



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

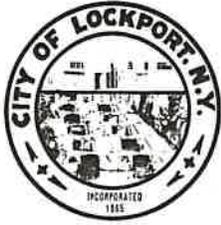
August 12, 2025

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, August 26, 2025, 2025 at 5:00 P.M.

1. Camille May David-Ferrari. 290 Michigan Street. Request to operate a dog grooming business situated in a Low Density Residential Zone. (Use-animal grooming business)
2. Brett Haylett. 83 O'Brien Drive. Request to extend the driveway to the east situated in a Low Density Residential Zone. (Area-impervious area 31.4%)



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NOTICE OF PUBLIC HEARING

Case No. 2355

August 12, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 290 Michigan Street, New York, had been filed by Camille May Davis-Ferrari.

The request is for a variance to operate a dog grooming business situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because an animal grooming business is not a permitted use in a Low Density Residential Zone.

The City of Lockport Zoning Ordinance allows animal grooming businesses in Mixed Use Downtown, Mixed Use General Commercial, Mixed Use Neighborhood, Mixed Use Office and Mixed Light Industrial Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, August 26, 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: 290 Michigan Street Lockport, New York 14094

APPLICANT INFORMATION

NAME: Camille May Davis-Ferrari ADDRESS: 290 Michigan Street
PHONE: 716 940 5025 Lockport, New York 14094
CITY STATE ZIP
FAX: _____ E-MAIL: Camidavis1224@icloud.com

OWNER INFORMATION

NAME: Roland N. Davis III ADDRESS: 714 Pasadena Avenue
PHONE: 716 990 3877 Niagara Falls New York 14304
CITY STATE ZIP
FAX: _____ E-MAIL: Lockportrampage@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.)

This property has been in the Lee/ Davis Family since October of 1922. The property was constructed as one room plank house. Today the property is a two-story home that consists of three bedrooms with one and a half baths. The intent is for this home to remain in the Lee/ Davis Family for many generations to come.

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

The proposed action is for this home to serve as the primary residence of Camille May Davis-Ferrari and also serve as the location of Camille's Dog Grooming Parlour. Camille is a Certified Pet Stylist/ Dog Groomer and will be the sole employee at her business. She plans to operate with business hours of Monday - Friday 8am - 6pm and Saturday 8am - 2pm.

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 property is zoned residential and Camille would like to operate a dog grooming business on the premises.

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

The requested variance will not alter the character of the larger neighborhood because the Grooming business will ensure that all requirements are met including but not limited to: securing the premises with by operating within hours that do not impose on the noise ordinance. In addition to these precautionary measures, the property's only adjacent neighbors are Camille's grandparents and she has their full support.

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)

7-15-2025

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.



Signature (Owner)

7/14/2025

Date

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

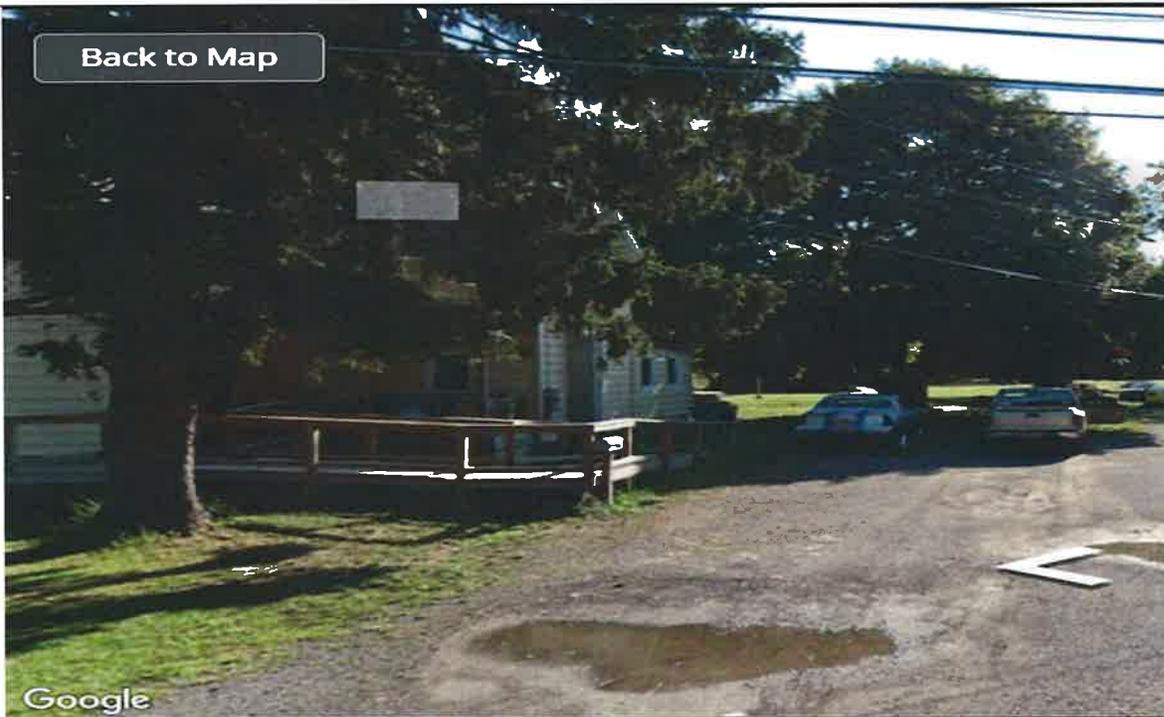
qÆ\$M>CL@U

R. Davis III
290 Michigan Street
Lockport, NY 14094

[Back to Map](#)



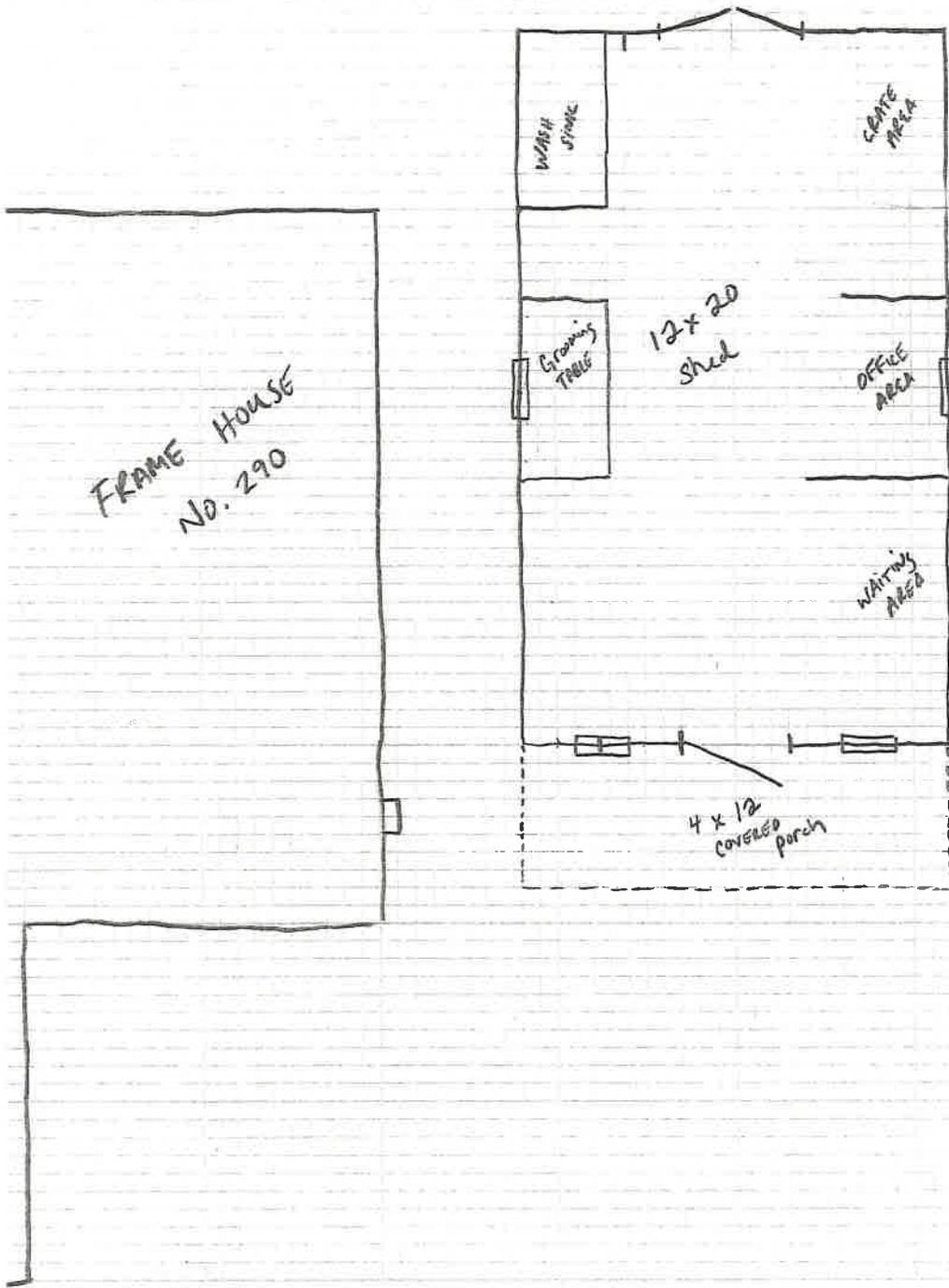
R. Davis III
290 Michigan Street
Lockport, NY 14094



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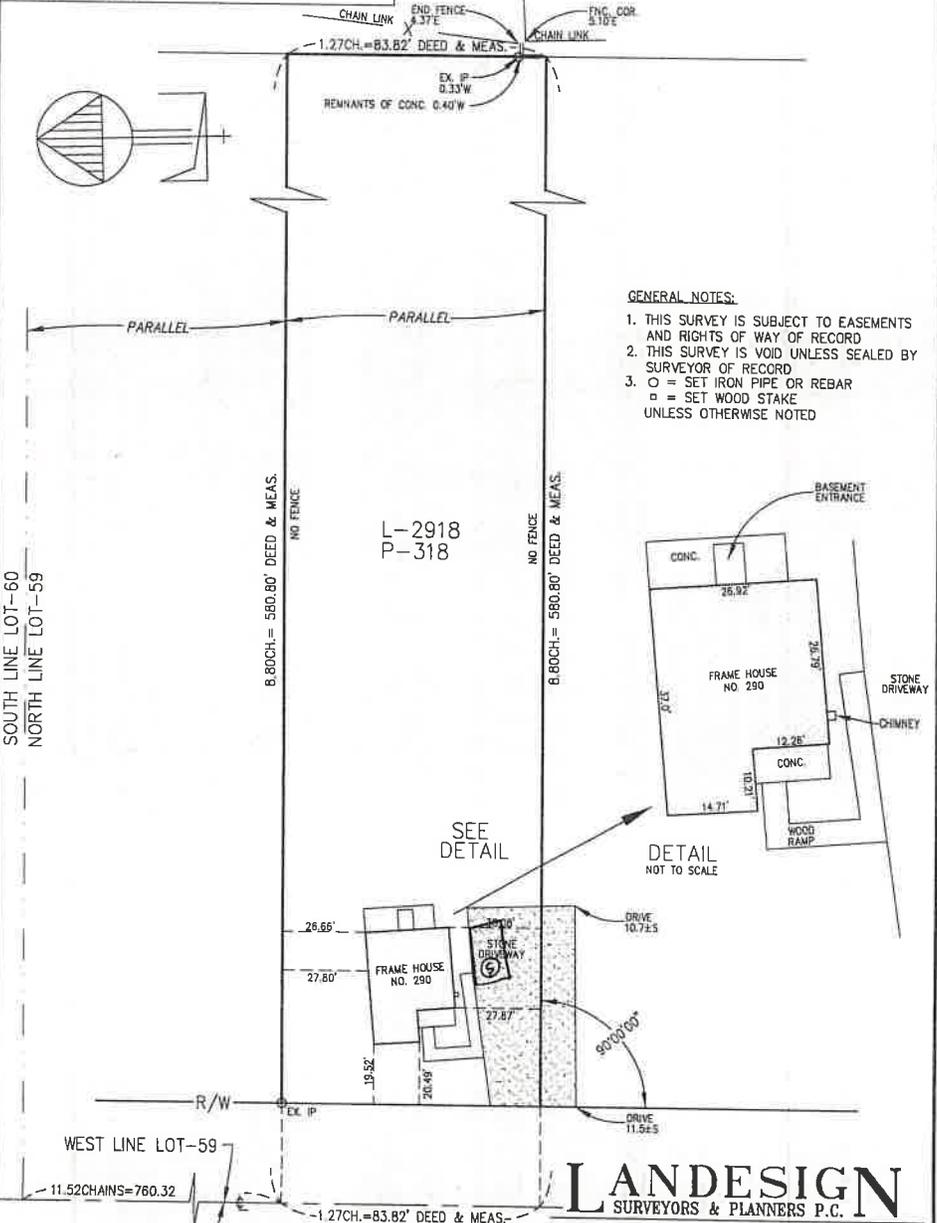


R. Davis III
290 Michigan Street
Lockport NY, 14094



NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABS TRACE OR TYPED RECORDED TO TRANSFER OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

THIS SURVEY IS INTENDED FOR PROPERTY TRANSFER ONLY.



- GENERAL NOTES:**
1. THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD
 2. THIS SURVEY IS VOID UNLESS SEALED BY SURVEYOR OF RECORD
 3. ○ = SET IRON PIPE OR REBAR
□ = SET WOOD STAKE
UNLESS OTHERWISE NOTED

LANDESIGN
SURVEYORS & PLANNERS P.C.

MICHIGAN (66.0' WIDE) STREET A JOINT VENTURE

PART OF L 59 S T 14 R 7 OF THE HOLLAND LAND COMPANY
VILLAGE OF LOCKPORT COUNTY OF NIAGARA STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION DESCRIPTION

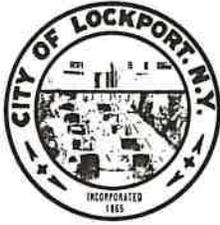
KHEOPS
ARCHITECTURE, ENGINEERING & SURVEY, DPC

300 Pearl Street, Suite 500
Buffalo, New York 14202
P. 716.849.8739
F. 716.856.0981
WWW.KHEOPSDPC.COM

DRAWN BY RR SCALE 1"=40' JOB NO. 19NY018.36
CHECKED BY DRH FIELD DATE 8-26-19
CAD FILE 290 MICHIGAN-64302 OFFICE DATE 8-30-19
BOOK 422 PAGE 52 MAP 64302

SBL No. 108.12-1-59

File: A: 12019 - Residential Surveys\19NY018.36 - 290 Michigan Map (64302) - Technical Data\CAD Drawing\Autocad\2012 MICHIGAN-64302.dwg



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
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Phone (716) 439-6759
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NOTICE OF PUBLIC HEARING

Case No. 2356

August 12, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 83 O'Brien Drive, New York, had been filed by Brett Haylett.

The request is for a variance to extend the existing driveway to the east situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the driveway extension will increase the impervious area to 31.4%.

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, August 26, 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

732

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: 83 OBrien Dr

APPLICANT INFORMATION

NAME: Brett Haylett ADDRESS: 83 OBrien Dr

PHONE: 716 628 0557 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: Brett@RGMcomfort.com

OWNER INFORMATION

NAME: Brett Haylett ADDRESS: 83 OBrien Dr

PHONE: _____ Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: Brett@RGMcomfort.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.)

Owned Since 2018

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

Extend Driveway For Parking & Utility

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)

Lack of Parking

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

It will improve the character of Property which will improve 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.

- \$150 application fee (cash or checks payable to the City of Lockport)
- Detailed site plan (10 copies)
- Photographs of existing conditions
- Property survey (10 copies)

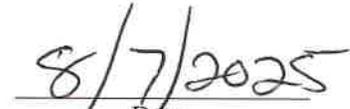
APPLICANT/OWNER AFFIRMATION

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



Signature (Applicant)



Date

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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.

CITY OF LOCKPORT
BUILDING INSPECTION DEPARTMENT

ONE LOCKS PLAZA PHONE-439-6754 EMAIL-mbrewer@lockportny.gov

BUILDING PERMIT APPLICATION FOR
FENCE, DRIVEWAY/ PARKING LOT

Job Location: 83 Osborne Dr Date: 7/1/2025
Owner: Fred & Cassandra Huff Address (if different): _____
Phone: 716 678 0557 City: Lockport Zip: NY
Construction Cost: _____ Anticipated Start Date: 7/1/2025
Contractor(s): RGM Comfort Systems Inc

Driveway (Please Check One):
(Please note any changes in size)

New install Recover Remove & Replace

Material (Please Check One):

Blacktop Concrete Stone

Fence Material (Please Check One):

Wood Vinyl Other

Height: _____

Please Attach the Following:

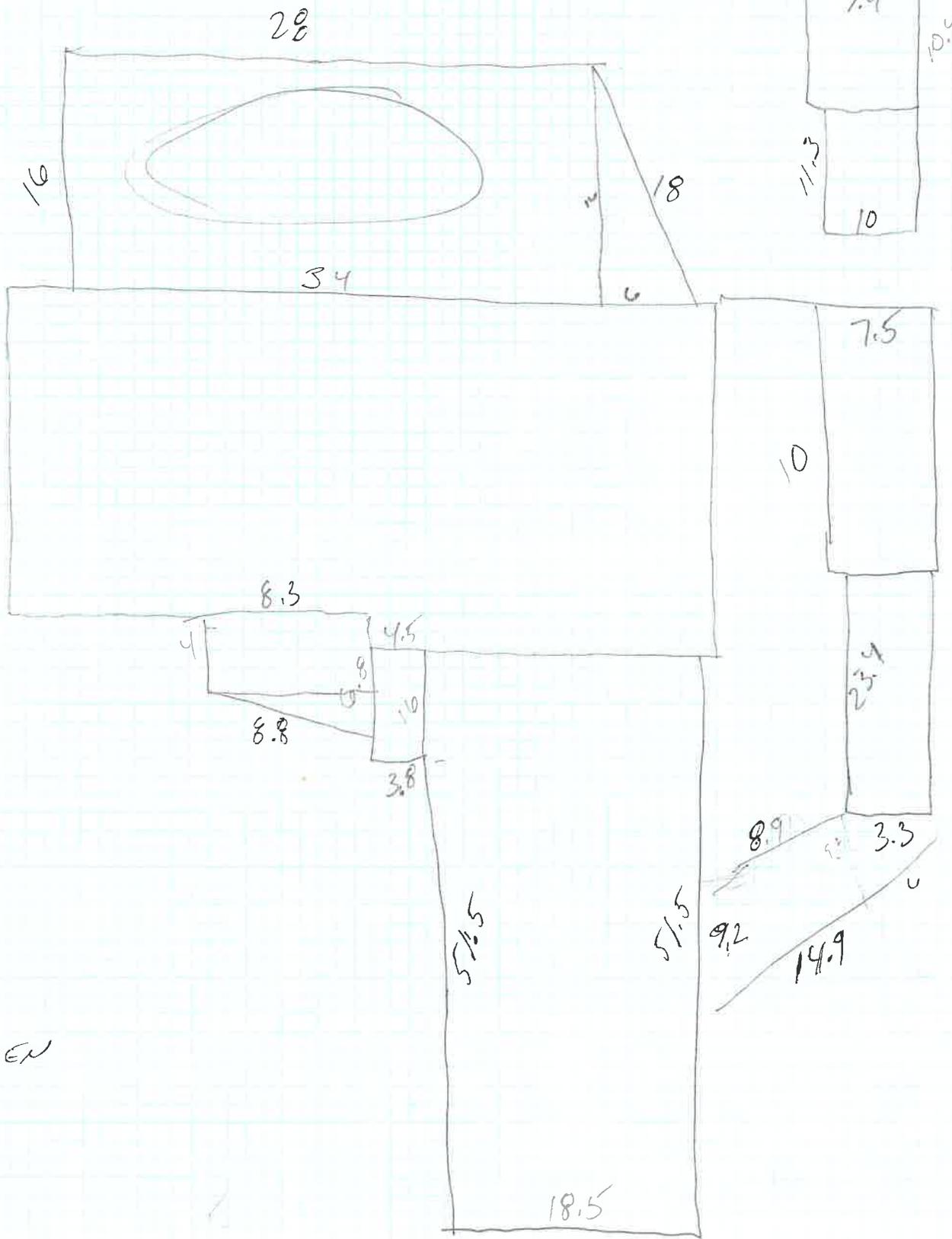
- Property Survey that is current and accurate
- Location of the proposed structures
- Drainage and Striping Plan

The Owner/ Applicant agrees to conform to all applicable laws of this jurisdiction, adhere to the plans and specifications affixed hereto and permit Building Department personnel to perform required inspections.

Applicant's Name:(if different than owner) _____ (attach letter of agency)

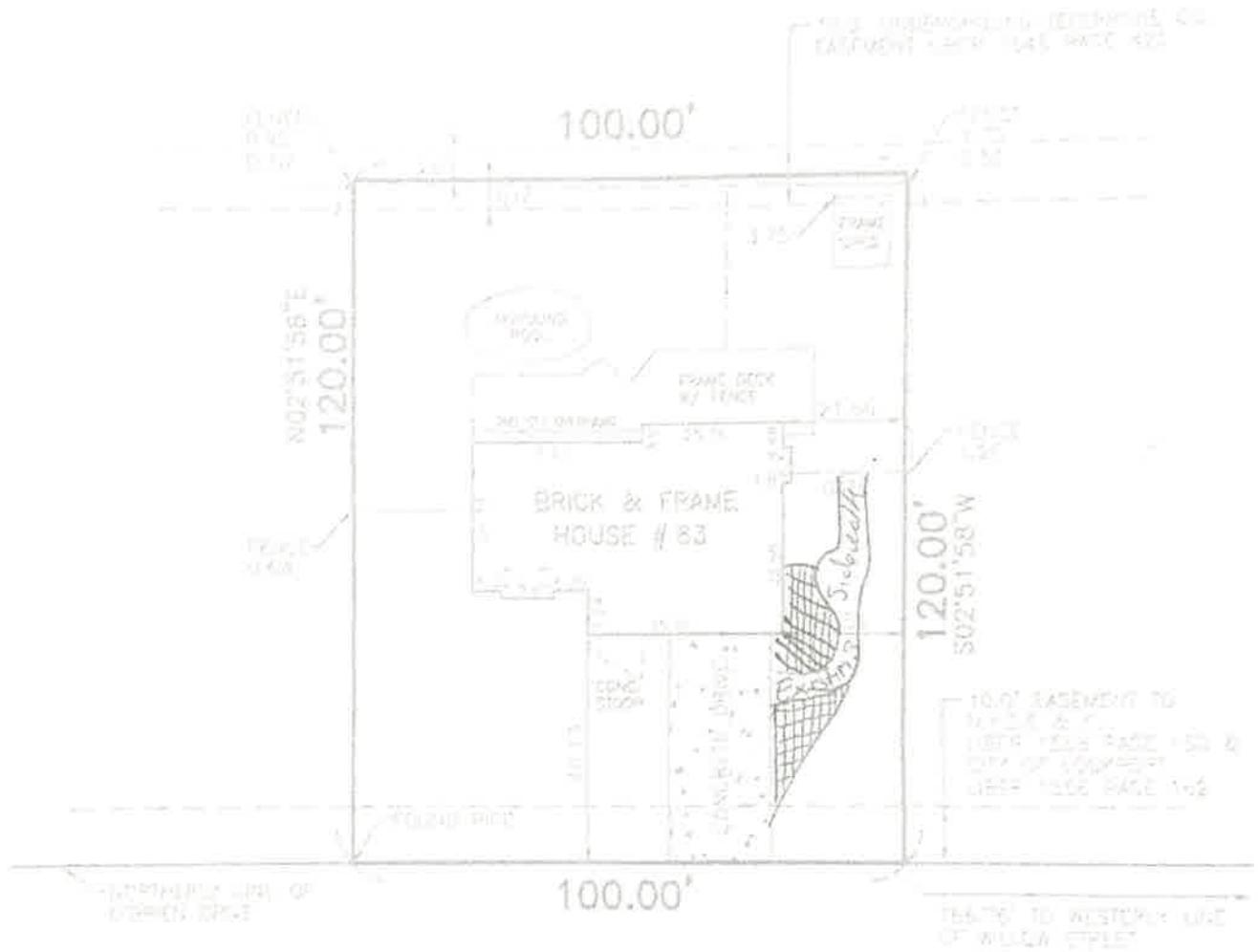
Owner/ Applicant Signature: [Signature] Date: 7/1/2025

*allowed 3,600
HBS - 3,772.96 - new
B.M.R.*



83 OBLIEN

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CALCULATIONS SHOWN ON THIS PLAN.



O'BRIEN (50' WIDE) DRIVE