



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, October 27, 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. Nathan Ribbeck. 18 Harrison Avenue Ave. Request to install a 6' wooden fence on the north side of the property situated in a Low Density Residential Zone. (Area-closed fence higher than 4')

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



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. 2386

October 13, 2026

«AddressBlock»

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 18 Harrison Avenue, Lockport, New York, had been filed by Nathan Ribbeck.

The request is for a variance to install a 6' wooden fence on the north side of the property situated in a Low Density Residential Zone.

Approval of the permit application was denied or withheld because the closed fence with exceed 4' in height.

The City of Lockport Zoning Ordinance allows a closed fence located in the front yard to be a maximum 4' in height

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, October 27, 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

232

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

X

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: 18 Harrison Avenue, Lockport, NY, 14094

APPLICANT INFORMATION

NAME: Nathan Ribbeck ADDRESS: 18 Harrison Avenue

PHONE: 716-438-8577 Lockport NY 14094

CITY STATE ZIP

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

OWNER INFORMATION

NAME: Nathan Ribbeck ADDRESS: 18 Harrison Avenue

PHONE: 716-438-8577 Lockport NY 14094

CITY STATE ZIP

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

RELATIONSHIP OF APPLICANT TO PROPERTY:

____ CONTRACT PURCHASER ____ CONTRACTOR **X** 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 is an existing residential corner lot located at Harrison Avenue and Utica Street and is improved with an existing single-family dwelling, detached garage, driveway, porch/deck, and existing fencing. The property consists of Sublots 153 and 154 as shown on the attached property survey. The property is currently owner-occupied and continues its established residential use.

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

Applicant proposes to remove the existing fence and install a six-foot-high wooden privacy fence beginning at the northeast corner of the existing front porch, extending north to the north property line, then east along the north property line, and then south to connect with the northwest corner of the existing detached garage as shown on the attached site plan and property survey. Building Permit Application No. 2026-0849 was denied because the proposed six-foot fence exceeds the 36-inch maximum height applicable to a closed fence within an area classified by the City as a front yard. Because the property is a corner lot, the City considers the Utica Street side of the property to constitute a second front yard. Applicant therefore requests an area variance from §190-24.13(B)(1) to permit a six-foot-high residential privacy fence along the proposed fence line. Applicant is not requesting relief from applicable intersection visibility or sight-distance requirements.

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 practical difficulty results from the property's physical configuration as an existing corner lot with frontage on both Harrison Avenue and Utica Street. Under the City's interpretation of the corner-lot provisions, the Utica Street-facing building line creates a second front yard extending across the width of the parcel. This causes a substantial portion of the outdoor area located alongside and behind the existing residence to be subject to the 36-inch closed-fence height limitation applicable to a front yard. The locations of the existing dwelling, porch, detached garage, driveway, property lines, and two street frontages substantially limit feasible alternative locations for enclosing the property's private outdoor yard. Moving the fence substantially inward would materially reduce the usable enclosed yard and would not provide equivalent privacy and security. The requested six-foot height is the same maximum height otherwise permitted by §190-24.13(B)(2) for residential side and rear yard fencing. The requested variance would therefore allow a conventional residential privacy-fence height within the portion of this corner parcel that functions as the private side/rear outdoor yard of the residence.

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

The requested variance will not alter the residential character of the neighborhood or create a detriment to adjacent properties. The property will remain an existing single-family residence, and the requested relief concerns only the height of a residential privacy fence. A six-foot fence is already a permitted residential fence height in side and rear yards under §190-24.13(B)(2). The proposed fence will enclose the private outdoor yard between the existing residence and detached garage and will not result in additional dwelling units, traffic, noise, lighting, drainage impacts, or any change in the residential use or intensity of the property. The fence will be constructed and maintained in accordance with all other applicable fence requirements, including required visibility and sight-distance provisions. Applicant is not requesting relief from requirements protecting pedestrian or motorist visibility.

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.

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

Walter Pinkbush
Signature (Applicant)

9/29/26
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.



Proposed 4' Wood Privacy Fence Area Variance Request

Proposed 6' Wood Privacy Fence Area Variance Request

Proposed new fence line does not impede sight triangle at corner of Harrison Ave and Utica Street.

Google Earth

43°10'23.70" N 78°40'19.85" W elev. 643 ft eye alt. 1061 ft

Image © 2026 Airbus

1985

Existing Fence Conditions – 18 Harrison Ave





Existing Neighborhood Fences – Corner Lots

Taller privacy fencing along the secondary street frontage of corner properties is an existing feature of the surrounding neighborhood and similar neighborhoods throughout the City of Lockport.

93 Autumnvale Drive, Lockport, NY – Approx. 3 blocks away



75 Autumnvale Drive, Lockport, NY – Approx. 3 blocks away



68 Harrison Ave, Lockport, NY – Approx. 2 blocks away



49 Priscilla Lane, Lockport, NY – Approx. 4 blocks away



7 Bridlewood Drive, Lockport, NY – Corner Lot



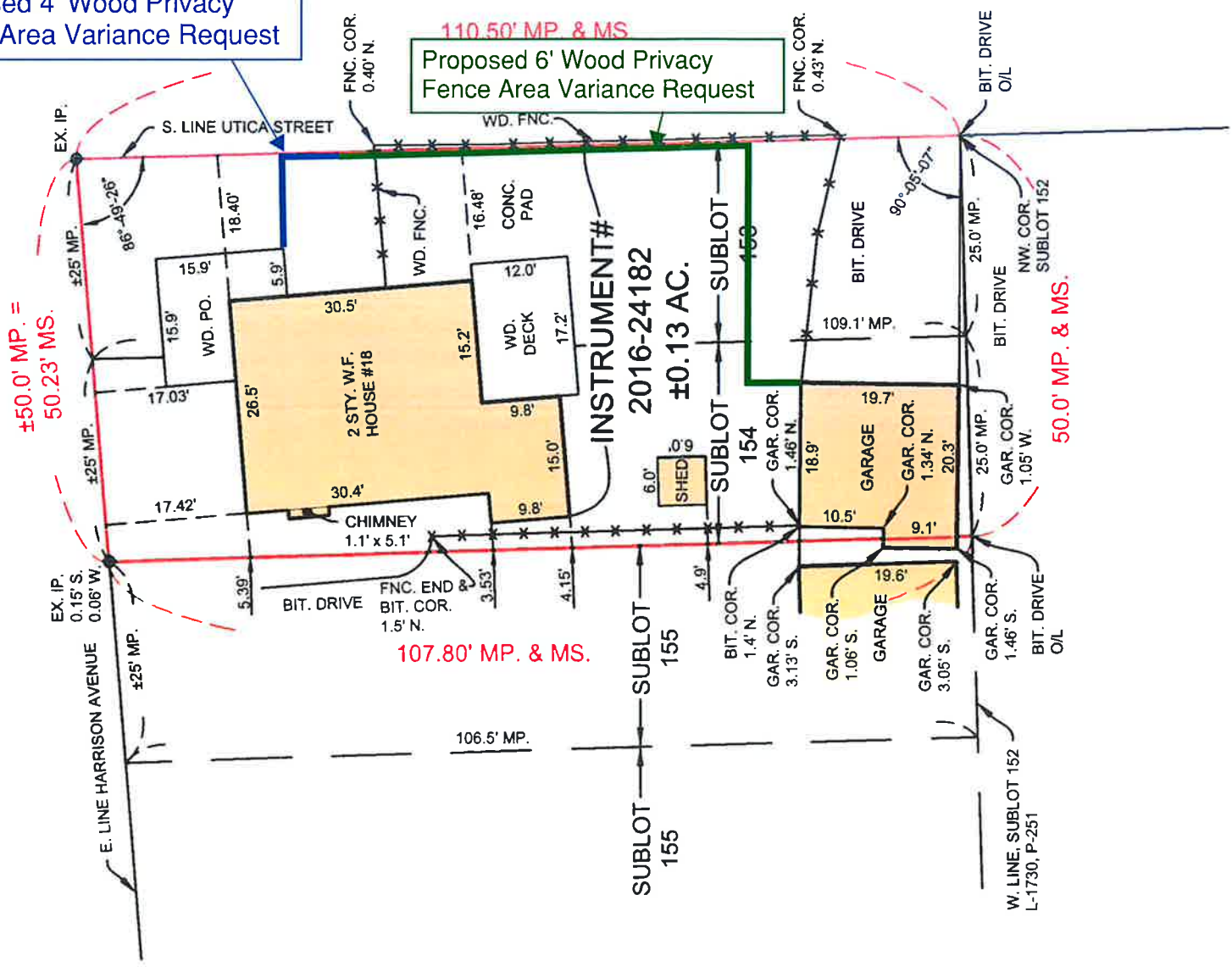
6 Bridlewood Drive, Lockport, NY – Corner Lot



LEGEND:

BT. = BITUMINOUS	DI. = DIAMETER	EM. = EXISTING	MS. = METAL	PA. = PAVEMENT	PRO. = PROPERTY LINE	RA. = RAILROAD
CB = CATCH BASIN	DIA. = DIAMETER	EX. = EXISTING	MP. = MEASURED	PAV. = PAVEMENT	JUN. = JUNCTION BOX	TY. = TYPICAL
CH. = CHAIN	DIS. = DISTANCE	FNC. = FENCE	N. = NORTH	RD. = ROAD	W. = WEST	
CONC. = CONCRETE	E. = EAST	GAR. = GARAGE	OH. = OVERHEAD	ST. = STREET	W. = WITH	
COR. = CORNER	EUB. = ELECTRICAL	IP. = IRON PIPE	OL. = ON LINE	ST. = STREET	WD. = WOOD	
APPROXIMATE	JUN. = JUNCTION BOX	L. = LIBER	PP. = PORCH	STY. = STORY	WF. = WOODFRAME	
AVE. = AVENUE	ENC. = ENCROACHMENT	MH. = MANHOLE	PP. = POWER POLE			

HARRISON AVENUE (60.0')



TAX IDENTIFICATION No.: 109 50-3-36
MAP REFERENCE: BOOK 11 OF MICROFILMED
MAPS AT PAGE 1039 & 1040

Wendel WD Architecture, Engineering, Surveying and Landscape Architecture P.C.
 WEBSITE: www.wendelcompanies.com

PART OF LOT	4	SEC.	14	TWP.	14	RNG.	6
OF THE HOLLAND LAND COMPANY'S SURVEY							
CITY	LOCKPORT			PROJ. NO.	2963-17-05/041		
COUNTY	NIAGARA, NY			SCALE	1"=20'		
CREW/JCR, SSM	DWN DTH		CHK	DATE		7/17/2017	

NOTES:

- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.