



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 11, 2026

Megan Brewer

AGENDA

Please be advised that there are four (4) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, August 25, 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. Muhammad Azhar. 167 Van Buren Street. Request to demolish the existing building and erect an 8 unit multi-family dwelling situated in a Low Density Residential Zone. (Use: Multi-family dwelling)
2. Kevin Craft. 87 Beattie Avenue. Request to remove and replace the existing 20' x 20' detached garage situated in a Low Density Residential Zone. (Area-3' from west and north lines)
3. Steven Destro. 45 Beverly Avenue. Request to erect a 182 square feet addition to the rear of the house situated in a Low Density Residential Zone. (Area-impervious area 51.27%)
4. Alicia Bouchard. 56 Bacon Street. Request to install an 8' x 12' greenhouse in the rear yard situated in a Medium Density Residential Zone. (Area-impervious area 53.67%)

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. 2379

July 14, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 167 Van Buren Street, Lockport, New York, had been filed by Muhammad Azhar.

The request is for a variance to demolish the existing building and erect an 8 unit multi-family dwelling situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because multi-family structures are not a permitted use in a Low Density Residential Zone.

The City of Lockport Zoning Ordinance permits multi-family dwellings in Mixed Use Downtown Zones and permits multi-family dwellings by Special Use Permit in Mixed Residential, Mixed Use General Commercial and Mixed Light Industrial Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, July 28, 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

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: 167 Van Buren St.

APPLICANT INFORMATION

NAME: Muhammad Azhar ADDRESS: 167 Van Buren Street

PHONE: 516-523-7658 Lockport NY 14094
CITY STATE ZIP

FAX: _____ E-MAIL: azarny1@gmail.com

OWNER INFORMATION

NAME: Muhammed Azhar ADDRESS: 13 Anna Drive

PHONE: 516-523-7658 Bowmansville NY 14026
CITY STATE ZIP

FAX: _____ E-MAIL: azarny1@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.)

Existing structure on site was previously used as a mixed use building consisting of a Bar/restaurant on First Floor with a Dwelling Unit on Second Floor. Building was severely damaged in a fire over a year ago

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

Demolition of existing building. Construction of 2 story, (8) unit Apartment building. Each Apartment will be a one bedroom design. Overall appearance of the building will be in keeping with the general residential character of the neighborhood.

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 last occupancy of the existing building was that of a mixed use nature. Based on the proximities to the east & south of the property (auto repair & factory, respectively) the potential investment return of a single family home @ this location is minimal at best. A multi family structure would allow the owner to achieve a reasonable return on their investment & making a profitable use (for the city & owner) of an otherwise unattractive property in the city

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

The proposed building is minimally larger than the existing building and will be designed to generally give the appearance of a residential building, similar in design characteristics to the surrounding 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

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)

7/7/2026
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.

Short Environmental Assessment Form

Part 1 - Project Information

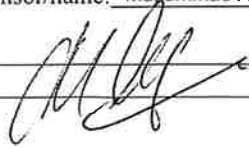
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

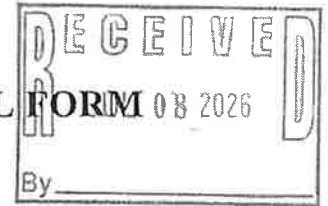
Part 1 – Project and Sponsor Information			
Name of Action or Project: 167 Van Buren Street, Lockport, NY			
Project Location (describe, and attach a location map): 167 Van Buren Street, Lockport, NY			
Brief Description of Proposed Action: Construct 2 story structure with (8) one bedroom apartments on site of previously destroyed building			
Name of Applicant or Sponsor: Muhammad Azhar		Telephone: 516-523-7658	
		E-Mail: azharny1@gmail.com	
Address: 13 Anna Drive			
City/PO: Bowmansville		State: NY	Zip Code: 14026
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Variance from Lockport ZBA & building permit			YES ☒
3. a. Total acreage of the site of the proposed action? <u>0.24</u> acres			
b. Total acreage to be physically disturbed? <u>0.2</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.24</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Existing storm water management system _____	NO ☐ ☒ ☐ ☐	YES ☒ ☐ ☒ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): _____	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Muhammad Azhar</u> Date: <u>7-8-26</u> Signature:  Title: <u>owner</u>		



SITE PLAN REVIEW/ZONING REFERRAL



Niagara County Planning Board
Vantage Center – Suite One
6311 Inducon Corporate Drive
Sanborn, NY 14132

For Use By NCPB
Received _____
Case No. 7063
Returned _____

REFERRING MUNICIPALITY

Referring Officer: James Dool Title: Chief Policy Inspector
Telephone: 716-435-6754 Fax Number: _____
Mailing Address: One Lytle Plaza
Signature: [Signature] Date: 7/8/20
Public Hearing Date: _____ Time: _____ Location: _____

**** Please note, the NCPB recommendation will be sent back to the Referring Officer.**

APPLICANT: Muhammad Azhar Phone: (516) 523-7658
Address or Location of Proposal: 167 Van Buren St. Lockport, NY
Size of Parcel: 0.24 acres Existing Zoning: Low Density Residential
Proposed Use: Construct 2 story structure with (8) one bedroom Apartments

**** If applicant would like a copy of the NCPB recommendation please list fax number: _____**

PROPOSED ACTION (check all that apply) *

No area
Variance.
Just use

- | | | |
|---|--------------------------------------|--|
| ☒ Area Variance | ☐ Zoning Text | ☐ Comprehensive |
| ☒ Use Variance | ☐ Zoning Map | ☐ Other |
| ☐ Special Permit | ☐ Zoning Map | |
| ☐ Site Plan | ☐ New Zoning | |
| ☐ Review | ☐ Ordinance | |

* Applicants should contact the Niagara County Department of Economic Development at (716) 278-8750 to see if a representative should be present at the meeting to answer questions.

This referral is forwarded to your office for review in compliance with Sections 239-1 and 239-m of Article 12-B of New York State's General Municipal Law. The property affected is within 500 feet of the boundary of a (check all that apply):

- ☐ City, Town, Village
- ☐ State or County Land with Public Building
- ☐ Existing or Proposed Park or Recreation Area
- ☐ Existing or Proposed State of County Parkway, Road or Highway, or County-owned Drainage Channel.
- ☐ Farm operation located in an Agricultural District (except for area variances)

DEADLINE

All completed referrals must be received by close of business on Friday, six business days preceding the 3rd Monday of each month. **LATE REFERRALS WILL BE REVIEWED BY THE NIAGARA COUNTY PLANNING BOARD THE FOLLOWING MONTH.**

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 the following information is submitted (please check that all items are included):

- ☐ Adequate written description of proposal
- ☐ Sketch Plan, Survey, Plats or Site Plans of the property affected showing: property boundaries, any existing and proposed structures, landscaping, traffic access patterns, parking arrangements, walls, fences or other buffers, existing and proposed signs. Drawings must be properly dimensioned and drawn to scale.
- ☐ SEQR Environmental Assessment Form (EAF)
- ☐ \$75.00 referral fee made payable to the Niagara County Planning Board
- ☐ For variances, indicate specific changes from local code being requested:

NCPB ACTION

Case No. 7063

The Niagara County Planning Board has reviewed the proposal(s) and makes the following recommendations and comments: *Disapproval. Did not meet requirements for Use Variance.*

Joseph K. Keller

7-20-26

Cover Letter to the City of Lockport Zoning Board

Re: 167 Van Buren Street, Lockport, NY – Request for Use Variance

Dear Chairman and Members of the Zoning Board,

Thank you for your time and consideration during the public hearing regarding my application for a use variance for 167 Van Buren Street.

At the hearing, a Board member requested additional information demonstrating why the proposed eight-unit apartment building is financially feasible and why a smaller development would not be economically practical. Enclosed is a Financial Feasibility Analysis prepared using conservative assumptions.

The analysis shows that the proposed eight-unit project generates sufficient income to support financing, operating expenses, and long-term maintenance. A reduction in the number of units would substantially reduce rental income while most development costs—including the foundation, structure, utilities, parking, engineering, and code-required systems—would remain largely unchanged. Consequently, a smaller project would not provide adequate income to support the investment.

This proposal will replace a fire-damaged property with a new, code-compliant residential building, provide quality housing, improve the neighborhood, and increase the City's tax base.

I respectfully request the Board's favorable consideration of the requested variance.

Sincerely,

A handwritten signature in black ink that reads "M jehangir". The "M" is stylized with a loop, and the first name is written in a cursive script.

Muhammad Jehangir

Mepcon Holdings LLC

FINANCIAL FEASIBILITY & ECONOMIC HARDSHIP ANALYSIS

Proposed 8-Unit Multifamily Residential Development

167 Van Buren Street

Lockport, New York

Prepared For

City of Lockport Zoning Board of Appeals

Applicant

Mepcon Holdings LLC

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EXECUTIVE SUMMARY

This report has been prepared in support of the Applicant's request for a Use Variance to permit construction of a new eight-unit multifamily residential building at **167 Van Buren Street, Lockport, New York**.

The subject property formerly contained a restaurant together with residential apartments. Following a fire in 2023, the existing structure became unusable and was subsequently removed. After the fire, the property became subject to the current Low Density Residential (LDR) zoning regulations, which no longer permit redevelopment of the previous mixed residential use.

The Applicant proposes redevelopment of the site with a modern two-story apartment building containing eight one-bedroom apartments designed to provide safe, affordable housing for working individuals, veterans, seniors, and other residents of the City of Lockport.

The purpose of this report is to demonstrate:

- The property possesses unique characteristics that distinguish it from surrounding residential lots.
- The proposed apartment building is compatible with surrounding land uses.
- Eight dwelling units represent the minimum economically feasible redevelopment of the property.
- Redevelopment will eliminate a vacant fire-damaged parcel.
- The project provides significant public benefits while improving neighborhood appearance and increasing the local tax base.

This report concludes that approval of the requested variance represents the minimum relief necessary to permit productive reuse of the property while benefiting the surrounding community.

1. PROPERTY HISTORY

The property located at **167 Van Buren Street** has historically served uses different from a conventional single-family residence.

Prior to the 2023 fire, the property contained both:

- Restaurant facilities
- Residential apartment units

These historic uses demonstrate that the property has functioned successfully with greater intensity than permitted under the present zoning regulations.

Unfortunately, the building sustained severe fire damage during 2023 and could not reasonably be rehabilitated. Following demolition, the parcel became vacant.

Although the previous building no longer exists, the surrounding neighborhood characteristics remain substantially unchanged.

Commercial and industrial uses continue to surround the property, making redevelopment as a traditional single-family residence less compatible than multifamily housing.

The Applicant proposes replacing a long-vacant fire-damaged property with a new investment that contributes positively to the neighborhood.

2. EXISTING SITE CONDITIONS

Current conditions include:

- Vacant parcel
- Public water available
- Public sewer available
- Existing street access
- Adequate utility infrastructure
- Flat developable site
- Existing public roadway frontage

The property has sufficient area to accommodate:

- Two-story apartment building
- Required parking
- Landscaping
- Stormwater management

- Fire access
- Sidewalk connections

The conceptual site plan demonstrates that all required site improvements can be accommodated while maintaining compatibility with neighboring properties.

3. NEIGHBORHOOD CHARACTERISTICS

Unlike many Low Density Residential neighborhoods, the area surrounding the subject property includes a mixture of residential, commercial, and industrial uses.

Significant neighboring land uses include:

Niagara Fiberboard

Located directly across from the property, Niagara Fiberboard is a long-established industrial operation that generates truck traffic and commercial activity. Its presence contributes to a streetscape that differs from a typical low-density residential neighborhood.

Automotive Repair Business

An automotive repair shop is located adjacent to the property, further illustrating the mixed-use character of the immediate area.

Residential Uses

The surrounding neighborhood also contains residential properties, creating a transition between industrial, commercial, and residential land uses.

Because of this mixed context, the proposed apartment building represents a compatible intermediate use that provides housing while respecting surrounding development patterns.

4. EXISTING ZONING

The property is currently located within the City's **Low Density Residential (LDR)** zoning district.

Under the current zoning classification, the proposed eight-unit apartment building is not a permitted use.

However, several unique circumstances support the requested variance:

- Historical mixed-use occupancy of the property.
- Existing industrial uses immediately across the street.
- Adjacent commercial automotive repair business.
- Existing public infrastructure capable of serving multifamily development.
- Significant housing demand within the City of Lockport.
- Elimination of a long-vacant fire-damaged site.

These factors distinguish the subject property from many other residential parcels within the zoning district.

Financial Feasibility Analysis

5. Housing Demand Analysis

The City of Lockport, like many communities throughout Western New York, continues to experience demand for safe, affordable rental housing. Rising construction costs, limited new apartment development, and changing household demographics have increased demand for smaller, well-maintained one-bedroom apartments.

The proposed development is designed specifically to address this need by providing eight modern one-bedroom apartments suitable for:

- Working professionals
- Veterans
- Seniors wishing to downsize
- Single adults
- Couples without children
- Employees of nearby businesses and industries

The proposed apartments represent workforce housing that fills an important gap in the local housing market.

Unlike luxury apartments, the proposed monthly rent of approximately **\$1,000 per unit** is intended to remain attainable for moderate-income households while generating sufficient revenue to support long-term maintenance and operation of the property.

The project therefore serves both a public need for additional housing and the economic realities of modern construction costs.

6. Proposed Development

The Applicant proposes construction of a new two-story apartment building containing **eight one-bedroom apartments** totaling approximately **5,000 square feet**.

Key project characteristics include:

- Building Size: Approximately 5,000 square feet
- Stories: Two
- Number of Units: Eight
- Unit Type: One-bedroom apartments
- Parking: On-site parking located to the rear of the building
- Public Water: Existing
- Public Sewer: Existing
- Fire Access: Provided
- Building Code: Fully compliant with current New York State Building Code

The conceptual floor plan demonstrates an efficient building layout with central interior access and individual apartment units arranged on each floor.

The project has been designed to complement the surrounding neighborhood while replacing a vacant fire-damaged property with an attractive residential development.

7. Construction Cost Analysis

Construction costs throughout New York State have increased substantially in recent years due to labor shortages, material costs, insurance requirements, and updated building code standards.

For purposes of this analysis, the following conservative assumptions have been used:

Item	Amount
------	--------

Building Area	5,000 SF
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Construction Cost	\$150/SF
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Total Building Cost	\$700,000
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Additional development costs include:

Item	Estimated Cost
------	----------------

Site Preparation	Included
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Utility Connections	Included
---------------------	----------

Parking Construction	Included
----------------------	----------

Engineering & Surveying	Included
-------------------------	----------

Architectural Design	Included
----------------------	----------

Permits & Inspections	Included
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Financing Costs	Included
-----------------	----------

Contingency	Included
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These costs are generally fixed and do not decrease proportionally if the number of apartments is reduced. Major components such as the foundation, roof, structural framing, stairways, utility infrastructure, and site improvements remain necessary regardless of whether the building contains six units or eight.

8. Financing Assumptions

The financial analysis is based on the following financing assumptions:

Item	Value
Loan Amount	\$550,000
Interest Rate	8.20%

Item	Value
Loan Term	30 Years

Estimated Annual Debt Service Approximately \$40,000

These assumptions reflect typical commercial financing terms currently available for small multifamily residential developments.

9. Operating Income Analysis

Gross Rental Income

Description	Amount
8 Units × \$1,000/month	\$96,000

Vacancy Allowance	(5%)
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Description	Amount
Vacancy Reserve	(\$4,800)

Effective Gross Income

Description	Amount
Gross Income	\$96,000
Less Vacancy	(\$4,800)
Effective Gross Income	\$91,200

Operating Expenses

Expense	Annual Cost
Property Taxes	\$5,500
Insurance	\$2,500
Utilities	\$9,600

Expense	Annual Cost
Maintenance & Management	\$14,400
Total Operating Expenses	\$32,000

Net Operating Income (NOI)

Description	Amount
Effective Gross Income	\$91,200
Operating Expenses	(\$32,000)
Net Operating Income (NOI)	\$59,200

The projected NOI demonstrates that the proposed development can support ongoing operation while maintaining the property in good condition.

Debt Service Coverage Analysis

The Debt Service Coverage Ratio (DSCR) is a standard financial metric used by lenders to determine whether a project generates sufficient income to repay its mortgage.

Formula:

$$\text{DSCR} = \text{Net Operating Income} \div \text{Annual Debt Service}$$

Using the assumptions above:

- Net Operating Income (NOI): **\$59,200**
- Annual Debt Service: **Approximately \$40,000**

Estimated DSCR: 1.47

A DSCR greater than 1.20 is generally considered acceptable by many commercial lenders. A projected ratio of approximately **1.47** indicates that the proposed eight-unit development is expected to generate sufficient operating income to support its financing under the assumptions used.

10. Financial Feasibility Comparison

One of the questions raised during the public hearing was whether a smaller development would remain economically viable.

The comparison below illustrates the effect of reducing the number of units while recognizing that many development costs remain substantially unchanged.

Item	8 Units	7 Units	6 Units	5 Units	4 Units
Gross Rental Income	\$96,000	\$84,000	\$72,000	\$60,000	\$48,000
Effective Gross Income	\$91,200	\$79,800	\$68,400	\$57,000	\$45,600
Estimated Operating Expenses	\$32,000	\$31,000	\$29,000	\$27,000	\$25,000
Net Operating Income	\$59,200	\$48,800	\$39,400	\$30,000	\$20,600
Estimated Annual Debt Service	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Cash Flow After Debt Service	\$19,200	\$8,800	(\$600)	(\$10,000)	(\$19,400)
Estimated DSCR	1.47	1.22	0.98	0.75	0.52
Financially Feasible	Yes	Marginal	No	No	No

Economic Hardship Analysis, Community Benefits, Conclusions & Exhibits

11. Economic Hardship Analysis

The following conditions support approval of the requested variance.

A. Unique Characteristics of the Property

The subject property possesses several characteristics that distinguish it from typical low-density residential lots.

These characteristics include:

- Historic use as a restaurant and apartment building.
- Fire damage and subsequent demolition in 2023.
- Industrial operations located directly across the street.
- Automotive repair business immediately adjacent.
- Existing public water and sewer infrastructure.
- A location within a mixed-use environment.

These factors create conditions different from those found in many other residential properties within the Low Density Residential zoning district.

B. Reasonable Use Under Existing Conditions

The property previously supported a more intensive use than currently permitted.

The surrounding industrial and commercial influences reduce the suitability of the site for traditional low-density residential development.

The Applicant believes that redevelopment with a modest multifamily building provides a more practical transition between residential, commercial, and industrial land uses while returning the vacant parcel to productive use.

C. Minimum Relief Necessary

The Applicant has analyzed alternative development scenarios including:

- 4 Units
- 5 Units
- 6 Units
- 7 Units
- 8 Units

The financial analysis presented in this report demonstrates:

Units	Feasible
4 Units	No
5 Units	No
6 Units	No
7 Units	Marginal
8 Units	Yes

Construction costs for foundations, roofing, utilities, parking, code compliance, fire protection, and site improvements remain largely fixed regardless of the number of units.

As a result, reducing the number of units significantly decreases income while only modestly reducing costs.

Accordingly, the Applicant concludes that the proposed eight-unit development represents the minimum economically feasible project capable of supporting redevelopment of the site.

D. Neighborhood Character

The proposed apartment building is compatible with surrounding land uses because:

- The site historically supported a more intensive use.

- Industrial operations exist directly across the street.
- Commercial automotive uses exist nearby.
- Multifamily housing provides an appropriate transition use.
- Traffic generated by apartments is expected to be less than historical restaurant traffic.
- Parking will be provided on-site.
- The building will comply with modern building codes.

The project is not expected to alter the essential character of the surrounding neighborhood.

12. Public and Community Benefits

Approval of the requested variance will provide significant public benefits.

Removal of Vacant Property

The project replaces a fire-damaged and vacant site with a productive use.

Increased Housing Supply

The development provides eight additional housing units to help address local housing needs.

Housing for Veterans and Workforce Residents

The proposed apartments are intended to serve:

- Veterans
 - Working individuals
 - Seniors
 - Moderate-income households
-

Increased Property Tax Revenue

Redevelopment will increase assessed value and contribute additional tax revenue to the City of Lockport.

Private Investment

The project represents a private investment of approximately:

\$750,000

without requiring public financial assistance.

Improved Streetscape

New construction will:

- Improve neighborhood appearance.
 - Eliminate blight.
 - Increase neighborhood stability.
 - Encourage additional investment.
-

Construction Employment

Development of the project will generate employment opportunities for:

- Contractors
 - Suppliers
 - Tradespeople
 - Service providers
-

13. Traffic and Parking Analysis

The proposed development is not expected to create significant traffic impacts.

Apartments generally generate lower traffic volumes than restaurant uses previously located on the property.

Traffic generated by residential uses typically occurs:

- Morning departures
- Evening arrivals

The project includes on-site parking intended to meet resident demand.

No significant impact on adjacent streets is anticipated.

14. Utilities and Infrastructure

The property is served by:

- Public Water
- Public Sewer
- Electrical Service
- Natural Gas
- Existing Road Access

No extraordinary public infrastructure improvements are anticipated.

The proposed project can be accommodated within existing municipal service systems.

15. Environmental Considerations

The proposed development is expected to have minimal environmental impact.

The project will:

- Reuse an existing developed parcel.
- Reduce neighborhood blight.
- Improve stormwater management.
- Meet current environmental regulations.
- Improve site safety.

Redevelopment of existing urban properties is generally more sustainable than expansion into undeveloped areas.

16. Professional Opinion

Based upon the information contained in this report, the Applicant concludes:

1. The subject property possesses unique characteristics.
2. The surrounding industrial and commercial uses distinguish the site from typical residential parcels.
3. The proposed apartment use is compatible with surrounding land uses.
4. The proposed eight-unit building represents the minimum economically feasible redevelopment.
5. Redevelopment will eliminate a long-vacant fire-damaged property.
6. The project provides significant public benefits.
7. The variance will not adversely affect neighborhood character.

17. Conclusion

The proposed eight-unit multifamily development represents an appropriate and reasonable reuse of the property located at 167 Van Buren Street.

The project:

✓ Removes blight ✓ Provides housing ✓ Supports veterans and working residents
✓ Increases tax revenue ✓ Encourages private investment ✓ Improves neighborhood appearance
✓ Utilizes existing infrastructure ✓ Complements surrounding land uses

The requested variance represents the minimum relief necessary to permit productive reuse of a property that has historically supported more intensive development and is uniquely influenced by surrounding industrial and commercial activities.

For these reasons, the Applicant respectfully requests approval of the requested variance.

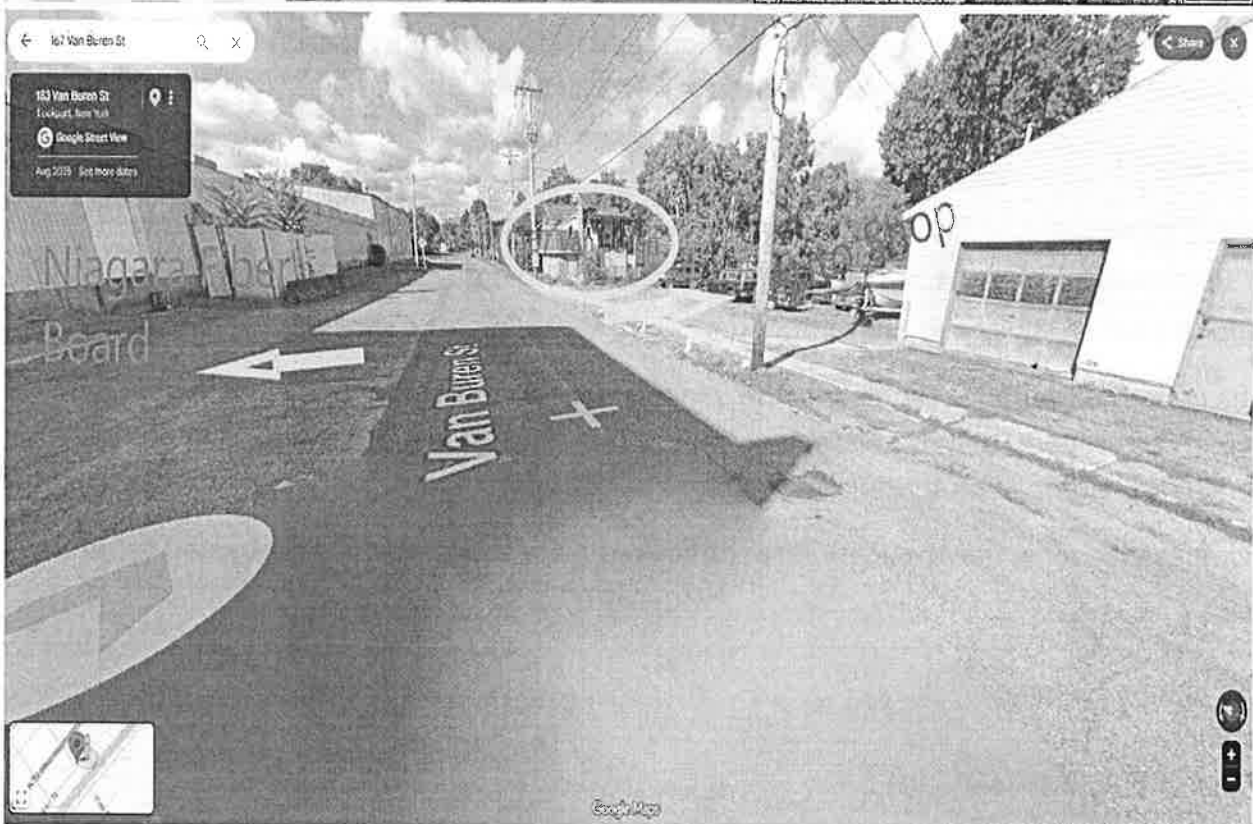
M jehangir

Muhammad Jehangir

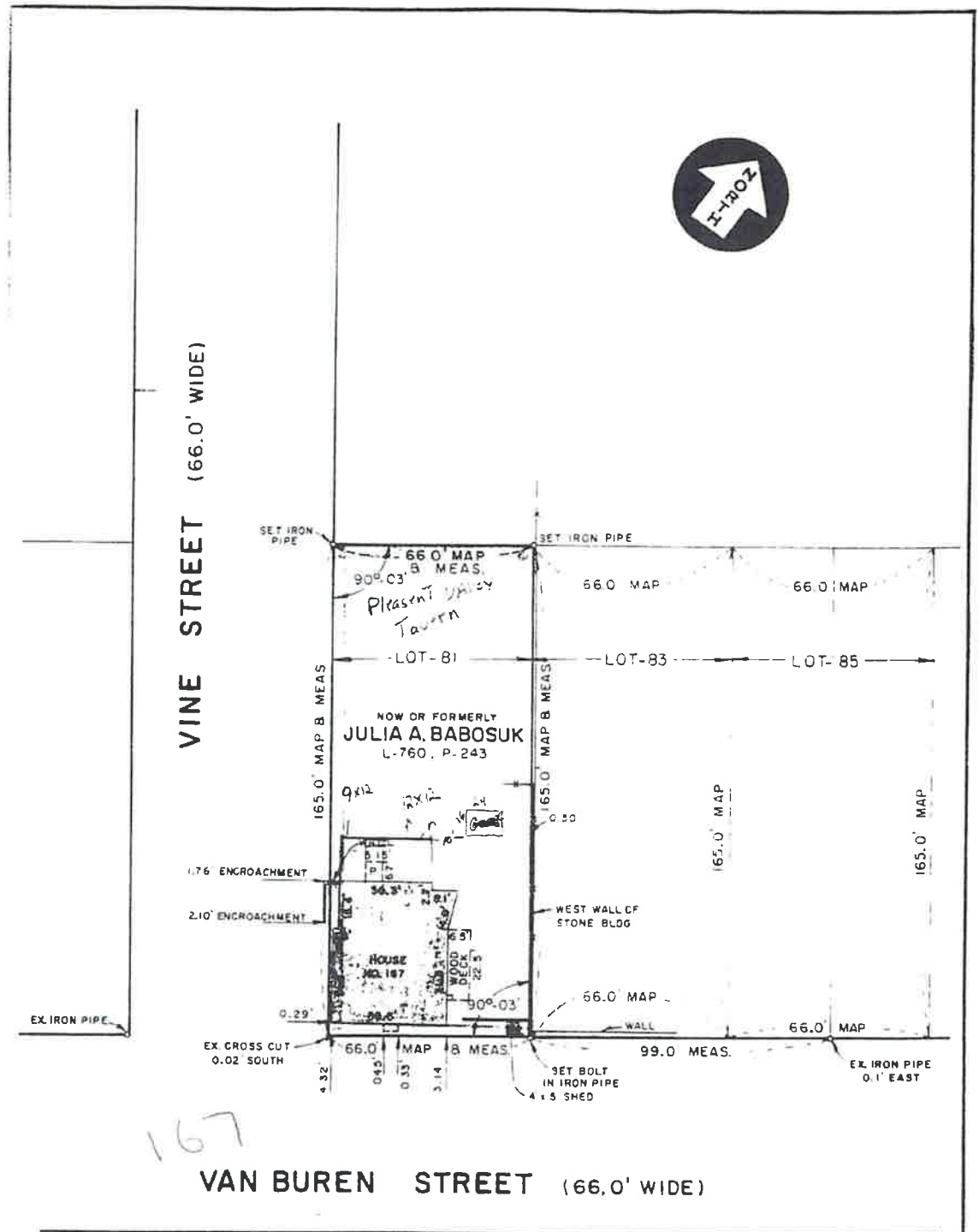
Owner

Mepcon Holdings LLC

167 van Buren Location & Surroundings View







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

RESURVEYED BY MCINTOSH & MCINTOSH, P.C. AUGUST 24, 1984

DOUGLAS A. MCINTOSH — JOHN E. MCINTOSH, JR.
LICENSED LAND SURVEYORS

LOCKPORT, NEW YORK
PHONE 433-2535

ALBION, NEW YORK
PHONE 589-9184

MT. MORRIS, NEW YORK
PHONE 658-3321

BATAVIA, NEW YORK
PHONE 343-8684

SURVEY OF LOT-81, NORTH SIDE VAN BUREN STREET

LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

REFERENCE MAP FILED IN MICRO FILM BOOK-25, PAGE-2439

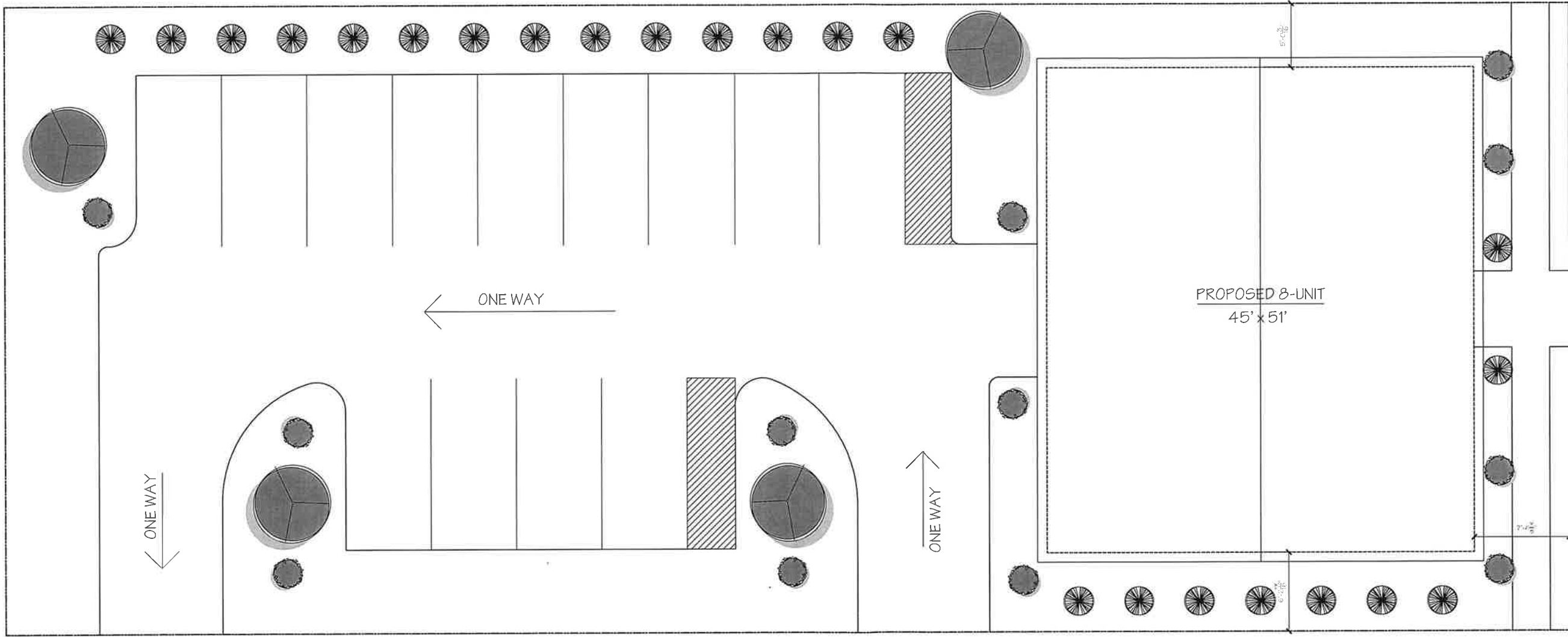
JOB No. 3042

SCALE: 1" = 40'

DATE: FEBRUARY 2, 1972

SITE PLAN
SCALE: 3/16" = 1'-0"

1



Life by Design
architecture
6324 robinson road
lockport, new york
716 - 727 - 3191
cadahike@lbdarchitecture.com

charles a. dahike, r.a.
registered architect

DATE: JULY 2, 2024

SHEET 1 OF 2

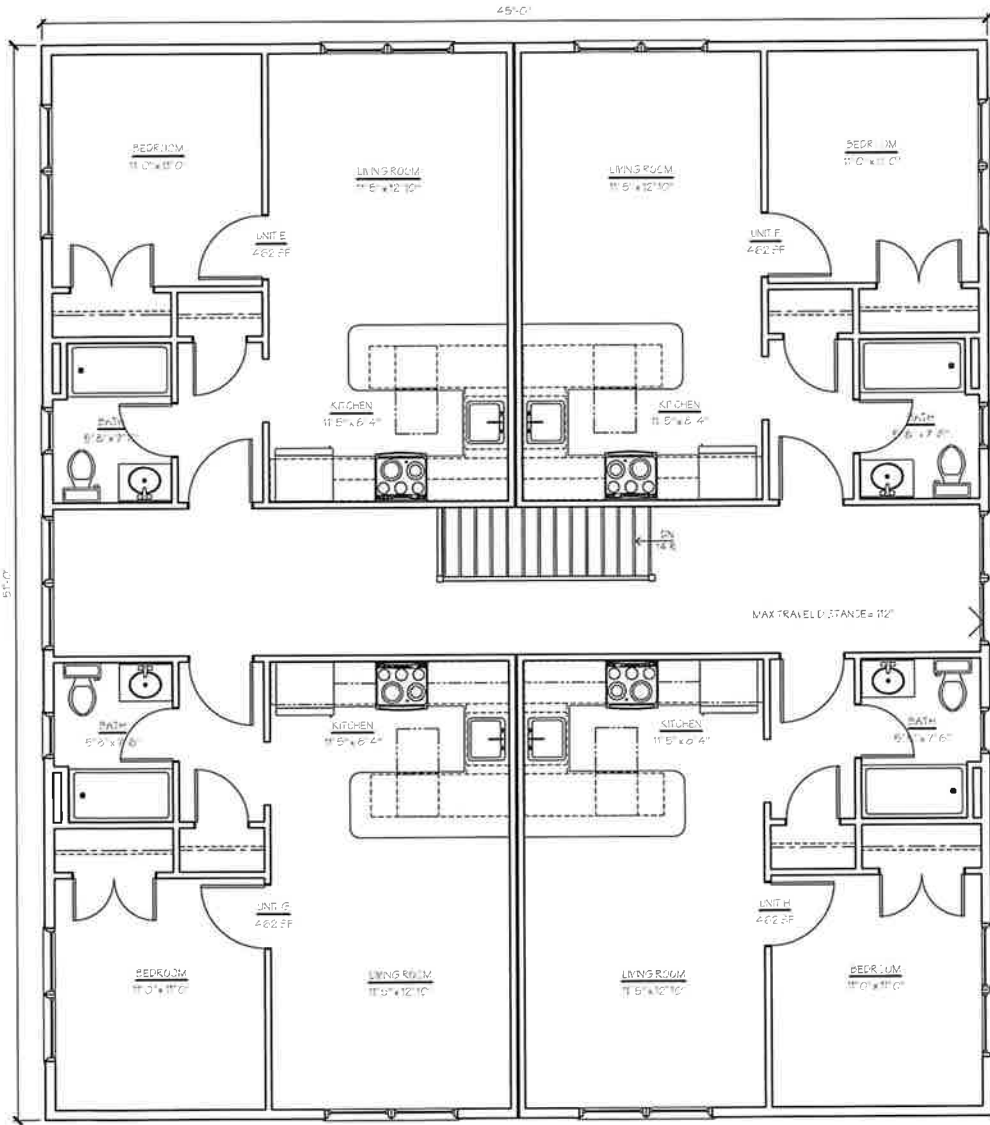
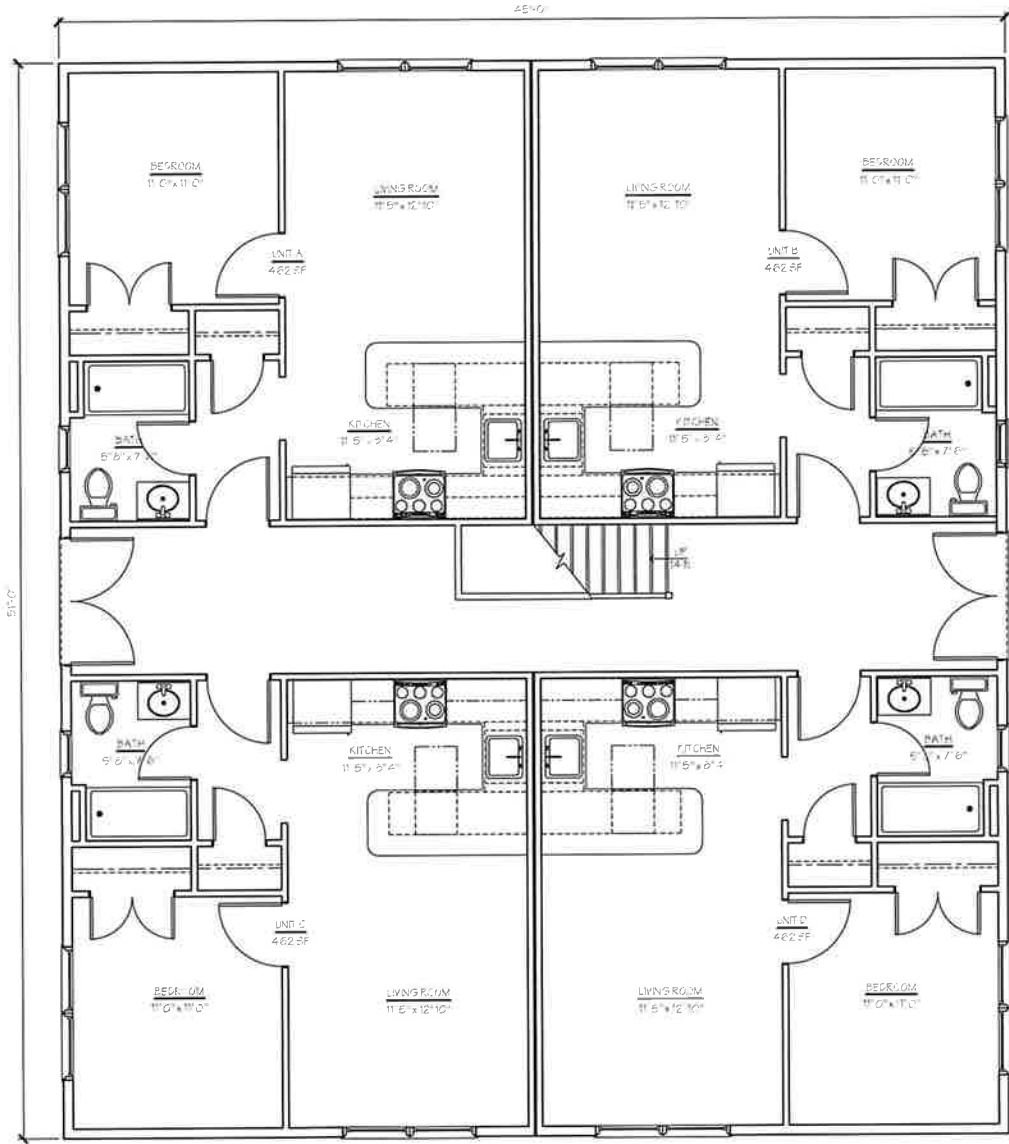
REVISIONS

DATE: JULY 2, 2024

SHEET 1 OF 2

designs to build your life on	residential • commercial • church design
CLIENT NAME: MUHAMMAD AZHAR	PROJECT LOCATION: 167 VAN BUREN STREET LOCKPORT, NEW YORK
PROJECT TITLE: 167 VAN BUREN RESTORATION AND ADDITION	CONTENTS ON SHEET: SITE PLAN

DRAWING NUMBER: A-1



Life

A-2

DRAWING NUMBER

CLIENT NAME

MUHAMMAD AZHAR

PROJECT TITLE

167 VAN BUREN RESTORATION
AND ADDITION

PROJECT LOCATION

167 VAN BUREN STREET
LOCKPORT, NEW YORK

CONTENTS ON FILE

PROPOSED FLOOR PLANS

DESIGNER

charles a. dahlikey, r.a.

REGISTERED ARCHITECT

DATE

10/22/2019

REVISIONS

DESIGNER

Life by Design

architecture
6324 robinson road
lockport, new york
716 - 727 - 3191
cadahlikey@lbdarchitecture.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. 2382

August 11, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 87 Beattie Avenue, Lockport, New York, had been filed by Kevin Craft.

The request is for a variance to remove and replace the existing 20' x 20' detached garage situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the garage will be located 3' from the north and west property lines.

The City of Lockport Zoning Ordinance requires a minimum 5' side and rear yard setbacks for accessory structures in Low Density Residential Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, August 25, 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

282

**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: 87 Beattie Ave Lockport NY

14094

APPLICANT INFORMATION

NAME: Kevin Craft ADDRESS: 87 Beattie Ave

PHONE: [REDACTED]

Lockport NY 14094
CITY STATE ZIP

FAX:

E-MAIL: [REDACTED]

OWNER INFORMATION

Same

NAME: Kevin Craft ADDRESS: 87 Beattie Ave

PHONE: 716 [REDACTED]

Lockport NY 14094
CITY STATE ZIP

FAX:

E-MAIL: [REDACTED]

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.)

Single family. A story. Small parcel
37.5' x 100.75' detached garage

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

would like to replace garage that has
fallen with same size 20x20' on the
existing cement pad. Siders with metal
garage - 150 MPH, 50 psf. 10 ft high 20x20
work done by "Garage Buildings" Building
will be 3k feet from Prohibited Line.

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 space between property lines is 3.5'
& the required space is 5'. Difference of 1.5'
we would have to tear up cement pad for
smaller garage at a high cost for only 1.5'
difference in zoning

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

The garage will be just a replacement of
1920's garage on existing cement pad.
Nothing will change - only a replacement
with metal garage

APPLICATION ATTACHMENTS

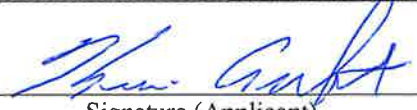
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ☒ \$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:

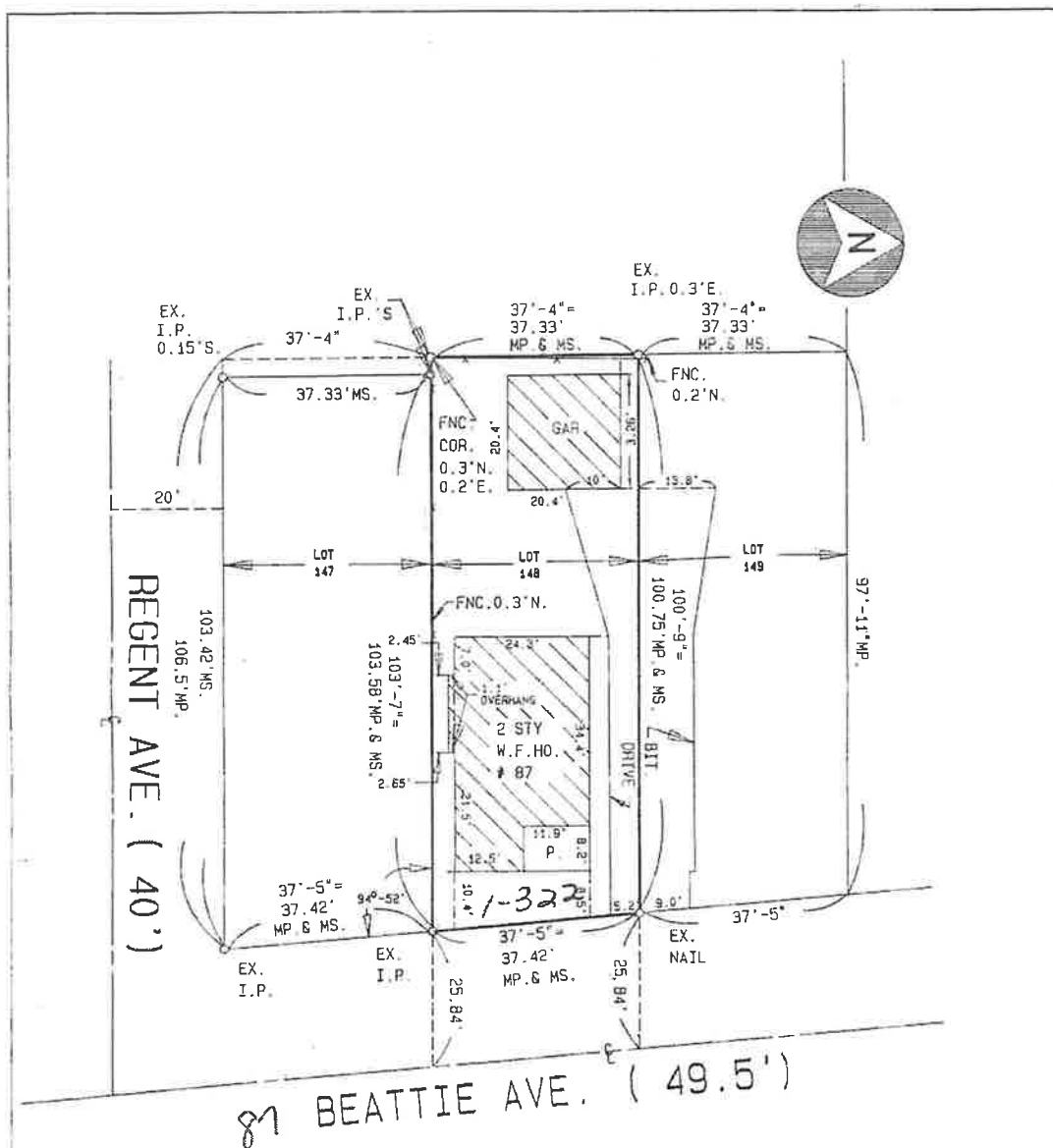
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

Signature (Owner)

Date

Regular meetings of the Zoning Board of Appeals are generally held on the 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.



REF. MAP OF FAIR GROUND PARK
BY JULIUS F. FREHSEE, DATED
APRIL 23, 1917 AND FILED
N.C.C.O. IN MICRO. MP. BK. 11.
PG. 1099 & 1100.

Legend		
D-OED	KG-MEASURED	MP-MAP
ENC-ENCROACHMENT	COMP-COMPUTED	

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY MAP IS A VIOLATION OF SECTION 7890,
PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



Peter J. Welby 4/15/86

WENDEL SURVEY

a division of wendel engineers p.c.
7405 Canal Rd. Lockport, N.Y. 14094

LOT 7	SEC. 14	TWP. 14	RNG. 6
XXXX CITY OF LOCKPORT	DATE 4-15-86		
COUNTY NIAGARA, N.Y.	SCALE 1" = 20'		
PC RB	DWN MN	CHK. <i>7/74</i>	PROJ. NO. 865-153

Neil Saxton Esq.



Garage Buildings

1559 Laskin Rd, Virginia Beach
Virginia 23451
sales@garagebuildings.com
(888) 234-0475
https://garagebuildings.com

Sales: Hayden Story

1559 Laskin Rd, Virginia Beach
Virginia 23451
hayden@powerbiltsteel.com
(757) 271-1558

Building Quote
QTE-202855

Date
07/15/2026

Total
\$8,352.82

CUSTOMER DETAILS

Kevin Craft

Billing Address
New York 14094
Shipping Address
New York 14094
tracycraft8@gmail.com
(716) 240-0642

Standard Garages - 20 x 20 x 10

- ☒ Roof Color: Quaker Gray
☐ Trim Color: White
☒ Sides/Ends Color: Pewter Gray
☐ Wainscot Color: NA



Ready for Installation? ☐ Jobsite Level? ☐ Permit Required? ☒ Inside City Limit? ☐ Electricity Available? ☐ Installation Surface? Concrete

Building Dimension: **20'W x 20'L x 10'H** Roof Style: **Vertical** Gauge: **12 Gauge** Wind/Snow Rating: **150 MPH + 50 PSF Certified** Distance on Center: **4 Feet**

20X20' Vertical Roof (Roof 21' | Ga : 12 | 3/12' Roof Pitch)

10' Height

150 MPH + 50 PSF Certified

Ends - Closed | Horizontal

Sides - Closed | Horizontal

Front - 8x8' Garage Door (Roll-Up)

Front - 36x80" Walk-in Door (Diamond Window)

Left - 30x36" Window (6 Grid Window)

Right - 30x36" Window (6 Grid Window)

Colored Screws

Manufacturer Discount (Top Dealer Sale)

NOTES

all units secured with anchors
through base rail of frame
& into the concrete.



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. 2383

August 11, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 45 Beverly Avenue, Lockport, New York, had been filed by Steven Destro.

The request is for a variance to erect a 182 square foot addition to the rear of the house situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the addition will increase the impervious area to 51.27%.

The City of Lockport Zoning Ordinance allows a maximum 40% impervious area in Low Density Residential Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, August 25, 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

2243

**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: 45 Beverly Ave, Lockport, NY 14094

APPLICANT INFORMATION

NAME: Steven Destro ADDRESS: 45 Beverly Ave
PHONE: [REDACTED] Lockport, NY 14094
CITY STATE ZIP
FAX: _____ E-MAIL: [REDACTED]

OWNER INFORMATION

NAME: Steven Destro ADDRESS: 45 Beverly Ave
PHONE: 716-432-1332 Lockport, NY 14094
CITY STATE ZIP
FAX: _____ E-MAIL: [REDACTED]

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: _____

10

10

10

10

10

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

The property located at 45 Beverly Avenue, Lockport, New York 14094, is a well-maintained single-family residence originally constructed in 1925. The home contains approximately 1,632 square feet of living space and is situated on a 5,227 square foot lot within an established residential neighborhood in the City of Lockport.

The property has been used continuously as a single-family residence and has remained consistent with the character of the surrounding neighborhood. Steve and Megan Destro purchased the property from Brian and Kathy Costello in 1994 and have owned and occupied the home since that time.

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

The proposed project consists of a modest 182-square-foot addition to the rear of our home that will include a first-floor half bathroom and access to a rear deck. The addition is designed to improve the functionality, accessibility, and long-term livability of our home while maintaining the residential character of the property. The deck will provide direct access to our backyard and gardens, which we take great pride in maintaining and improving.

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 existing layout of our home does not provide a convenient first-floor bathroom, which becomes increasingly important as we grow older and plan to remain in our home long term. The proposed addition will allow us to age in place more comfortably and safely by providing a readily accessible half bath on the main floor. Due to the size and configuration of the existing home and lot, there is no practical alternative

location within the current structure to achieve these improvements without constructing a small rear addition.

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

The proposed addition and deck are located entirely at the rear of the property and will not change the appearance or character of the neighborhood streetscape. The project is consistent with the residential nature of the surrounding area and is intended to enhance, not detract from, the property and neighborhood.

We take great pride in our home, landscaping, and gardens, and the addition of a deck will further improve our ability to maintain and enjoy these outdoor spaces. The improvements will be well-maintained and aesthetically consistent with neighboring homes. Because the addition is located behind the house, it will have minimal visibility from the street and will not negatively impact adjacent properties.

The project will enhance the overall quality and value of our property while contributing positively to neighborhood property values. The requested variance will allow reasonable improvements that support the long-term use and enjoyment of our home without creating adverse impacts on neighboring properties or the character of the community.

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)

8/2/2026

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.

Formal Variance Request Letter

Area Variance Request for Rear Addition and Deck

Steve Destro
45 Beverly, Ave
Lockport, NY 14094
08/03/2026

City of Lockport Zoning Board of Appeals
One Locks Plaza
Lockport, NY 14094

Re: Area Variance Request for Rear Addition and Deck

Dear Members of the Zoning Board of Appeals,

I respectfully request approval of an Area Variance for my property located at 45 Beverly Ave, Lockport, NY to permit the construction of a modest rear addition and deck. The proposed addition will provide a first-floor half bathroom and direct access to a rear deck and backyard, enhancing the functionality, accessibility, and long-term livability of our home. The request relates to the lot coverage requirements identified during the permit review process.

This project is driven by practical and quality-of-life considerations. As my family and I grow older, having a first-floor half bathroom will significantly improve the accessibility and convenience of our home, allowing us to remain in our residence comfortably for years to come. The addition supports aging in place and reduces the need to navigate stairs for basic daily needs.

The proposed deck will provide safe and convenient access to our backyard, where we spend a considerable amount of time maintaining and enjoying our gardens. We take great pride in our property and continually invest in improvements that enhance its appearance and value. The deck will allow us to better utilize and enjoy our outdoor space while complementing the landscaping and gardens that contribute positively to the character of the neighborhood.

The requested variance represents a minimal expansion at the rear of the home and will not alter the character of the neighborhood. The addition and deck will be located behind the existing residence, limiting visibility from the street and minimizing any impact on neighboring properties. The improvements are entirely residential in nature and are consistent with the surrounding neighborhood.

We believe the project will enhance both our property and the surrounding community. Well-maintained improvements such as these contribute to neighborhood attractiveness, encourage continued property investment, and support overall property values. The requested relief will allow us to make reasonable improvements that increase the usability, safety, and value of our home without creating any adverse effects on adjacent properties.

We respectfully ask the Board to consider the practical benefits of this modest improvement and grant the requested variance. Thank you for your time and consideration of our application.

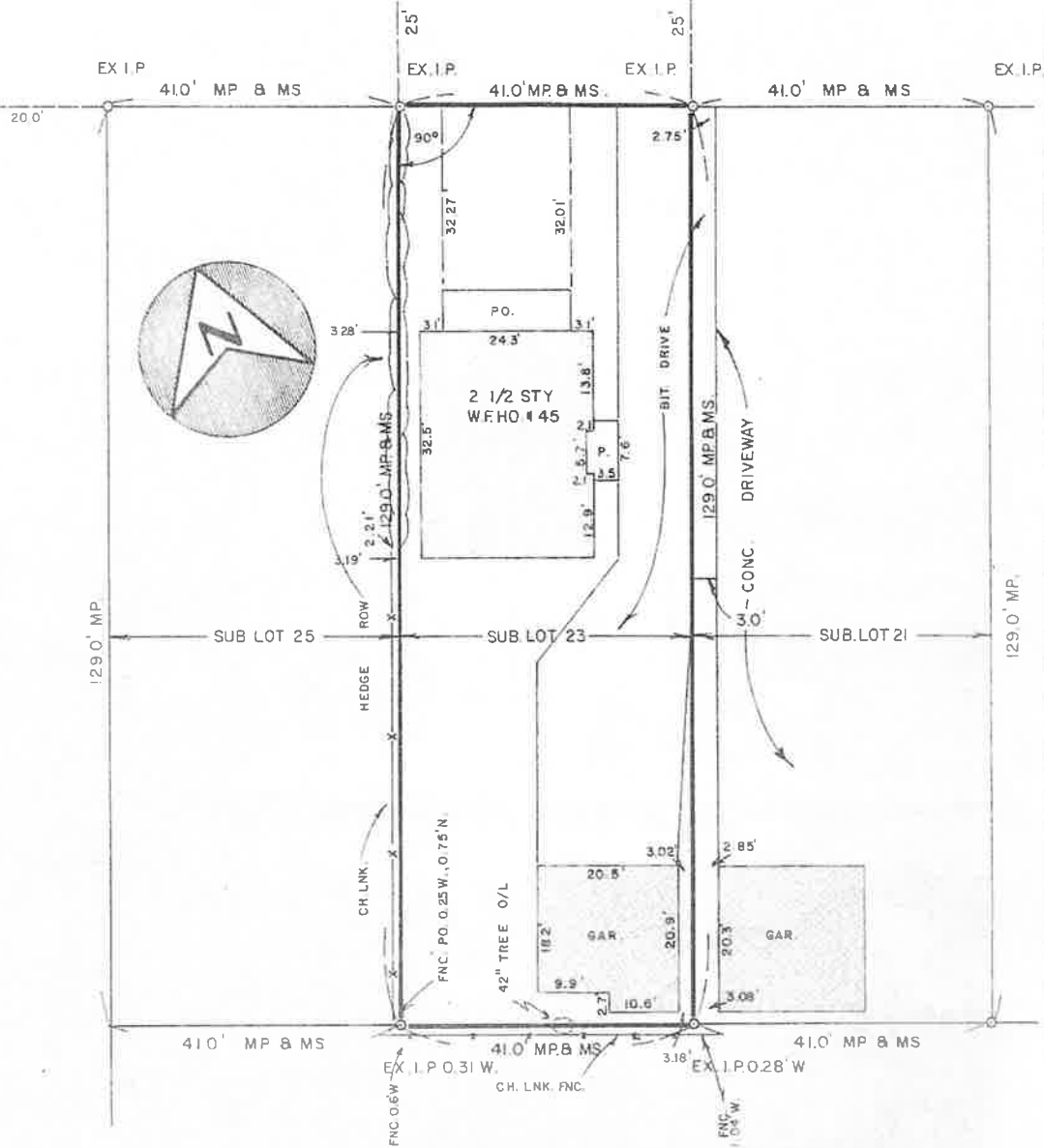
Sincerely,

Steve Destro

Property Owner

BEVERLY AVE. (50')

EAST UNION ST. (40')



REF: MAP OF ROGERS HEIGHTS, LOCKPORT, N.Y. BY
FREHSEE & OLMSTEAD, ENG., MAY 23, 1914, FILED
N.C.CO. IN MICRO 8K 11 AT PG. 1017.

RESURVEYED 4-26-94

Legend

D - DEED MS - MEASURED MP - MAP
ENC - ENCROACHMENT COMP - COMPUTED

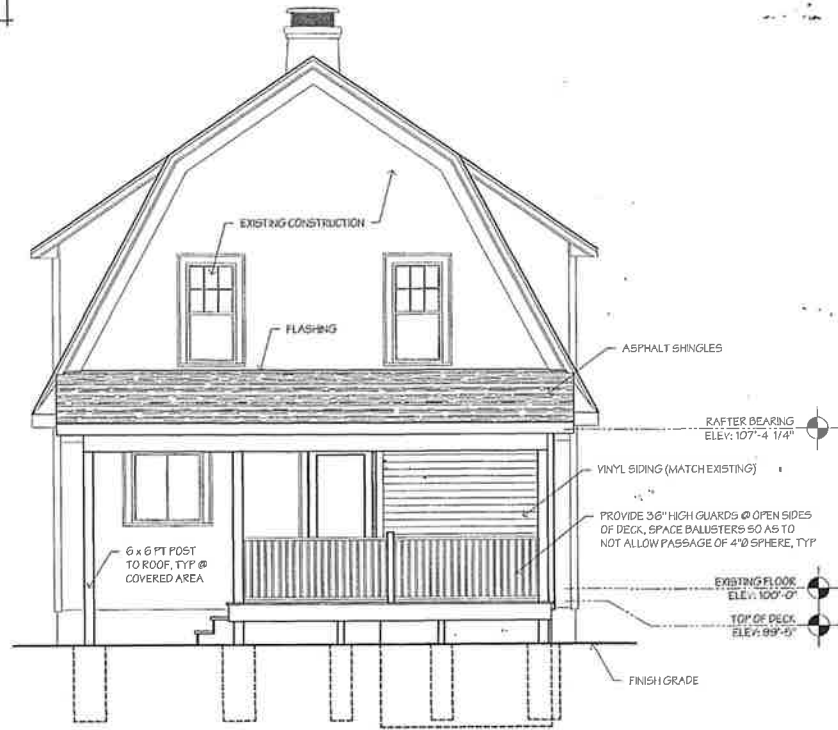
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY MAP IS A VIOLATION OF SECTION 7209
PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

WENDEL SURVEY

a division of wendel engineers p.c.

7405 CANAL ROAD
LOCKPORT, N.Y. 14094
716-433-5993 716-625-9729

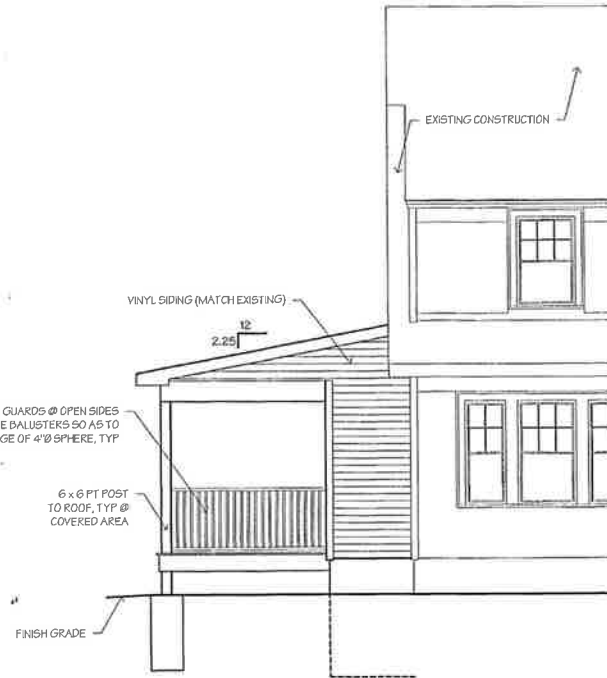
LOT 3	SEC 15	TWP 14	RNG 6
CITY LOCKPORT	DATE 6/3/1987		
COUNTY NIAGARA N.Y.	SCALE 1" = 20'		
PC MDW	DWN JNR	CHK CFB	PROJECT NO 94S-084-012



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1



SOUTH ELEVATION

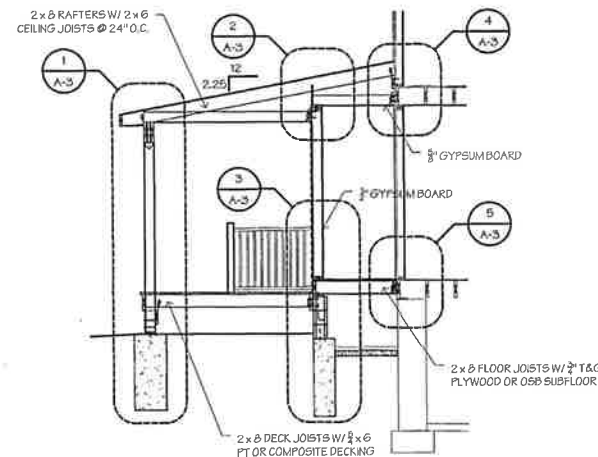
SCALE: 1/4" = 1'-0"

2

GENERAL & STRUCTURAL NOTES

1. TOTAL BUILDING ADDITION AREA: 32 S.F.
- 1.1. FIRST FLOOR LIVING AREA: 150 S.F.
- 1.2. COVERED DECK AREA: 182 S.F.
- 1.2.1. TOTAL: 182 S.F.
2. DESIGN IS BASED ON THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, APPENDIX J FOR EXISTING STRUCTURES.
3. ALL DIMENSIONS ARE TO FACE OF STUD, ACTUAL FACE OF MASONRY OR CONCRETE AS APPLICABLE & CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
4. EXTERIOR WALLS ARE 2 X 6 STUDS EXCEPT WHERE SHOWN AS OTHERWISE. TYPICAL INTERIOR WALLS ARE 2 X 4 STUDS. INTERIOR PLUMBING WALLS ARE 2 X 6 STUDS.
5. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL CODES. LOCAL, STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLYING WITH APPLICABLE CODES AND ORDINANCES, AND FOR NOTIFYING GOVERNING BODIES FOR APPROPRIATE INSPECTIONS.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
8. ALL HVAC AND ELECTRICAL WORK IS NOT INCLUDED IN THIS SET OF DOCUMENTS AND IS TO BE DESIGNED BY OTHERS. **ELECTRICAL SYSTEM SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, NFPA 70-17.**
9. GRADING SHOWN ON THESE DRAWINGS IS REPRESENTATIONAL ONLY. EXACT SITE CONDITIONS MAY REQUIRE ADJUSTMENT TO FINAL GRADINGS.
10. THE LOCATION OF ITEMS SUCH AS FURNACE, WATER HEATER, VENTS AND FLUE, OTHER MECHANICAL SYSTEMS, SUMP CROCKS, UTILITY SERVICES AND OTHER ITEMS WILL BE DETERMINED BY THE CONTRACTOR.
11. IN LIEU OF GEOTECHNICAL EVALUATION, FOOTING DESIGN ASSUMES A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF BASED ON TABLE R401.4.3 AND SOIL TYPES OF GM, GP, SW, SP, SM, SC, OM OR OC. REFER TO TABLE R401.4.1 FOR SOIL TYPE DESCRIPTION AND CHARACTERISTICS. VERIFY ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. IF OTHER CONDITIONS ARE DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY.
12. ALL FOOTINGS SHALL BEAR UPON UNDISTURBED OR COMPACTED SUB-GRADE.
13. FOOTING BEARING POINTS SHALL MAINTAIN A MINIMUM DEPTH OF 42 TO 48 INCHES BELOW FINISH GRADE, AS DETERMINED BY THE LOCAL BUILDING DEPARTMENT, FOR ENTIRE PERIMETER OF BUILDING.
14. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE DESIGN STRENGTH IN ACCORDANCE WITH TABLE R402.2.
15. DESIGN LOADS ARE AS FOLLOWS:

15.1. FLOOR LOAD - NON SLEEPING AREAS:	40 PSF LIVE LOAD
15.2. FLOOR LOAD - SLEEPING AREAS:	30 PSF LIVE LOAD
15.3. FLOOR:	10 PSF DEAD LOAD
15.4. GROUND SNOW LOAD	50 PSF
15.5. SLOPED ROOF SNOW LOAD	35 PSF
15.6. ROOF:	10 PSF DEAD LOAD
15.7. BASIC WIND SPEED	115 MPH
16. PROVIDE SOIL BEARING UNDER ALL BEAMS. SOIL BEARING SHALL BE CONTINUOUS FROM FOOTER TO UNDERSIDE OF BEAMS.



CROSS SECTION

SCALE: 1/4" = 1'-0"

3



Life by Design

architecture
6324 robinson road
lockport, new york
716 - 727 - 3191
cadahike@lbdarchitecture.com

charles a dahlke, c.a.
registered architect

DESIGNER:

PROJECT LOCATION:
45 BEVERLY AVENUE
LOCKPORT, NEW YORK

CLIENT:
MEGAN & STEVE DESTRO
DESTRO ADDITION

DATE:
12-3-25

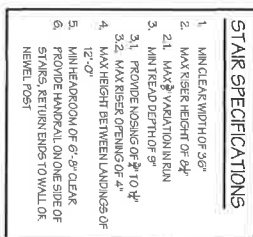
REVISIONS:

1. 12-3-25

CONTENTS ON SHEET:
ELEVATIONS, NOTES & SECTION

DRAWING NO:
A-1

Life by Design

[illegible][illegible]

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

2

DRWING NO: A-2

CLIENT NAME / PROJECT TITLE:

MEGAN & STEVE DESTRO
DESTRO ADDITION

CONTENTS ON SHEET:

SCHEDULES, FLOOR & FOUNDATION PLANS

PROJECT LOCATION:

45 BEVERLY AVENUE
LOCKPORT, NEW YORK

CONTENTS ON SHEET:

SHEET 2 OF 3

DATE: _____

12-3-25

PLATE 1

1

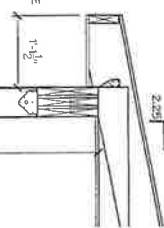
100

Life by Design
architecture
6324 robinson road
lockport, new york
716 - 727 - 3191
caldahlk@aol.com
bdarchllcure.com

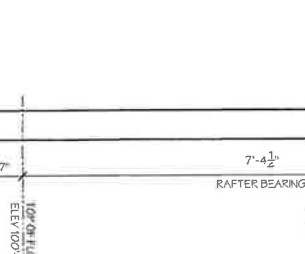
charles a dahlk, fa
registered architect



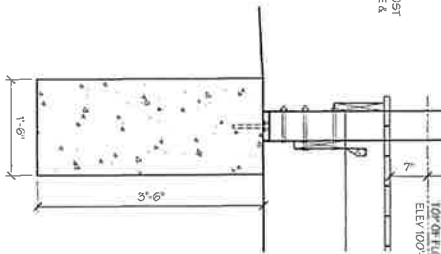
- 1/2" FELT PAPER
- FLASHING @ WALL JUNCTURES
- IC SHEET ENTIRE SURFACE
- 1" TYPWOOD OR OSB SHEATHING
- 2x6 RAFTERS @ 16" O.C.
- 2x6 CEILING JOISTS @ 16" O.C.
- (3) PLY 2x12 SFR 12" HENDER W/
- (3) CONTINUED 1" TYPWOOD COR. SECURED TO POST W/ 5/8"X30 B6 POST CAP
- METAL DORE
- ALUM FASCOA ON 2x6 WALKER
- VENTED VINYL SOFT
- CEILING FINISH AS SELECTED BY OWNER



- 6 x 6 PRESSURE TREATED POSTS
SPACING NOTED ON PLAN
- SIMPSON APU 66 POST BASE
W/ 3/8" ANCHOR BOLT

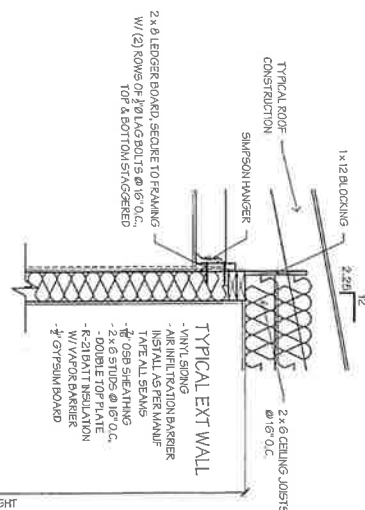


- 7/8" x 6 FT OR COMPOSITE DECKING
- 2 x 8 PT DECK JOISTS @ 16" O.C.
- 2 x 10 PT BEAM, SECURE TO EACH POST
W/ SIMPSON DUTY 4Z DECK JOIST TIE &
2" Ø THRU BOLTS

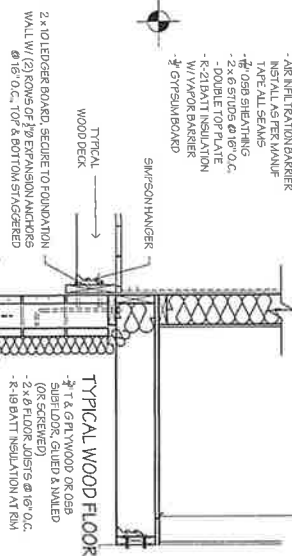


SCALE: 3/4" = 1'-0"

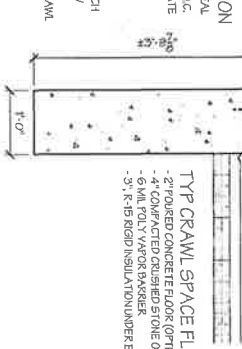
SCALE: 3/4" = 1'-0"



- VINYL SIDING
- AIR INFILTRATION BARRIER
- INSTALL AS PER MANUF.
- TAPE ALL SEAMS
- $\frac{1}{2}$ " OSB SHEATHING
- 2x6 STUDS @ 16" O.C.
- DOUBLE TOP PLATE
- R-21 BATT INSULATION
- W/VAPOUR BARRIER
- $\frac{1}{2}$ " GYPSUM BOARD

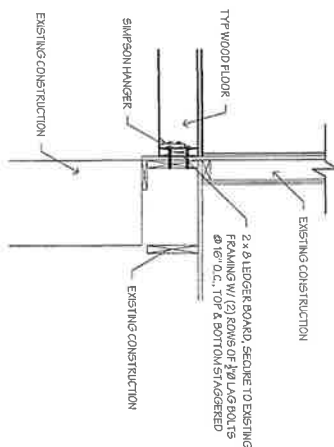
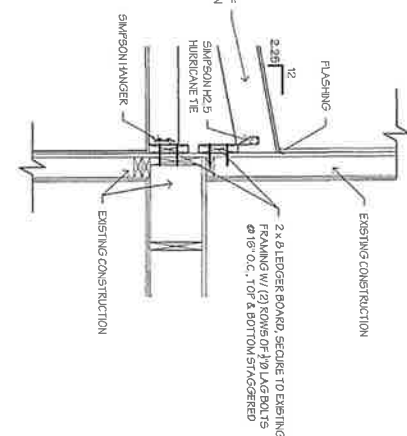


- 2XO 1" SILL PLATE ON SILL BOUL
- 1/2" ANCHOR BOLTS @ 6'-0" O.C.
- MAX 1'-0" FROM END OF PLATE
- MIN (2) BOLTS PER PLATE
- MIN 7" EMBEDMENT
- (3) COURSES 8" CONCRETE



SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"



SCALE: 3/4" = 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. 2384

August 11, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 56 Bacon Street, Lockport, New York, had been filed by Alicia Bouchard.

The request is for a variance to install an 8' x 12' greenhouse in the rear yard situated in a Medium Density Residential Zone.

Approval of the permit application was denied or withheld because the greenhouse installation will increase the impervious area to 53.67%.

The City of Lockport Zoning Ordinance allows a maximum 50% impervious area in Medium Density Residential Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, August 25, 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

**CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION**

 A **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: 56 Bacon St

APPLICANT INFORMATION

NAME: Alicia Bouchard ADDRESS: 56 Bacon St

PHONE: 716 559-2000 Lockport NY 14094
CITY STATE ZIP

FAX: E-MAIL: [REDACTED]

OWNER INFORMATION

NAME: ADDRESS: 56 Bacon St

PHONE: Same Lockport NY 14094
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 purchased the property 6/24 on 7/1
I purchased the greenhouse to be delivered
on property 7/7

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

0 employees. The greenhouse is 8x12x6
poly carbonate Panel w/ LP SmartSide Wainscot
Block leveled
Located in fenced in backyard w/
Gutter drainage system into rain barrel,
5 1/2 ft from side porch 6ft from neighbor fence

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)

I will still be able to use a good
portion of the property and the greenhouse
will be used regularly to grow produce for
my family. I does not block any entrances
to the property or neighbors properties.

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

I will be using the greenhouse to grow my
own fruits + vegetables. due to my medical condition
I stay home and WFH + Safer for me to grow
my own due to allergies to alot of products and
Cancer history. I Also use the greenhouse as part of
home School Curriculum. It will not cause any impact
to the neighboring properties, I will use proper
drainage to keep out of neighbors yards. They is
a small ditch from all buildings to prevent damage

APPLICATION ATTACHMENTS

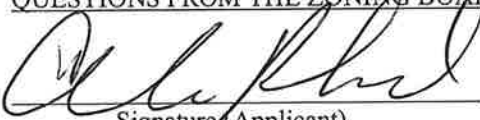
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ☒ \$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 RESOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.


Signature (Applicant)

7/17/26
Date

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

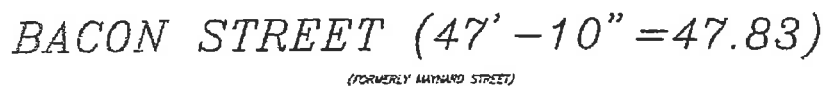
I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.


Signature (Owner)

7/17/26
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.



59 DEC 14 7
OF THE HOLLAND LAND COMPANY'S SURVEY
LOCKPORT 2963-19-18-013
NIAGARA NY 1° 10'
MJM DTH CJS 27 2019

DRAWING
NAME
18 013

LEGEND

AC - ACRES
AD - ADJUSTMENT
APPROXIMATE
AV - AVEINCE
BT - BENCHMARK
CH - CHAINMAN
CH - CHAIN
CONC - CONCRETE
COR - CORNER
C.T. - CABLE TYPED

C - CENTERLINE
D - DEED
DIA - DIAMETER
DIST - DISTANCE
E - EAST
EUB - ELECTRICAL
JUNCTION

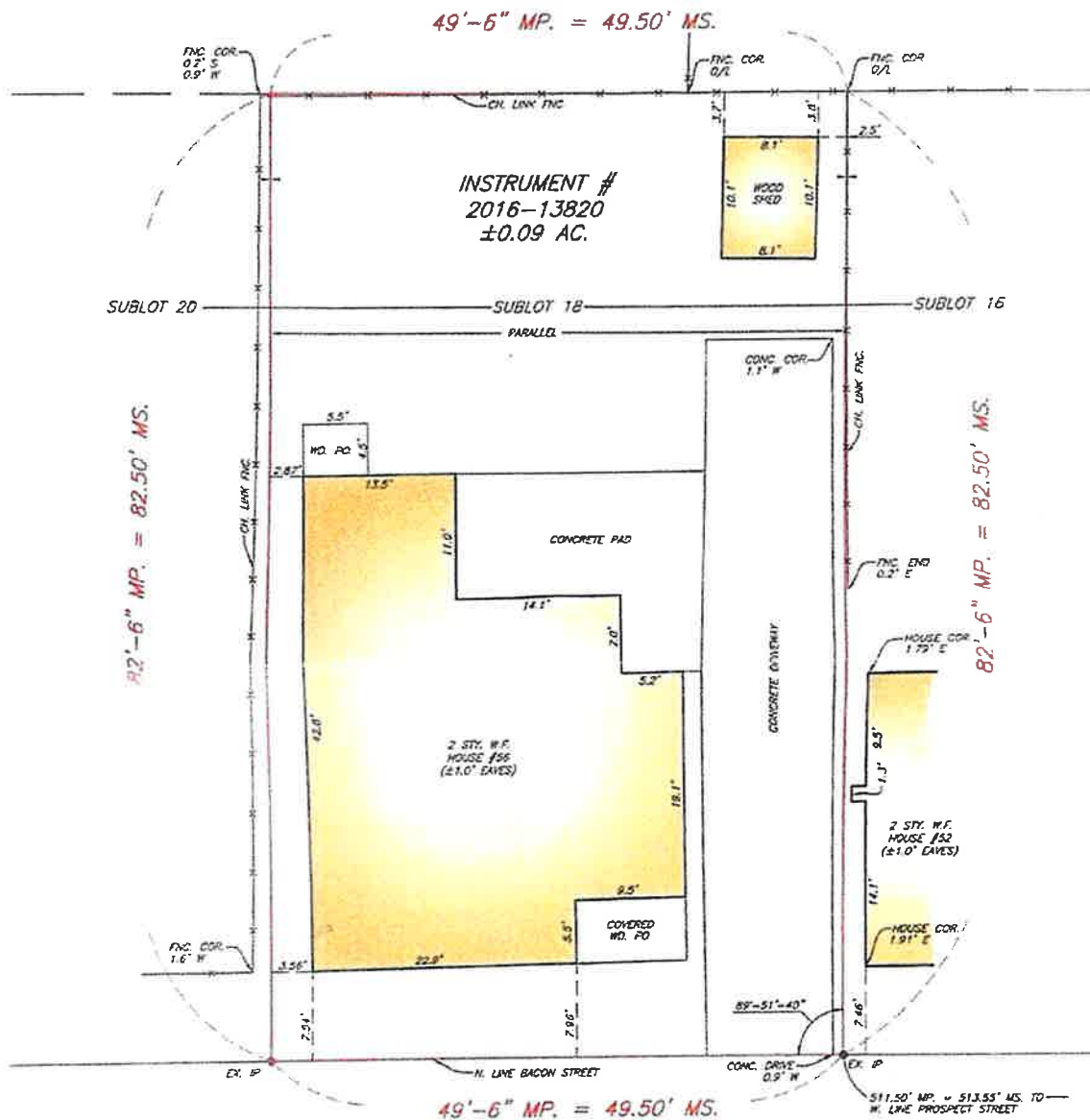
ENC - ENCROACHMENT
E.M. - EMBANKMENT
EX - EXISTING
FNC - FENCE
GAL - GARAGE
H - HOUSE

L - L-BOX
MA - MANHOLE
MB - MANHOLE
MS - MEASURED
N - NORTH
O.M. - OVERHEAD

OT - OPENING
PD - PITCH
PP - PITCH
P - PITCH
P - PITCH
P - PITCH
P - PITCH

RD - ROAD
S - SOUTH
ST - STREET
ST - STREET
ST - STREET
ST - STREET

TH - THICK
W - WEST
W - WEST
W - WEST
W - WEST
W - WEST



BACON STREET (47'-10" = 47.83)

(FORMERLY MAYNARD STREET)

THIS SURVEY WAS PREPARED WITHOUT THE QUALITY CONTROL ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT MAY BE REVEALED BY SUCH MAY REVEAL.

SURVEY OF SUBLOT 18

DATE OF SURVEY: 10/12/14
MAP REFERENCE: BOOK 10 OF MICROFILMED MAPS AT PAGE 10

NOTES:
1. ALL MEASUREMENTS FROM THE ORIGINAL OF THIS SURVEY SHALL BE MADE WITH THE SIGNATURE AND SEAL OF THE LAND SURVEYOR.
2. ANY CHANGES TO THE ORIGINAL SHALL BE CONSIDERED VOID.
3. ANY CHANGES TO THE ORIGINAL SHALL BE CONSIDERED VOID.
4. ANY CHANGES TO THE ORIGINAL SHALL BE CONSIDERED VOID.



Wendel
Corporation Corporate Park 1311 East 4th Street Suite 204
Lockport, NY 14094
PHONE: 716.434.1100 FAX: 716.434.1101
WEBSITE: www.wendelcorp.com

PARCEL NO.	59	SEC.	14	LOT.	7
OF THE HOLLAND LAND COMPANY'S SURVEY					
CITY	LOCKPORT	MAP NO.	2963-18-013		
COUNTY	NIAGARA, NY	SCALE	1"=10'		
DATE	MJM	DRAWN BY	DTH	CHECKED BY	CJS
		DATE	2/7/2019		