

Building Inspection Department

Jason Dool
Chief Building Inspector

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

September 10, 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, September 22, 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. Geovanni Otero. 7 Elmwood Ave. Request to install a driveway on the west side of the house situated in a Mixed Residential Zone. (Area-impervious area 82.4%)

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. 2385

September 10, 2026

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 7 Elmwood Ave, Lockport, New York, had been filed by Geovanni Otero.

The request is for a variance to install a 12' x 40' driveway on the west side of the house situated in a Mixed Residential Zone.

Approval of the permit application was denied or withheld because the driveway installation will increase the impervious area to 84.2%.

The City of Lockport Zoning Ordinance allows a maximum 60% impervious area in Mixed Residential Zones.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, September 22, 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

7745

**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: 7 Elmwood ave Lockport, NY 14094

APPLICANT INFORMATION

NAME: Giovanni Otero ADDRESS: [REDACTED]

PHONE: [REDACTED] Niagara Falls NY 14304
CITY STATE ZIP

FAX: _____ E-MAIL: [REDACTED]

OWNER INFORMATION

NAME: Silmarie Quirios ADDRESS: [REDACTED]

PHONE: [REDACTED] Niagara Falls NY 14304
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.)

The property was constructed in 1878 and was originally used as a multifamily residential property. It was later converted to single family residential use. The property is currently undergoing renovation and improvements.

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

The proposed action is to construct a driveway on the property to provide off-street parking for the residential property. The proposed driveway will increase the total lot coverage to approximately 85%.

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 use variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

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

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

The property is located on an existing 1,600 sqft lot, which is smaller than the current 2,500 sqft minimum lot requirement. Due to the limited size and existing configuration of the lot and residence, providing off-street parking requires an area variance. The proposed driveway would provide practical off-street parking for the property.

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

The proposed driveway will not alter the residential character of the neighborhood. Off street parkings and driveways are common in the surrounding residential areas. The driveway will be located entirely on the subject property and is not expected to negatively impact the use or enjoyment of adjacent properties. It will provide designated off-street parking and reduce the need for on-street parking.

APPLICATION ATTACHMENTS

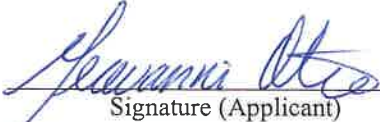
To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ___ \$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)

8-24-26
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.

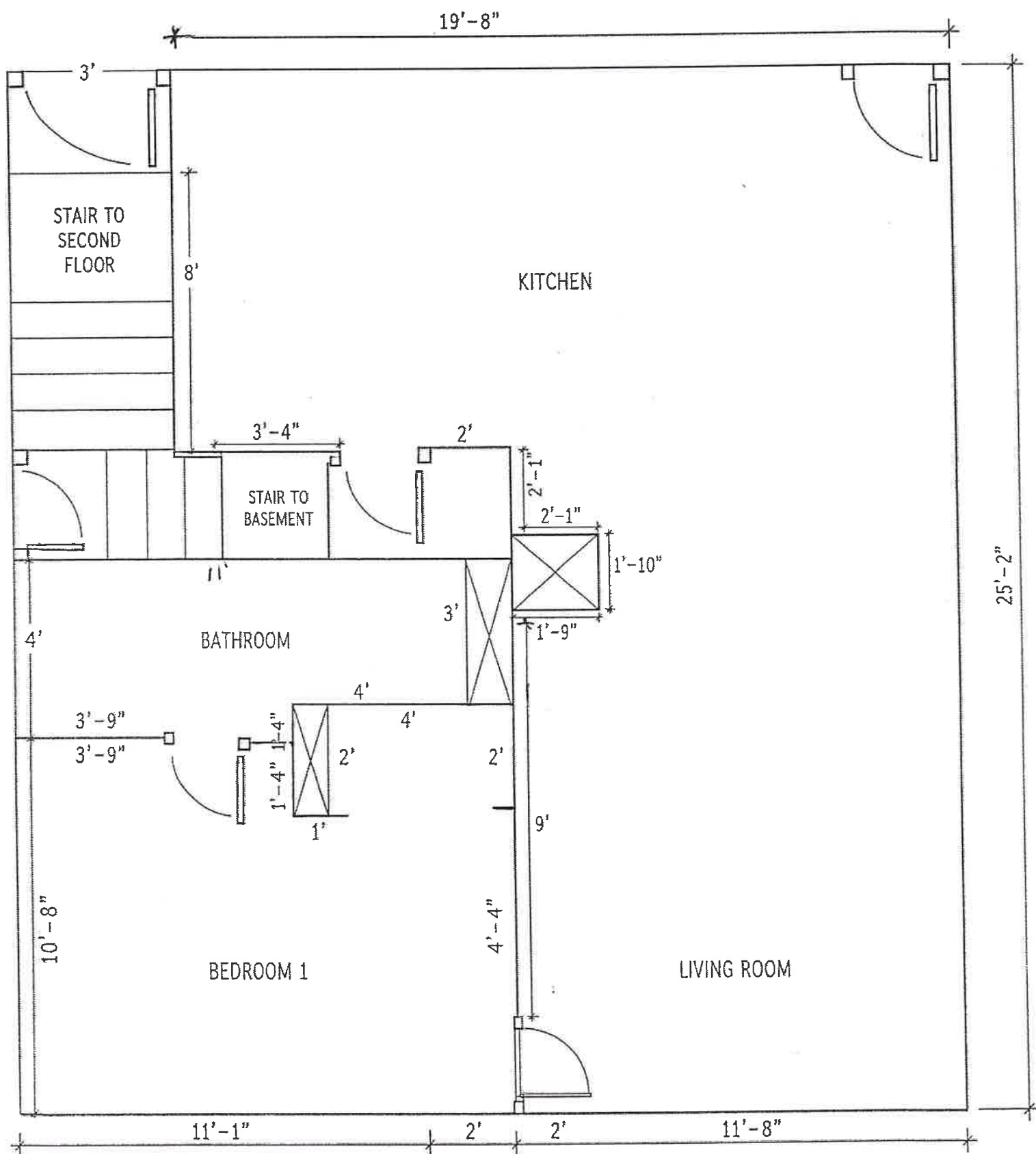

Signature (Owner)

08/19/26
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.

APT # 1



FLOOR PLAN

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

27'-0"

Kitchen

3'-6"

1'-5"

2'-10"

1'-6"

1'-10"

4"

3'-9"

1'-8"

2'-6"

4'-4"

4'-4"

Entrance
Stairs

6'-8"

Bathroom

8'-9"

2'-6"

3'-4"

5"

5'

Bedroom #2

9'-7"

Attic
Stairs

10'-2"

10'

9'-1"

7'-9"

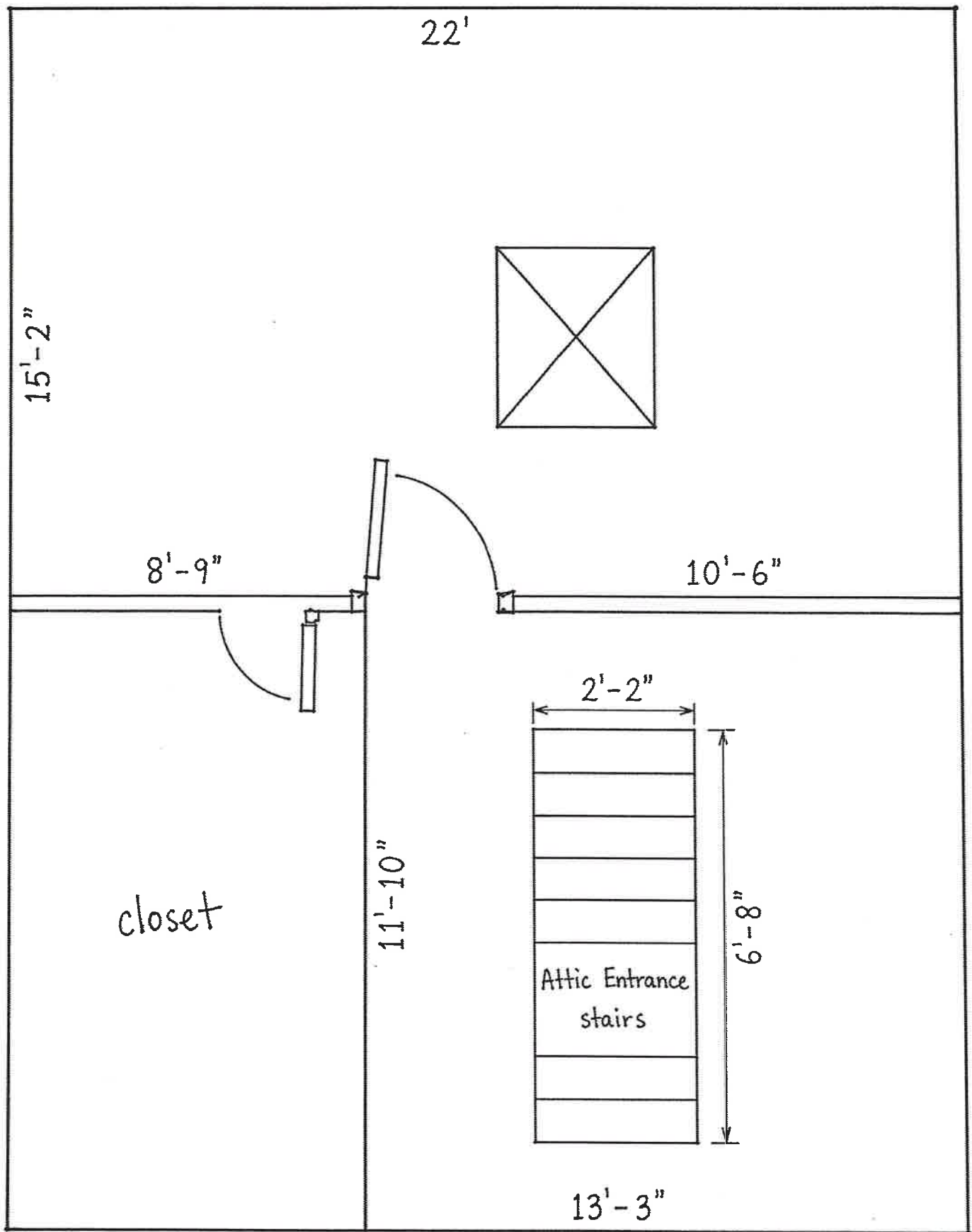
APT # 2

23'-1"

FLOOR PLAN

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

APT #2



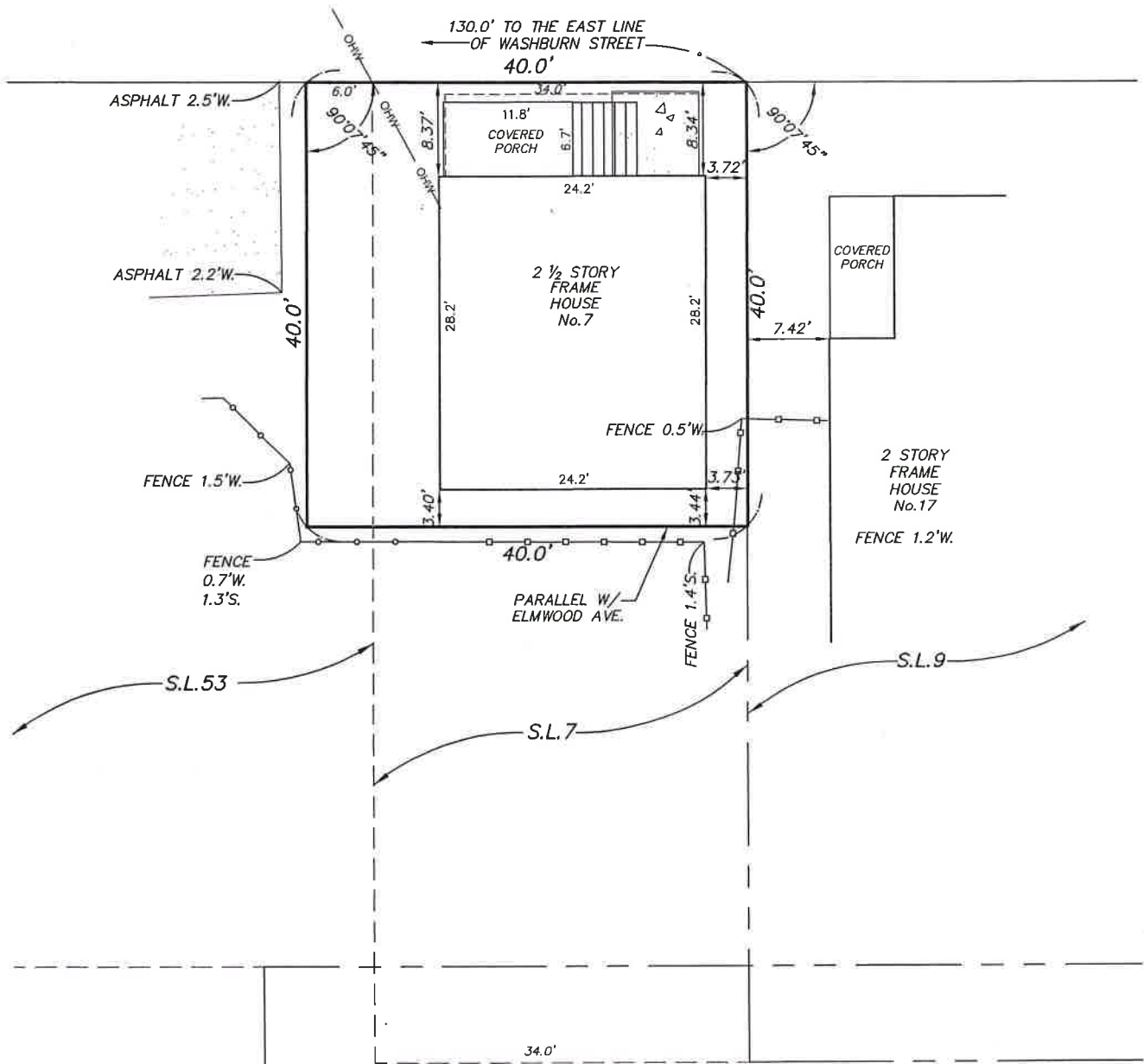
FLOOR PLAN

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

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 © SET OR EX. 5/8" REBAR



ELMWOOD (66' WIDE) AVENUE
 (FORMERLY MULBERRY STREET)



[Handwritten signature]

SURVEY OF
 PART OF SUB LOTS 53 & 7, BOOK 25 OF
 MICROFILMED MAPS AT PAGES 2433-2439
 PART OF LOT 10, SECTION 14, TOWNSHIP 14, RANGE 6
 HOLLAND LAND COMPANY'S SURVEY
 CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

DATE	REVISION/TYPE

GPI

**GPI ENGINEERING, LANDSCAPE
 ARCHITECTURE & SURVEYING, LLP**
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 4950 GENESEE STREET, SUITE 100
 BUFFALO, NEW YORK 14225
 (716) 633-4844 FAX 633-4940

Job No. 13669 Date: MAY 29, 2026
 Scale: 1" = 15' Tax No. 109.64-1-74