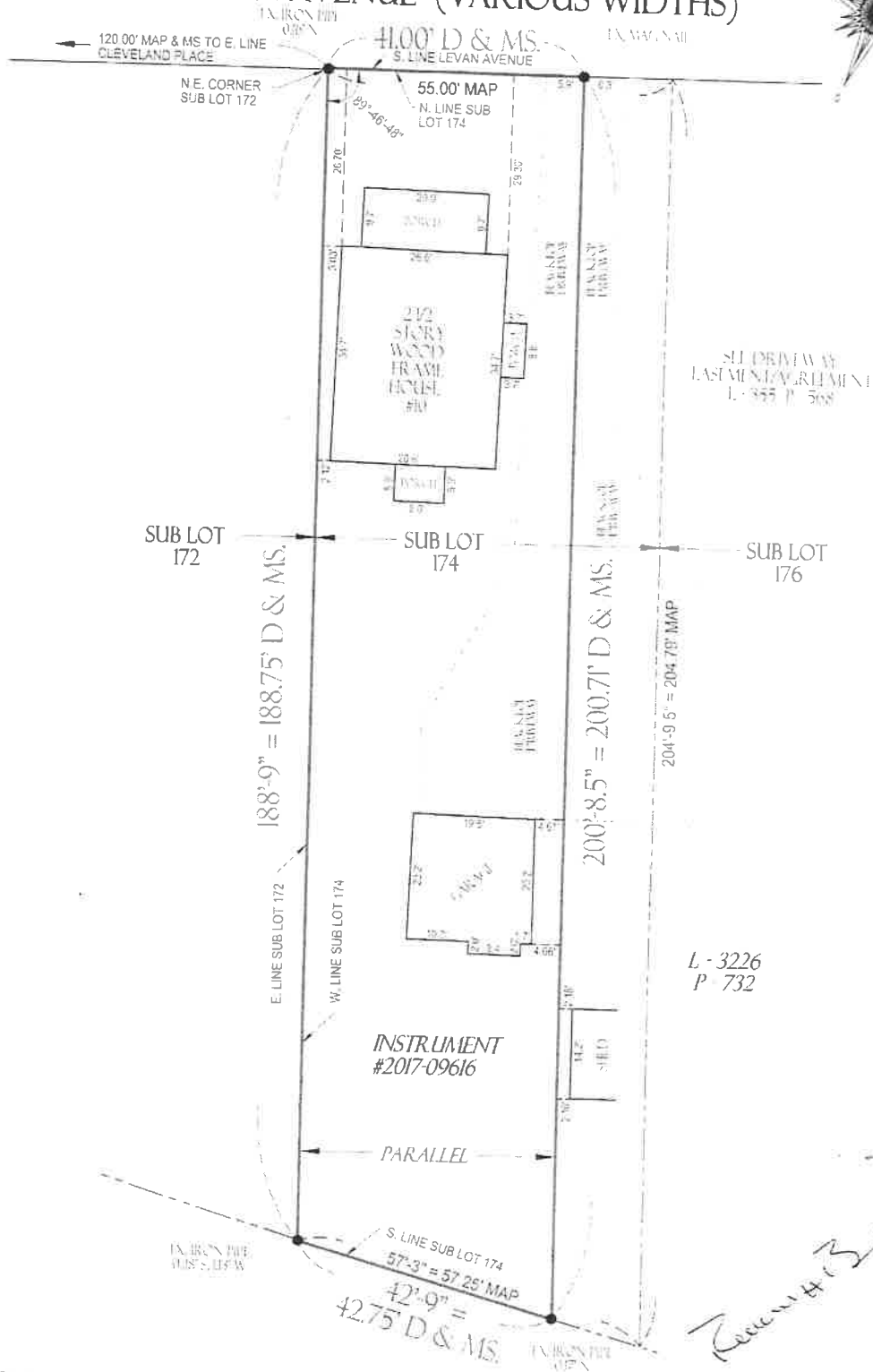


LEGEND  
 EX=EXISTING CENTERLINE L=LINE P=PAISE M=MEASURED D=DEED  
 N=ORTH S=SOUTH E=EAST W=WEST ST=STORY W=WOOD FRAME  
 C=CONCRETE O=OVERHEAD P=POWER PILE P=POST G=GARAGE  
 CH=CHAIN D=DOWN LINE TUB=TELEPHONE JUNCTION BOX W=WITH  
 E=ELECTRIC JUNCTION BOX

SURVEY OF  
 PART OF LOT 4, SECTION 11, TOWNSHIP 4, RANGE 6  
 OF THE HOLLAND LAND COMPANYS SURVEY  
 CITY OF LOCKPORT, NIAGARA COUNTY, NY  
 SCALE 1" = 20'

Project # 2023-04-M  
 August 28, 2023

LEVAN AVENUE (VARIOUS WIDTHS)



MAP REFERENCE:  
 BOOK 11 OF MICROFILMED MAPS AT PAGE 1044.

**BICKLE LAND SURVEYING P.C.**

ONLY PRINTS OF THIS SURVEY MAP MARKED WITH AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

4063 DAY ROAD  
 LOCKPORT, NY 14094  
 PHONE 716-434-8401  
 FAX 716-434-2355

517 A MAIN STREET  
 MEDINA, NY 1403  
 PHONE 585-798-6357

10 LEVAN AVE  
GARAGE LAYOUT  
9/12/24

PROPERTY LINE

(Same as Survey  
Old garage location)  
4'-6"

12'-6"  
\* EST. Green

2 Car Garage  
Single Story  
24' x 28'

28'-0"  
Window

Window

8' W Garage Door

8' W Garage Door

24'-0"

Man Door

- 9' tall walls  
- 4/12 Roof Pitch

41'-0"

PROPERTY LINE

PROPERTY LINE



# 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. 2340

October 7, 2024

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 1 Hoover Parkway, Lockport, New York, had been filed by Wilbur Stiles.

The request is for a variance to erect a 6' vinyl fence on the east property line situated in an R-1 Zone.

Approval of the permit application was denied or withheld because the fence will be higher than thirty-six inches.

The City of Lockport Zoning Ordinance Section 190-91 states that no fence, hedge or hazardous obstruction to vision shall be higher than thirty-six inches above the natural grade of land, from the wall of the structure that faces the street to the curb line of the street.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, October 22, 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

23W

\_\_\_\_ 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: 1 Hoover Pkwy

APPLICANT INFORMATION

NAME: Wilbur Stiles ADDRESS: 1 Hoover Pkwy

PHONE: (716) 628-1276 Lockport NY 14094  
CITY STATE ZIP

FAX: \_\_\_\_\_ E-MAIL: will.stiles@yahoo.com

OWNER INFORMATION

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CITY STATE ZIP

FAX: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

RELATIONSHIP OF APPLICANT TO PROPERTY:

\_\_\_\_ CONTRACT PURCHASER    \_\_\_\_ CONTRACTOR    \_\_\_\_ OTHER

\_\_\_\_ ARCHITECT/ ENGINEER    \_\_\_\_ LESSEE

OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE/TIME RECEIVED: \_\_\_\_\_

FEE AMOUNT: \_\_\_\_\_ CHECK/MONEY ORDER#: \_\_\_\_\_

ZONING: \_\_\_\_\_ FEE TRANSMITTAL DATE: \_\_\_\_\_

AGENDA DATE: \_\_\_\_\_ DEADLINE DATE: \_\_\_\_\_

COUNTY TAX MAP IDENTIFICATION NUMBER: \_\_\_\_\_



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

Just purchased the property 8/12/24

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

fence built on property where the old fence was previously.

**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)

None

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

New fence built where previous fence was. It does not affect site lines of street neighbors driveway. It is on the opposite side of fence and does not affect their site line. There is not a sidewalk in front of the fence as well.

**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)

\_\_\_\_\_  
Date

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

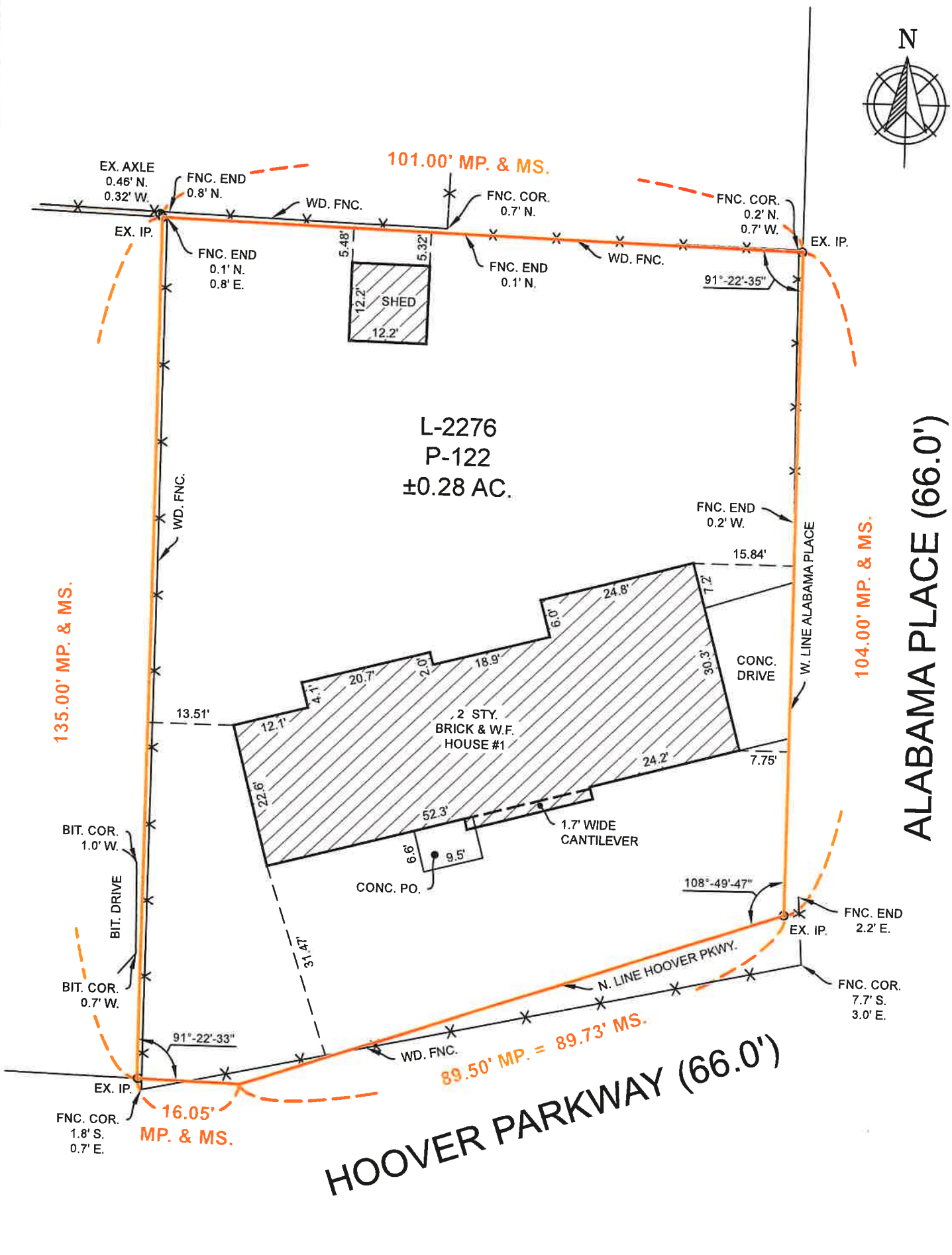
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4<sup>th</sup> 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.



L-2276  
P-122  
±0.28 AC.

ALABAMA PLACE (66.0')

HOOVER PARKWAY (66.0')

**SURVEY OF SUBLot 58**

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	5	SEC.	14	TWP.	14	RNG.	6
OF THE HOLLAND LAND COMPANY'S SURVEY							
CITY	LOCKPORT			COUNTY	NIAGARA, NY		
TAX IDENTIFICATION No.	123.11-1-54	PROJ. NO.	24-308	SCALE	1"=20'		
CREW	MJM	DWN.	MJM	CHK.	CJS		
DATE	7/16/2024						

MAP REFERENCE:  
BOOK 40 OF MICROFILMED  
MAPS AT PAGE 3961

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



Lockport, New York 14095  
PHONE: (716) 587-8380  
FAX: 716.587.8379  
WEBSITE: www.360landsurvey.com

**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.