



Building Inspection Department

Jason Dool
Chief Building Inspector

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

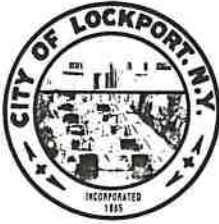
September 9, 2025

Megan Brewer

AGENDA

Please be advised that there are three (3) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, September 23, 2025, at 5:00 P.M.

1. Jared Kostrewa. 85 Regent Street. Request to erect a 7' x 14' extension to the existing wooden deck on the rear of the house situated in a Low Density Residential Zone. (Area-deck 3' east line)
2. Amy Taylor. 605 High Street. Request to remove the existing 6' high wooden fence and replace with a 6' fence on the north, south and east property lines and erect an 8' x 8' shed situated in a Low Density Residential Zone. (Area-fence higher than 36" in front yard, Area-shed located in front yard)
3. Todd & Leanne McNall. Request to install a 16' x 32' in ground pool and a concrete walkway situated in a Low Density Residential Zone. (Area-impervious area 41.3%)



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NOTICE OF PUBLIC HEARING

Case No. 2357

September 9, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 85 Regent Street, New York, had been filed by Jared Kostrewa.

The request is for a variance to erect a 7' x 14' extension to the existing wooden deck on the rear of the house situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the deck extension will be located 3' from the east property line.

The City of Lockport Zoning Ordinance requires a minimum 5' side yard setback in a Low Density Residential Zone.

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

2357

**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: 85 Regent st

APPLICANT INFORMATION

NAME: Jared Kostrewa ADDRESS: 85 Regent st

PHONE: +17164179910 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: kostrewa28@gmail.com

OWNER INFORMATION

NAME: Jared Kostrewa ADDRESS: 85 Regent st

PHONE: +17164179910 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: kostrewa28@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.)

Ownership (Jared Kostrewa) 2023-present

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

Extend the deck out 7ft x 14 ft

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 fence on my property is close to the existing deck which I would like to build off of.

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

There is already an existing deck with a privacy wall on the property.

The lower tier addition will not be effecting any adjacent properties as it will be within the confinement of my backyard

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)

8/27/25

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.



Signature (Owner)

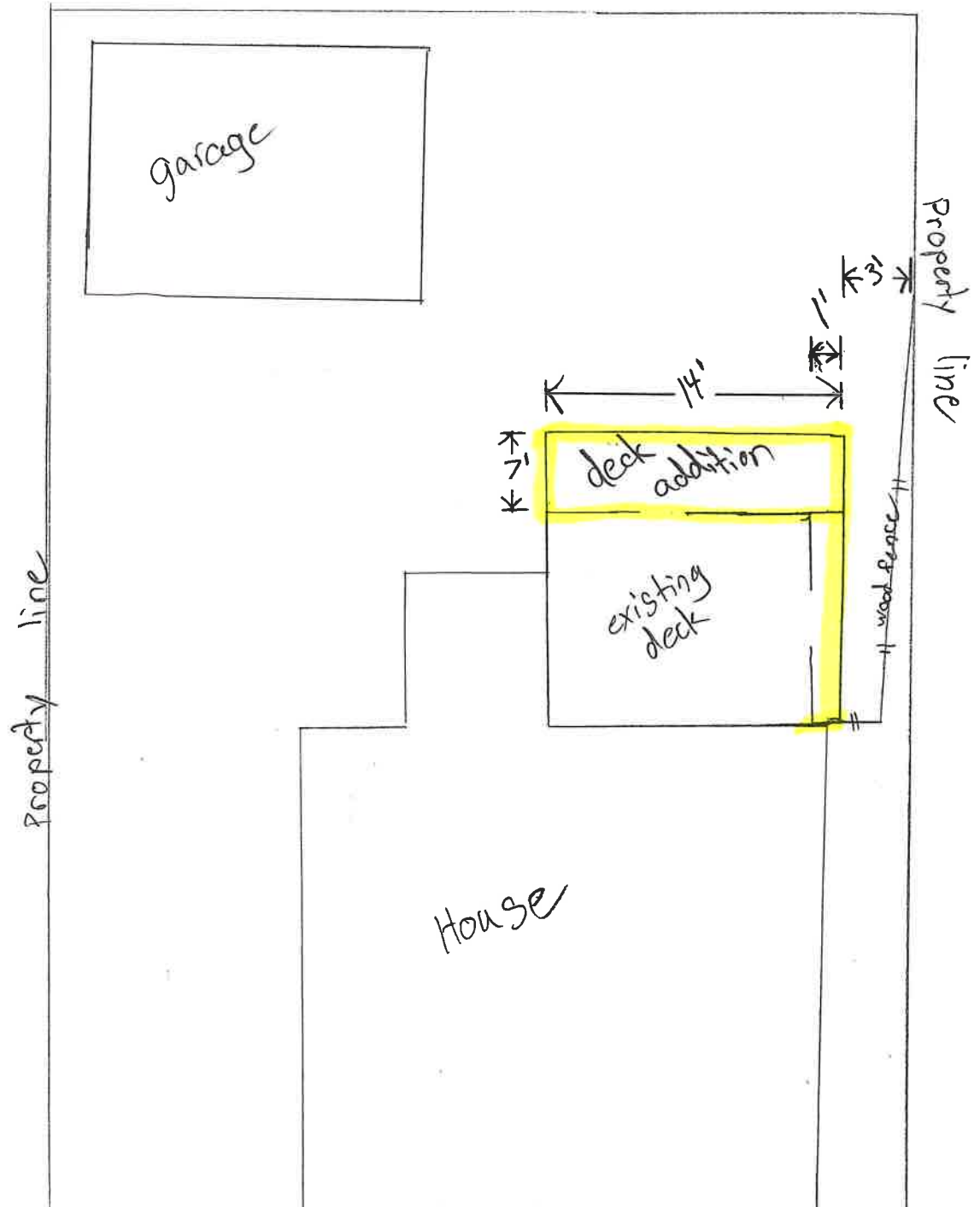
8/27/25

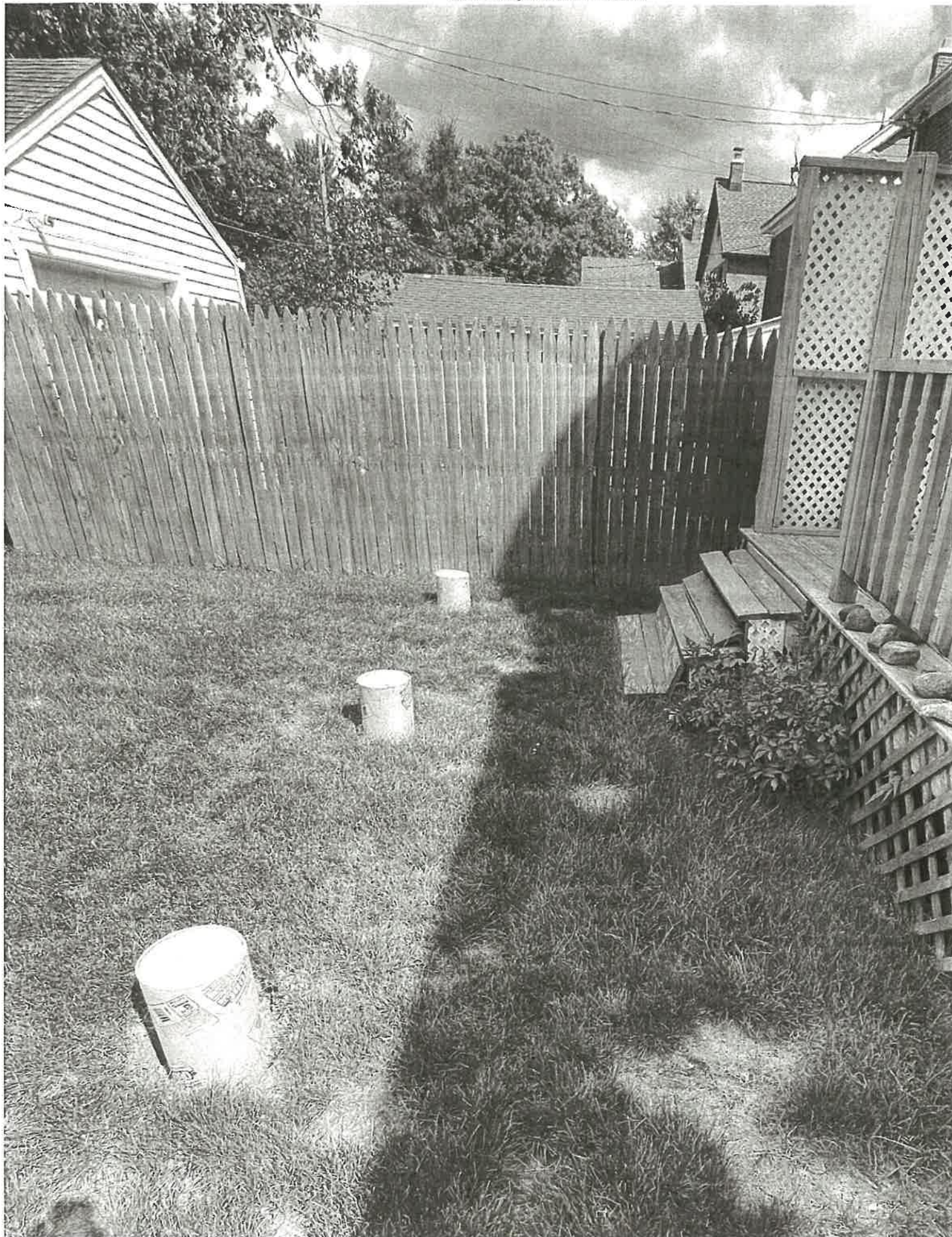
Date

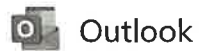
Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

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 planning







4b

From Cheryl Kostrewa <ckostrewa@elderjusticenyc.org>

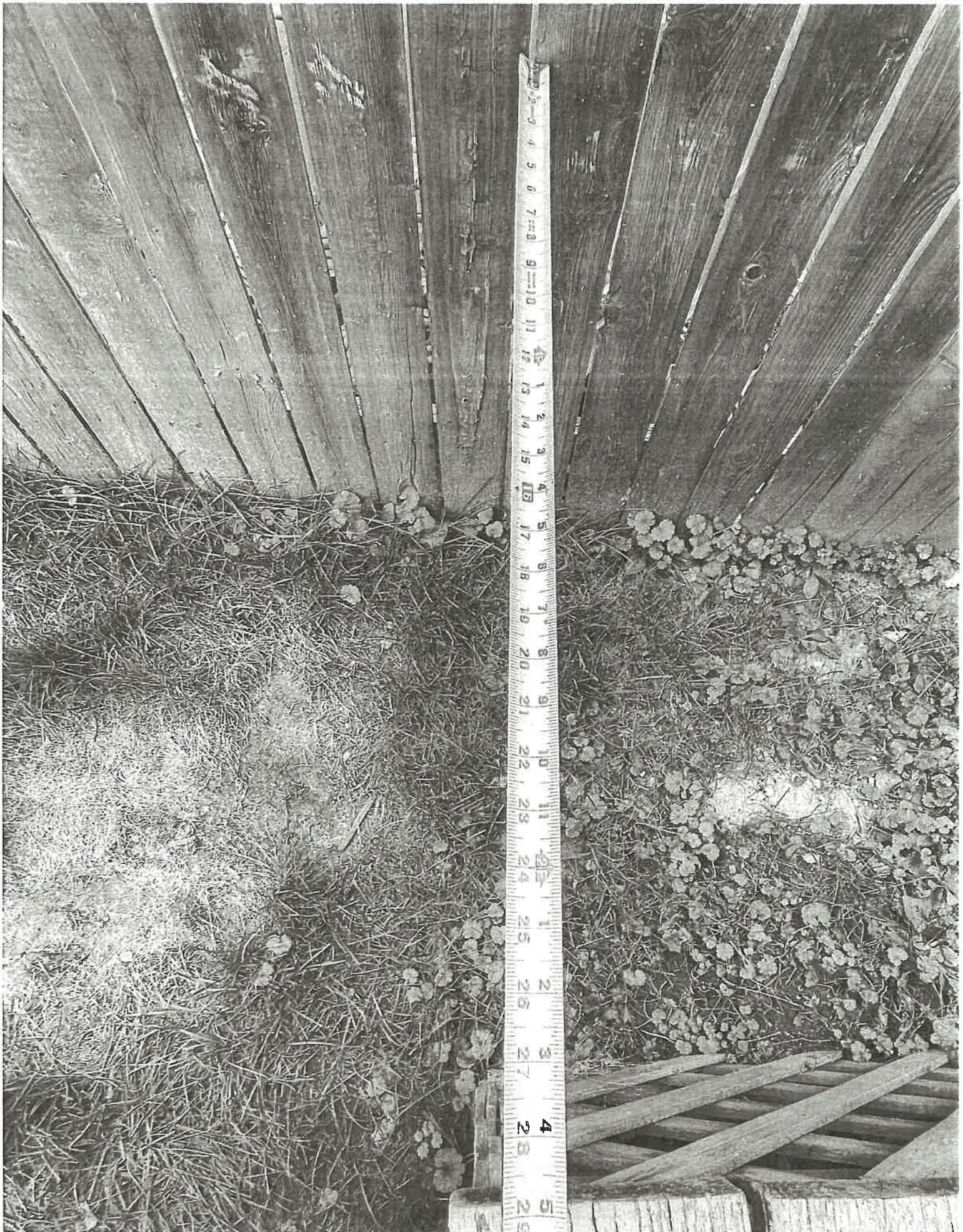
Date Thu 8/28/2025 2:20 PM

To Cheryl Kostrewa <ckostrewa@elderjusticenyc.org>

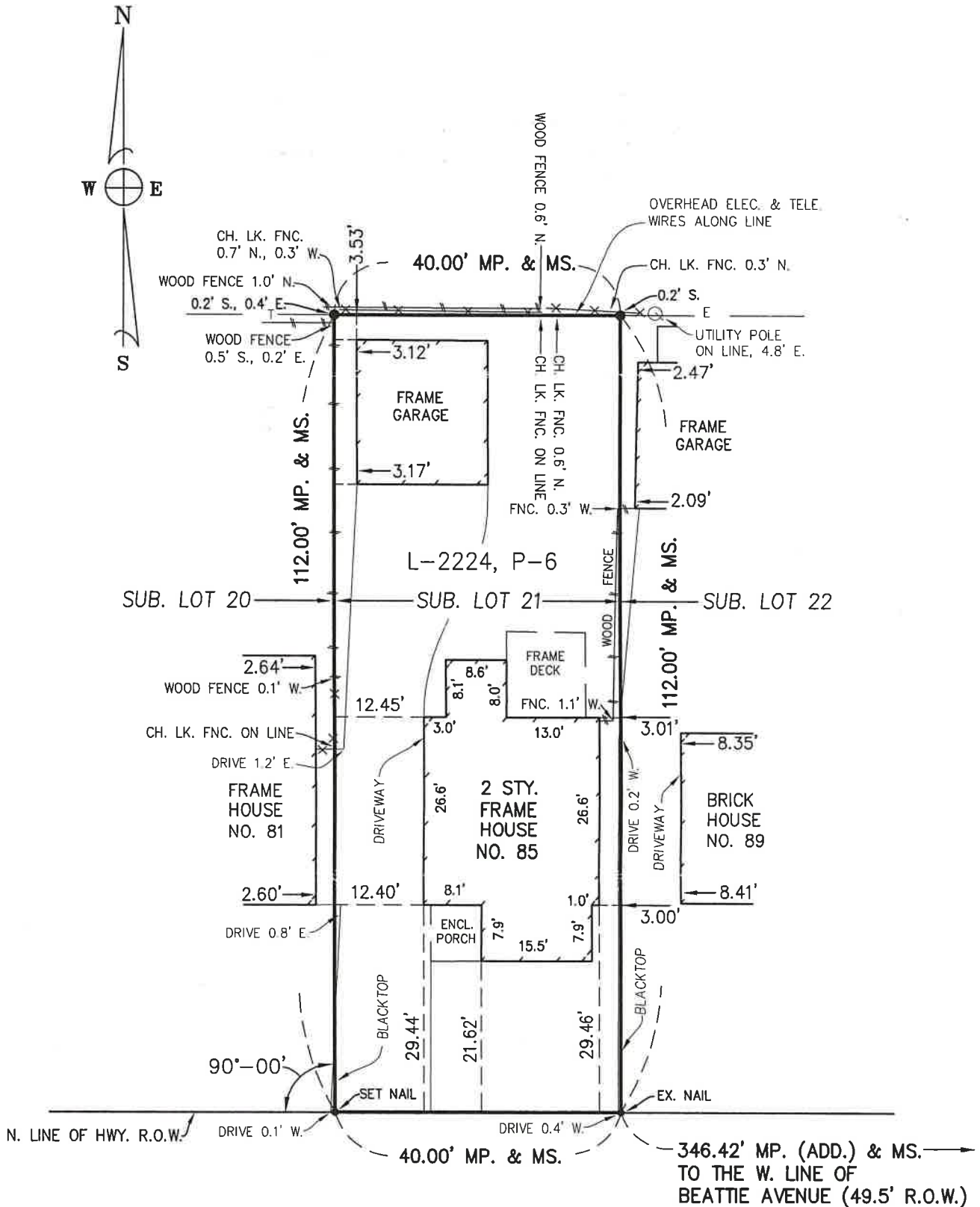


Sent from my iPhone.









Regent Avenue (40' R.O.W.)

(A.K.A. REGENT STREET)

D. = DEED

MP. = MAP

MS. = MEASURED

● = EXISTING IRON

○ = SET IRON

ENC. = ENCROACHMENT



VOSS - MARTIN
LAND SURVEYING, P.C.

9140 COLEMAN ROAD, BARKER, N.Y. 14012
PHONE # (716) 434 - 6531 ; FAX # (716) 650 - 5737
VOSS.MARTIN.SURVEY@GMAIL.COM

SUCCESSOR TO THE RECORDS OF
ROSS W. MARTIN, P.L.S., EST. 1981

SURVEY BEING PART OF LOT 7, SECT. 14, TWP. 14, RG. 6 OF THE HOLLAND LAND COMPANY'S SURVEY.

REF. MAP BY J.F. FREHSEE, NOW FILED IN BOOK 11 OF MICROFILMED MAPS AT PAGES 1099 & 1100.

LOCATION: CITY of LOCKPORT, COUNTY of NIAGARA, STATE of NEW YORK.

SCALE: 1"= 20'

DATE: DECEMBER 13, 2022

JOB # 2211071

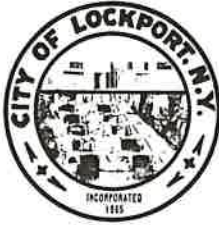
S.B.L. # 109.80-2-40

NOTE: ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL N.Y.S. LICENSE NO. 050637 SHALL BE VALID COPIES.
CHRISTIAN J. VOSS, L.S.

NOTE: 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.

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 IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



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Jason Dool
Chief Building Inspector

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Phone (716) 439-6759
Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2358

September 9, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 605 High Street, New York, had been filed by Amy Taylor.

The request is for a variance to remove the existing 6' high wooden fence and replace with a 6' fence on the north, south and east property line and erect an 8' x 8' storage shed situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the fence will be greater than 36" in height in the front yard area and the shed will be located in the front yard area.

The City of Lockport Zoning Ordinance Section 190-24.13 does not allow any closed fence installed within the front yard to exceed 36" in height in residential districts. Section 190-24.4 does not allow any accessory structure to be located in any front yard area.

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



SW. COR. BURT
L-1598, P-273

AKRON STREET (66.0')
251.09' D. & MS.

N. LINE AKRON STREET

131.00'
D. & MS.

INSTRUMENT #
2019-00431
±0.96 AC.

211.24' D. & MS.

EAST HIGH STREET (66.0')
±246.58' D. & MS.

390.00' D. & MS. TO THE
AKRON STREET

EX. PIN

CONC. MON.
0.91' S.
0.59' E.

90°-00'-00"
D. & MS.

S. LINE EAST HIGH STREET

COVERED
CONC. PO.
4.6' x 8.6'

37.18'

WD. COR.
7.0' N.

ENCLOSED PO.
8.0' x 14.0'

CONC. AREA

GATE

BIT.
DRIVEWAY

WD. FNC.

CONC. MON.
0.73' N.
0.18' W.
FNC. COR.
1.0' S.
0.2' E.

FNC. COR.
0.2' S.
0.1' E.

EX. PIN

GAR. COR.
1.41' N. (ENC.)

GAR. COR.
1.07' N. (ENC.)

WD. FNC.

WD. FNC.

FNC. COR.
3.9' E.

FNC. COR.
5.1' E.

WD. FNC.

73°-44'-22"

EX. REBAR
7.31' E.

**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: 605 E. High St., Lockport

APPLICANT INFORMATION

NAME: Amy Taylor ADDRESS: 605 E. High St.

PHONE: (716) 512-0500 Lockport NY 14094
CITY STATE ZIP

FAX: (716) 434-9196 E-MAIL: atay1270@gmail.com

OWNER INFORMATION

NAME: _____ ADDRESS: _____

PHONE: _____

FAX: _____ E-MAIL: _____
CITY STATE ZIP

RELATIONSHIP OF APPLICANT TO PROPERTY:

 CONTRACT PURCHASER CONTRACTOR OTHER
 ARCHITECT/ ENGINEER LESSEE

OFFICE USE ONLY

RECEIVED BY: _____ DATE/TIME RECEIVED: _____

FEE AMOUNT: _____ CHECK/MONEY ORDER#: _____

ZONING: _____ FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____ DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

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

Residential home previously multi-unit, currently single family residence. Purchased in 2023.

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

Erect a 6-foot fence to replace current wooden fence as current fence is dilapidated and unable to be repaired. Would like to have the fence run parallel with the Akron St. sidewalk.

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)

Current regulations require new fence to be 36 in. max. This poses an issue for: ① Safety - we have 2 small children. The current fence runs along the entire back side of our backyard where they play. A 36 in fence poses a serious safety concern as the sidewalk runs along our fence line as well. ② Privacy - given that the sidewalk runs along the length of our yard, a 36 in. fence would provide us zero privacy in our backyard, patio, or home. See attached.

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

A 6-foot fence would cause no change to the character of the neighborhood or adjacent property as that size fence is currently erected on the property. Allowing the fence to run parallel with the city sidewalk would have no impact to our neighbors or drivers as their line of sight would not be impacted whatsoever given the location of the fence as it relates to the nearest driveway or intersections.

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)

7/4/25

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.

Signature (Owner)

Date

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

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

FENCE

Description of Hardship, cont.

We are also seeking for the new fence to run parallel with the city sidewalk. As the fence currently stands, there is a fairly significant portion of our lot between the current fence and Akron St. sidewalk. This is land that we are unable to use given how it is currently situated. This presents an unreasonable restriction on our use and enjoyment of the property.

SHED

Proposed Action: Place 8x8 shed to left of garage.

Description of Hardship: Regulations require the shed to be placed no closer to the street than the furthest line of the house. Our house is set back approximately 35+ feet from the road. When we built our garage, we constructed it along the house line in accordance with regulations, but were not aware that our shed needed to follow that regulation when we had it moved from our prior home. Placing the shed behind the house line would mean it would need to be in the backyard which would pose an unreasonable inconvenience relative to its location to our garage and position of the current fence on that side of the house.

The current placement of the shed is still back from the street line a significant distance so that it does not in any way impair the driver's line of sight. The shed is set back approximately 8 feet from the corner of the old garage, which we demolished to build the new one. The shed is upkept and the aesthetic is consistent with our property and that of our neighbors.



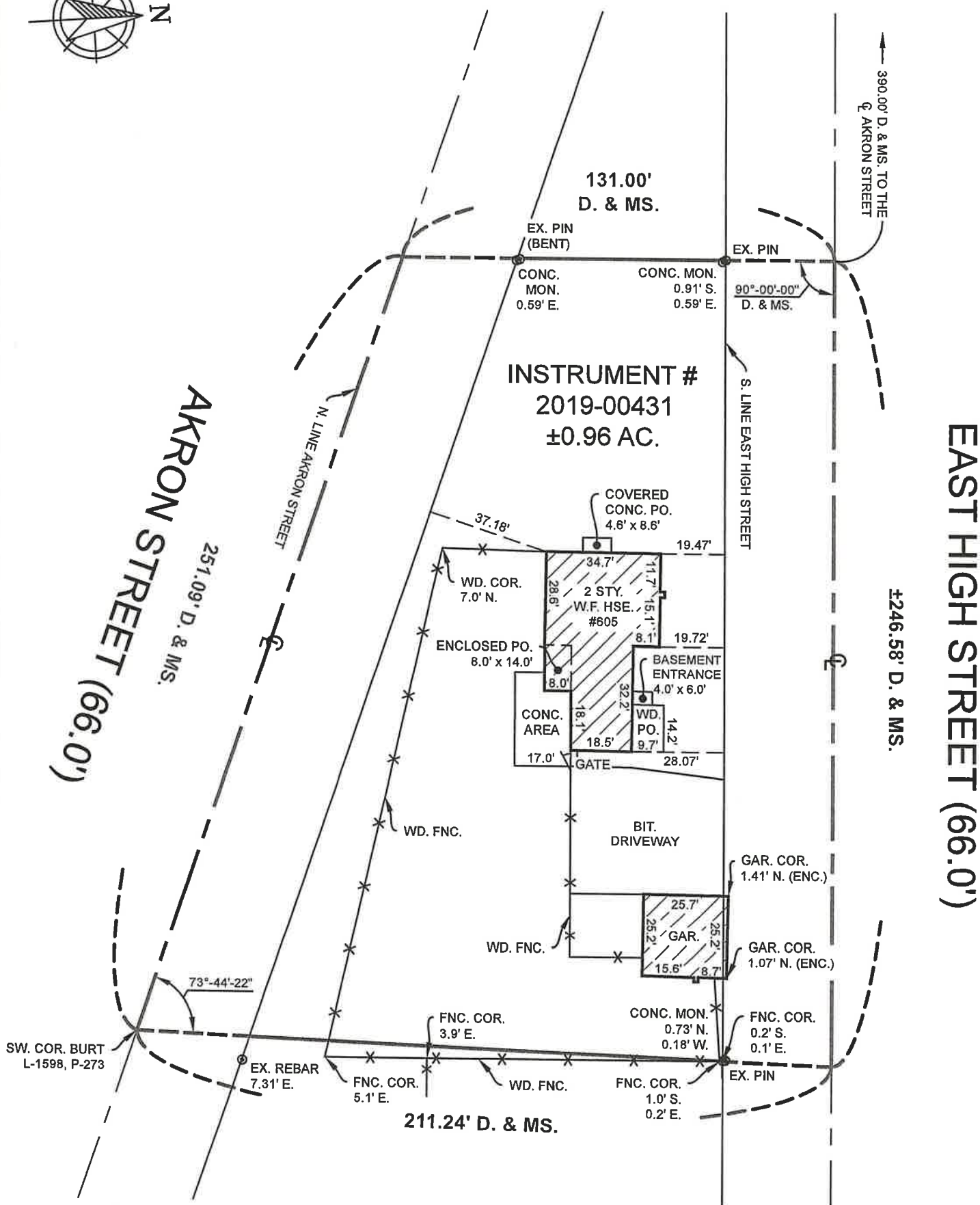








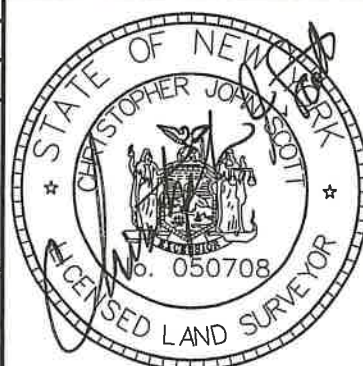




THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

| | | | | | | | |
|--|---|---------------------|----|--|----|------------------|---|
| PART OF LOT | 3 | SEC. | 14 | TWP. | 14 | RNG. | 6 |
| OF THE HOLLAND LAND COMPANY'S SURVEY | | | | | | | |
| CITY | | | | COUNTY | | | |
| LOCKPORT | | | | NIAGARA, NY | | | |
| TAX IDENTIFICATION No.: 109.19-4-2.11 | | | | PROJ. NO. | | SCALE | |
| CREW MJM | | | | DWN. PTH | | 1"=40' | |
| CHK | | | | CJS | | DATE 10/25/2023 | |
| <u>LEGEND:</u> | | | | | | | |
| AC. = ACRES | | D. = DEED | | IP. = IRON PIPE | | PP = POWER POLE | |
| APPROX. = APPROXIMATE | | DIA. = DIAMETER | | JB = JUNCTION BOX | | P = PAGE | |
| BIT. = BITUMINOUS | | DIST. = DISTANCE | | L = LIBER | | S. = SOUTH | |
| CB = CATCH BASIN | | E. = EAST | | MH = MANHOLE | | STY. = STORY | |
| CH. = CHAIN | | ENC. = ENCROACHMENT | | MP. = MAP | | TYP. = TYPICAL | |
| CONC. = CONCRETE | | EX. = EXISTING | | MS. = MEASURED | | W. = WEST | |
| COR. = CORNER | | FNC. = FENCE | | N. = NORTH | | W/ = WITH | |
| CL = CENTERLINE | | GAR. = GARAGE | | O/H = OVERHEAD | | WD. = WOOD | |
| | | HSE. = HOUSE | | O/L = ON LINE | | W.F. = WOODFRAME | |
| | | | | PO. = PORCH | | | |
| <u>NOTES:</u> | | | | | | | |
| -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. | | | |

MAP REFERENCE:



BOUNDARY | TOPOGRAPHIC

360

LAND SURVEY

3-D MODELING | CONSTRUCTION

PO Box 474
Lockport, New York 14095
PHONE: (716) 587-8380
FAX: 716.587.8379
WEBSITE: www.360landsurvey.com



Building Inspection Department

Jason Dool
Chief Building Inspector

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

NOTICE OF PUBLIC HEARING

Case No. 2359

September 9, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 231 Continental Drive, New York, had been filed by Todd & Leanne McNall.

The request is for a variance to install a 16' x 32 in ground pool and a concrete walkway situated in a Low Density Residential Zone

Approval of the permit application was denied or withheld because the pool & concrete walkway installation will increase the lot coverage to 41.3%.

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

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

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.)

When we moved in 2017 we put up an above ground pool in the backyard. We took it down in 2019. There have not been any other changes to the property.

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

We would like to put an inground pool in our backyard and fence in the backyard. The pool and concrete is roughly 211 square feet

VARIANCE STANDARDS (USE VARIANCE)

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

VARIANCE STANDARDS (AREA VARIANCE)

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

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

As you know the Zoning Code changed. In my opinion it does not accurately reflect the needs of the residents of the Continental Drive/Independence Dr. Area. Most of these properties were built out to maximize lot coverage. When the ordinance changes and includes driveways, patios, sidewalks etc. it puts a lot of homes over the 30%. We are attempting to upgrade our property to make it look better and be accessible for our family to use for years to come.

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

If granted, the variance will not alter the neighborhood as many homes have existing pools. In addition we will be maintaining at least a 10 foot setback from all neighboring properties and we will be installing fencing per code.

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)

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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)

9/4/25
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.


Signature (Owner)

9/4/25
Date

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