



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 9, 2026

Megan Brewer

AGENDA

Please be advised that there is one (1) item on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, June 23, 2026. The Zoning Board of Appeals will convene at 4:30 P.M. for agenda discussion and a public hearing will be held at 5:00 P.M.

1. Kristopher Pratt. 301 Hawley Street. Request to erect a 6' wooden fence on the north and west property lines situated in a Medium Density Residential Zone. (Area-fence higher than 3')

If you cannot attend the meeting please contact Megan Brewer at 716-439-6754 or mbrewer@lockportny.gov



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NOTICE OF PUBLIC HEARING

Case No. 2378

June 9, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 301 Hawley Street, Lockport, New York, had been filed by Kristopher Pratt.

The request is for a variance to erect a 6' wooden fence on the north and west property lines situated in a Medium Density Residential Zone.

Approval of the permit application was denied or withheld because the solid fence will exceed 3' in height.

The City of Lockport Zoning Ordinance prohibits closed fences to be higher than 3' within a front yard area.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, June 23, 2026 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

2378

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: 301 Hawley Street

APPLICANT INFORMATION

NAME: Kristopher Pratt ADDRESS: 301 Hawley Street

PHONE: [REDACTED] Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: [REDACTED]

OWNER INFORMATION

NAME: Kristopher Pratt ADDRESS: 301 Hawley Street

PHONE: [REDACTED] Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: [REDACTED]

RELATIONSHIP OF APPLICANT TO PROPERTY:

- CONTRACT PURCHASER
- CONTRACTOR
- OTHER - owner *also contractor*
- 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.)

Property is Single family / income property previously we purchased it to be our residence from an LLC 3/2026.

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

We hired Fence Up LLC to put up a 6ft tall wooden fence. We were told it would take one (1) day. We estimate around 5 employees will be used, but we're not the contractor.

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)

301 Hawley is on the corner of Hawley + Green Street w/ our front door facing Hawley + our garage + driveway off of Green Street. As a corner lot, we are confident the fence we have chosen + how/where it will be installed there will be no issue of effect to the visibility of the four-way stop sign intersection closest to our dwelling + proposed fence.

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

Most of our neighbors have partial or fully fenced in yards. We had to discuss our fence plans w/ our immediate neighbors b/c we spent \$4500 to take down the trees between our properties 5/2026. They fully supported the removal of the trees + the job our contractor did and they also encouraged our fence idea/placement/material.

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)

5-28-26
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.

301 Hawley Site Plan

To install a 6 foot wooden fence with one gate facing driveway on Green Street fence would run north from north east corner of house 20 feet, then west 75 feet, 43 feet south to meet north east corner of garage, 17 feet south from south east corner of garage to property line, 75 feet east, 39 feet north to meet south east corner of house. Proposed fence would be professionally installed by Fence Up LLC with post set in concrete.

Picture 1. Section running east to west would be 3.5 feet south of green street sidewalk. Picture was taken 30 feet back from the stop sign on Green Street. You can see approximately 530 feet to the south for oncoming traffic.

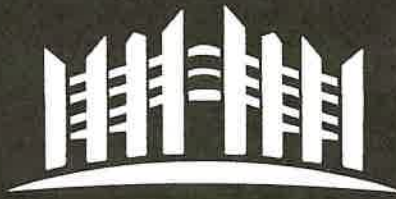
Picture 2. "x" is 30 feet from the stop sign traveling east on Green Street "y" is the corner post of the proposed fence. "Z" is a tree that has been removed.

Picture 3. With the proposed fence installed drivers would be able to see well beyond the next intersection to the south even 30 feet back from the stop sign.



FOLLOW US!

Residential & Commercial

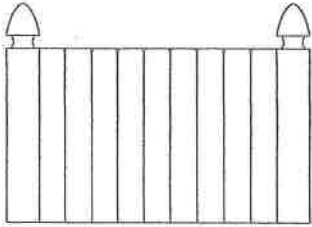


Custom Built on Site

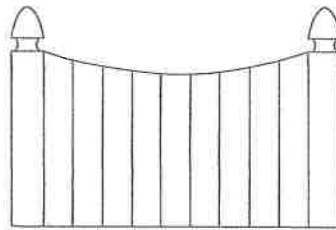
FENCE UP LLC

WOOD STYLE FENCES

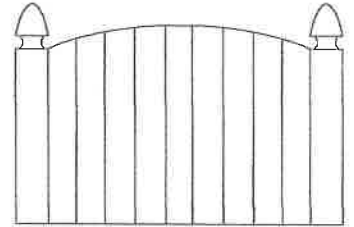
FENCE STYLES



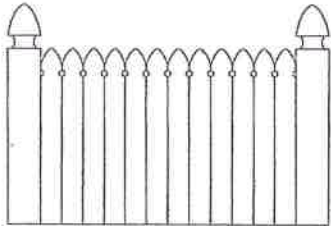
DOGEAR STRAIGHT



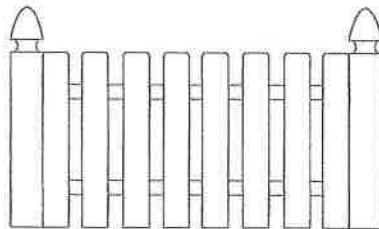
SMOOTH CONCAVE



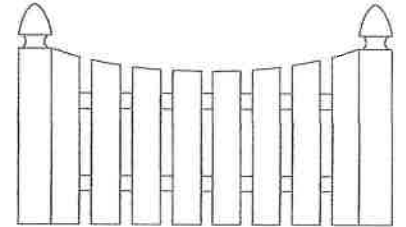
SMOOTH CONVEX



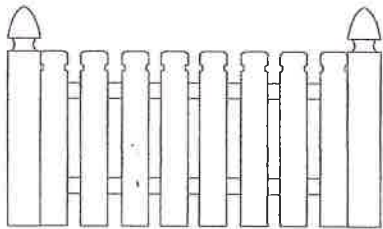
FRENCH GOTHIC STRAIGHT TOP



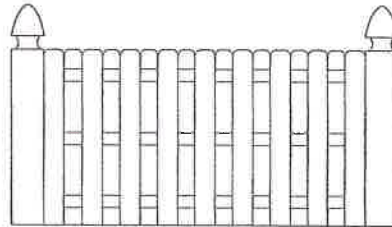
DOGEAR SPACED PICKET



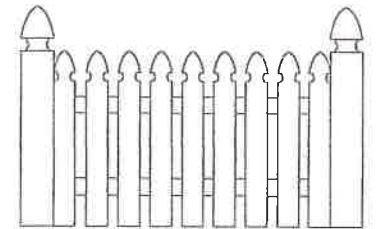
SMOOTH CONCAVE SPACED PICKET



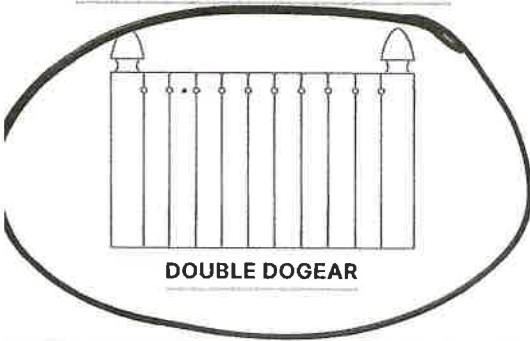
DOUBLE DOGEAR SPACED PICKET



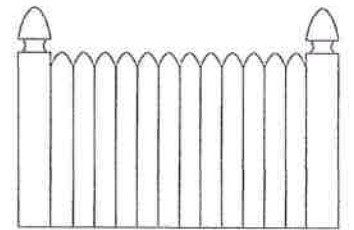
BOARD ON BOARD



FRENCH GOTHIC SPACED PICKET



DOUBLE DOGEAR

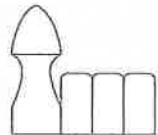


GOTHIC STRAIGHT TOP

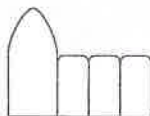
FENCE ACCENTS



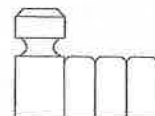
FRENCH GOTHIC



ANGEL GOTHIC



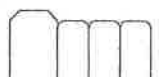
GOTHIC



DOUBLE DOGEAR



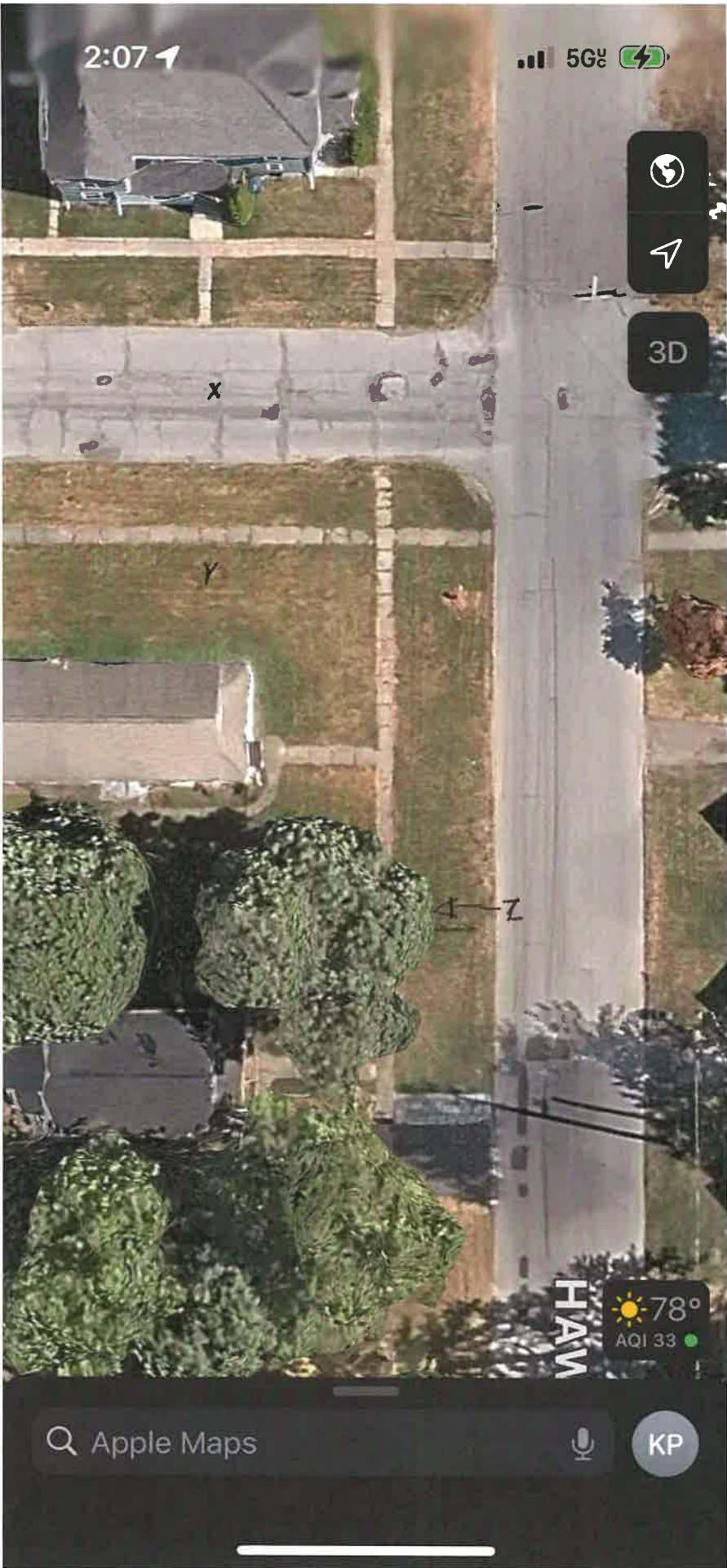
WILLIAMSBURG



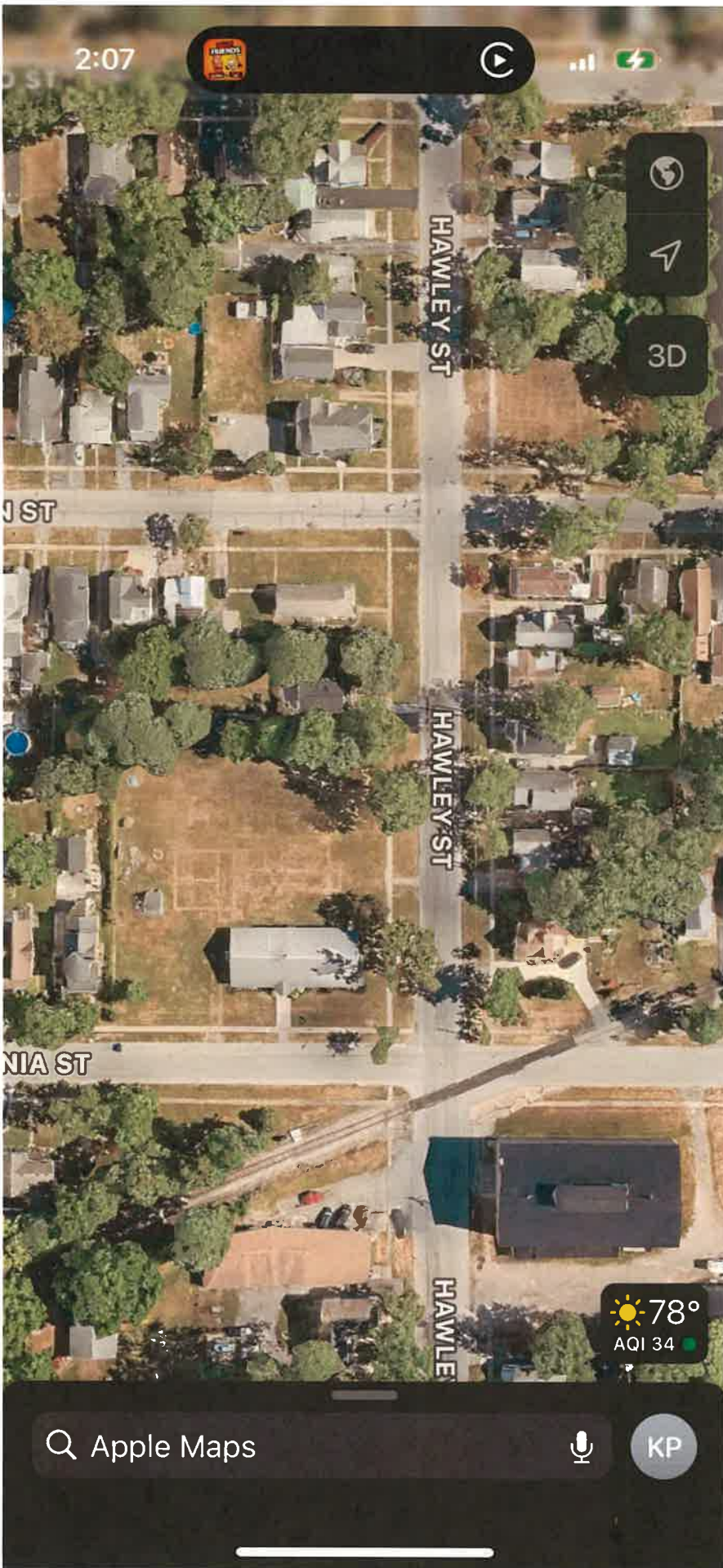
DOGEAR

1





2



3