



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6759
Fax (716) 439-6605

June 10, 2025

Megan Brewer

AGENDA

Please be advised that there are two (2) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, June 24, 2025 at 5:00 P.M.

1. Brian Harrington. 134 State Rd. Request to erect a 36' x 104' building to be utilized as an auto glass business situated in a Medium Density Residential Zone. (Use-vehicle service or repair shop)
2. Aleza O'Connor. 25 Beverly Avenue. Request to install a 16' x 22' concrete patio on the rear of the house situated in a Low Density Residential Zone. (Area- impervious area 64.5%)



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NOTICE OF PUBLIC HEARING

Case No. 2351

June 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 134 State Rd., Lockport, New York, had been filed by Brian Harrington.

The request is for a variance to erect a 36' x 104' building to be utilized as an auto glass business situated in a Medium Density Residential Zone.

Approval of the permit application was denied or withheld because an auto glass business is not a permitted use in a Medium Density Residential Zone.

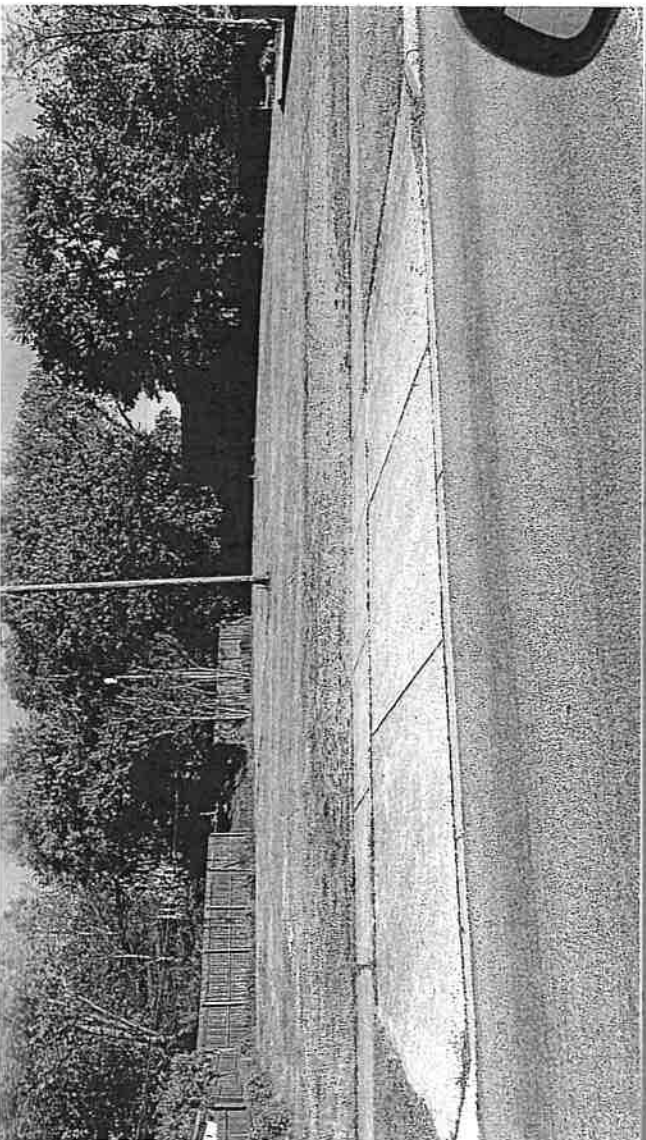
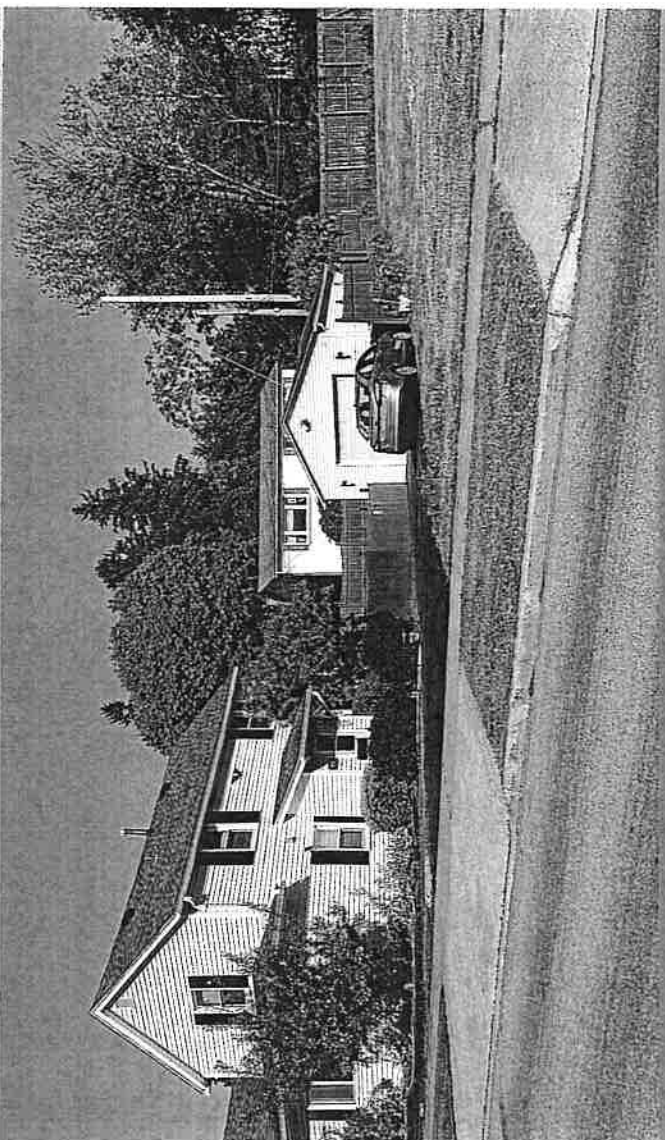
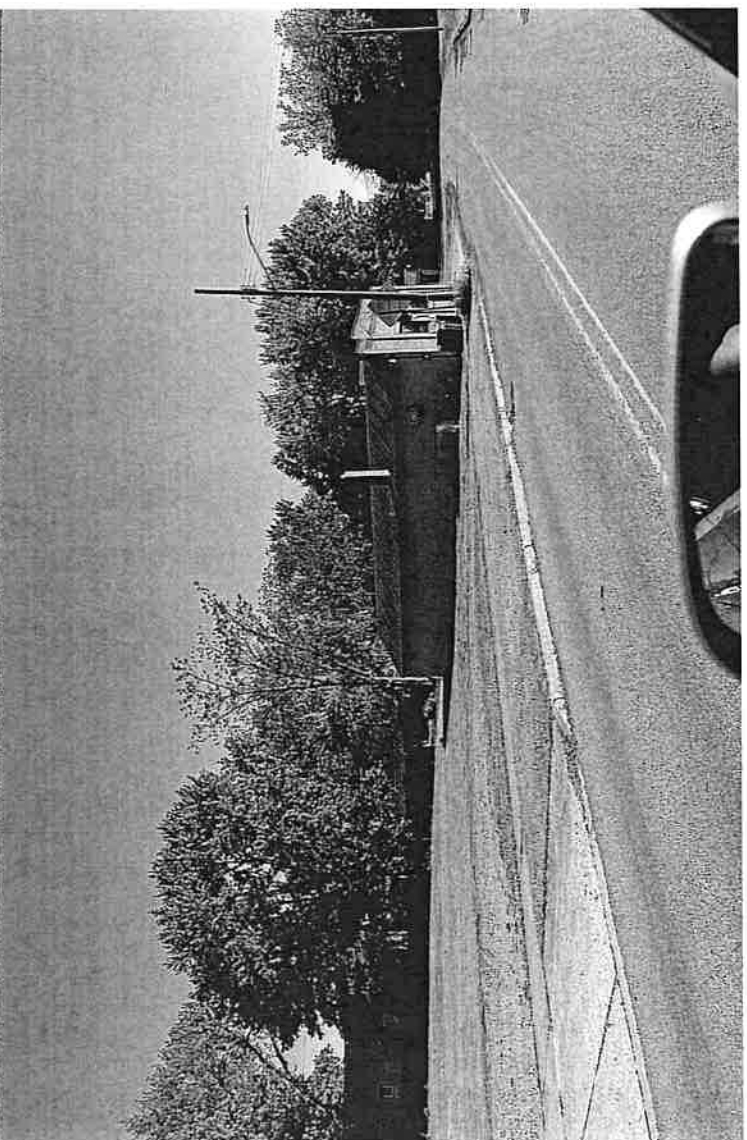
The City of Lockport Zoning Ordinance permits vehicle service or repair shots in General Industrial Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, June 24, 2025 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.

Supporting documentation for this case may be found on the City of Lockport website lockportny.gov.

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: 134 STATE Rd., Lockport NY 14094

APPLICANT INFORMATION

NAME: Brian Harrington ADDRESS: 260 CHESTNUT ST.

PHONE: 716-861-2029 CITY: Lockport NY STATE: 14094 ZIP:

FAX: E-MAIL: Autoglasswny@gmail.com

OWNER INFORMATION

NAME: Brian Harrington ADDRESS: 260 CHESTNUT ST.

PHONE: 716-861-2029 CITY: Lockport NY STATE: 14094 ZIP:

FAX: E-MAIL: Autoglasswny@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.)

was used as commercial garage / ~~service~~ station?
area/street is mainly commercial.

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

Plan use is Auto Glass Shop and Va Building Commercial
use as "Retail". Building is planned 36x104 ft. 1st floor
Frame steel siding construction. Mainly normal business
hours and low noise & will comply with all ordinances.
2-10 employees. property is next door to a BAR (Dr. Medical)
that maintains late hours/morning hours.

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)

Property was Auctioned / listed as Commercial "
Property! City Building Dept. Telling me I can
Even Put A SHED or STORAGE on the property?
Property is virtually "useless" without approval for
commercial use.

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

New Building will NOT ALTER Adjacent properties as most
ALL ARE COMMERCIAL or Business use GARAGES. New
Building will NOT IMPACT adjacent properties as
most are similar Business use.

New Building is Behind ALL SETBACKS EXCEPT on Back
corner and that corner is Behind Existing Building /
garage.

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.

- X \$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.

Brian Harty
Signature (Applicant)

5/19/25
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.

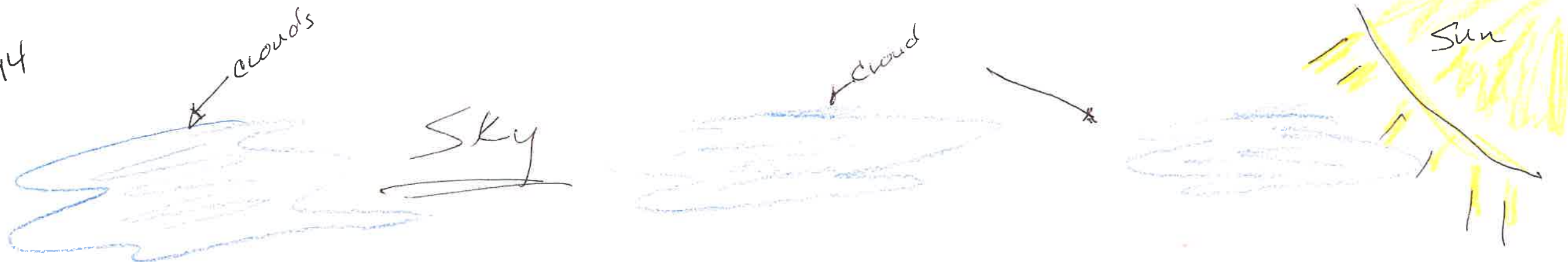
Brian Harty
Signature (Owner)

5/19/25
Date

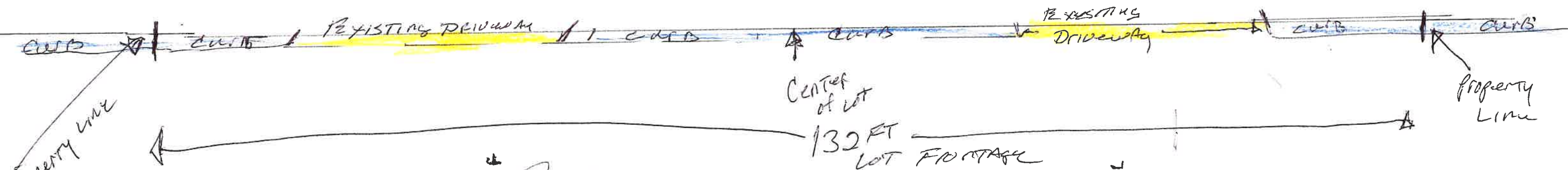
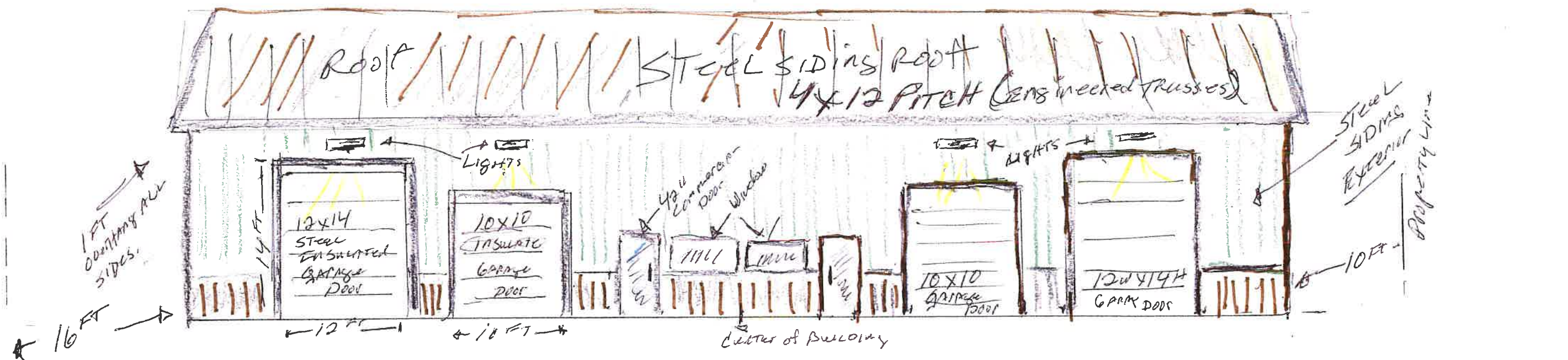
Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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.

SITE PLAN
134 STATE Rd
LOCKPORT, NY 14094



5 1/2 inch
Reinforced
Concrete Floor



STATE Rd

VIEW (FRONT)

FRONT VIEW

Approx 1 inch = 10 Feet

STATE
SECRET, X9

TOP
VIEW

EXISTING HOUSE

Existing
Fence

Grass = GRASS

BLACK = BLACKTOP Rd.

Yellow = Stone

Orange = Side ALK

GRASS

Property Long

9-15-11
6/20/11

property line

property
line

*Proposed Building

Property zinc

XX Proposed Building XX

36 x 104 Feet

16/Fept H181+

4x12 pitch

Revf

(PARKING AREA)

Stone From Building To

Sipewalk

-131,67 Feet

STATE Rcd

Approx SCALE 1 INCH = 20 FEET

EXISTING BAR

BARR 6 FT FROM
ROAD

SIDEWALK

Property Line



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Jason Dool
Chief Building Inspector

Lockport Municipal Building
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Phone (716) 439-6759
Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2352

June 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 25 Beverly Avenue, New York, had been filed by Aleza O'Connor.

The request is for a variance to install a 16' x 22' concrete patio on the rear of the house situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the patio installation will increase the total impervious area to 64.5%.

The City of Lockport Zoning Ordinance allows a maximum 30% impervious area in a Low Density Residential Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, June 24, 2025 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.

Supporting documentation for this case may be found on the City of Lockport website lockportny.gov.

LOCKPORT ZONING BOARD OF APPEALS
Megan Brewer

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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 Beverly Ave

APPLICANT INFORMATION

NAME: Aleza O'Connor ADDRESS: 25 Beverly Ave
PHONE: 716-818-3029 CITY: Lockport NY STATE: NY ZIP: 14094
FAX: _____ E-MAIL: Oaleza@yahoo.com

OWNER INFORMATION

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

RELATIONSHIP OF APPLICANT TO PROPERTY:

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

OFFICE USE ONLY

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

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

I have owned my home for 19 yrs

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

Patio

Poured concrete

One to two workers

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)

*No outdoor space to sit or grill and
eat at a table*

*I lost my dining room to accommodate my elderly
parents. So I would like to have a space to
have a table + chairs to eat with family at least
in the warmer months*

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

It will improve the property + look beautiful!

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.

Alex Stamer
Signature (Applicant)

6/1/2025
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.

Alex Stamer
Signature (Owner)

6/1/2025
Date

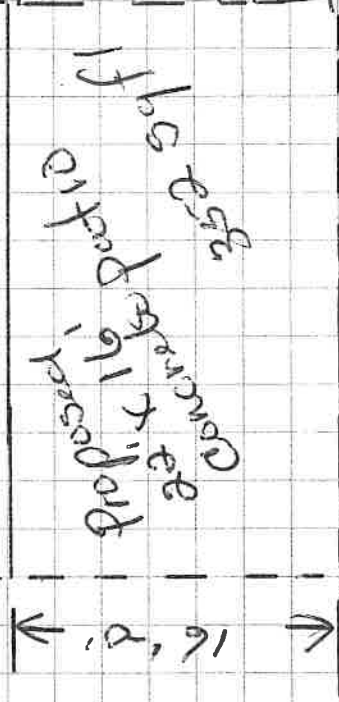
Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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.

20 - ISSEVERLY AVE

DRIVEWAY

EXISTING
HOME



If possible, please
reference

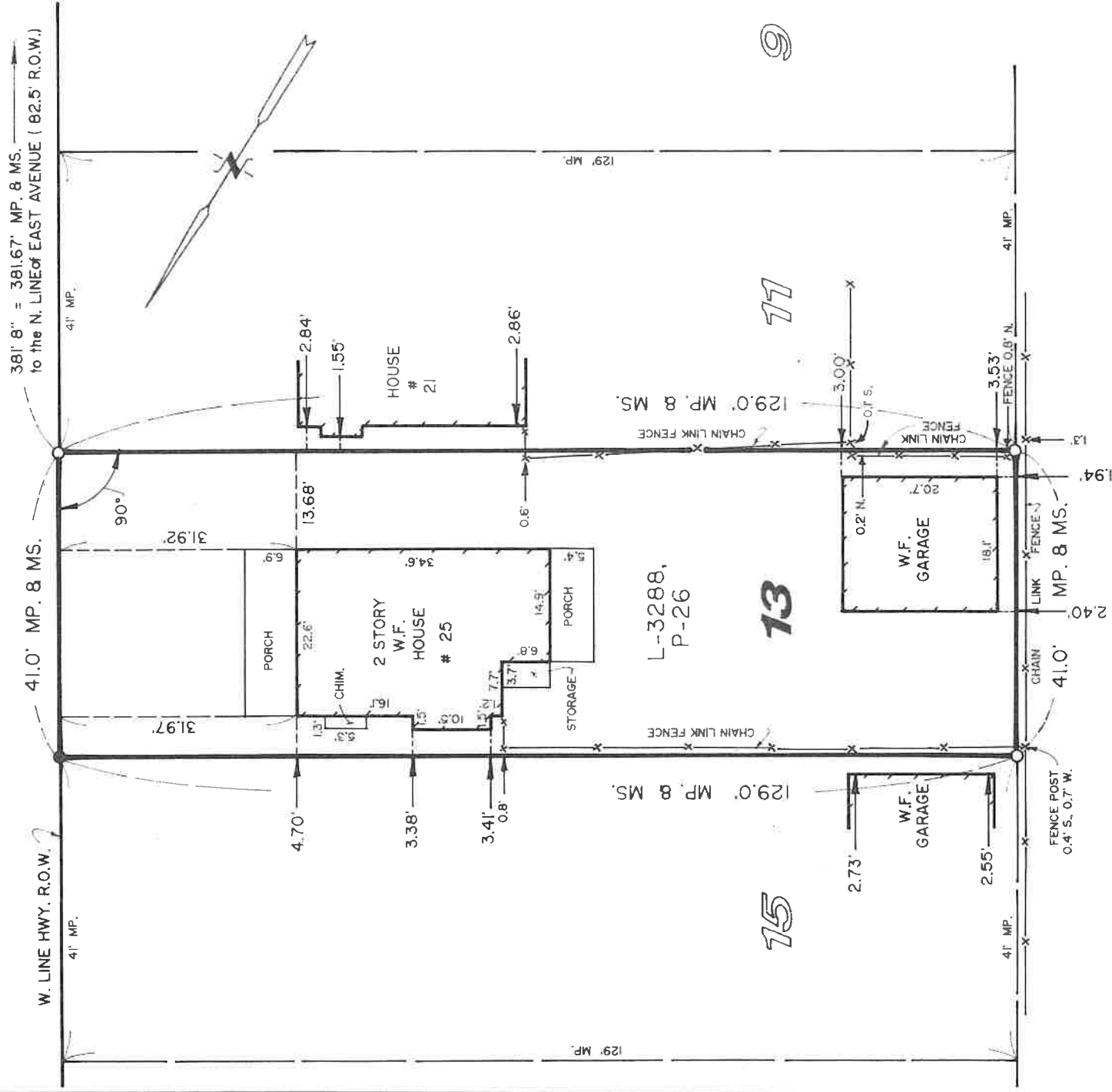
PROPOSED 16' x 22'

22'-0"

16'-0"

Beverly Avenue

(50.0' R.O.W.)



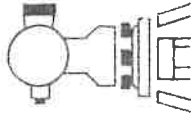
D. = DEED MP. = MAP MS. = MEASURED

● = EX. IRON ○ = SET IRON

ENC. = ENCROACHMENT

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

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



ROSS W. MARTIN

PROFESSIONAL LAND SURVEYOR

5445 LEETE ROAD, LOCKPORT, N.Y. 14094

PHONE # (716) 434 - 6531; FAX # (716) 434 - 1130

SURVEY BEING PART OF LOT 3, SECT. 15, TWP. 14, RG. 6 OF THE HOLLAND PURCHASE.

REF. MAP of "ROGERS HEIGHTS" FILED IN N.C.O. IN MICROFILM MAP BOOK II, AT PG. 1017.

LOCATION: CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

SCALE: 1" = 20'

DATE: JAN. 27, 2006

JOB # 0601005

S.B.L. # 109,42-2-9

THIS MAP VOID FOR TRANSFER UNLESS EMBOSSED WITH N.Y.S.P.L.S. SEAL No. 040368