

TOWN OF LOCKPORT  
ZONING BOARD OF APPEALS  
March 27, 2012

**RECEIVED**

APR 24 2012

TOWN CLERK  
LOCKPORT, NY 14094

PRESENT: Charles Dahlquist  
Tim Lederhaus, Chairman  
Kevin Roth, Alternate  
Donald Jablonski  
Michael Bartus  
Frank Loiars

ALSO PRESENT: Jane Trombley, Secretary  
Jason Thompson, Building Inspector

The March 27, 2012 Zoning Board of Appeals meeting was called to order at 7:00 pm by Chairman Lederhaus, who then led the Pledge of Allegiance. Chairman Lederhaus noted all members are present.

**MOTION** made by Member Dahlquist, seconded by Member Jablonski to approve the February 28, 2012 Zoning Board of Appeals minutes. 5 ayes, 0 nays, carried.

**CASE #1**     **4410 Day Road – SBL #96.00-1-47 – Richard & Maureen Maigret -**  
Requesting an area variance to construct an 8 x 24' porch on the east (front) side of the house, approximately 40' from the property line. Mr. Maigret presenting.

Chairman Lederhaus opened the Public Hearing.

Mr. Maigret presented a drawing of the proposed porch which will be about 2' past the current stoop.

Member Loiars asked Mr. Maigret why he would like a front porch. Mr. Maigret stated the home is approximately 110 years old, did have a front porch that had been previously removed, and his wife would like to have a porch.

Member Loiars asked if there will be gutters and Mr. Maigret stated yes, with downspouts and vinyl siding.

Member Loiars asked if the pine tree will need to be removed. Mr. Maigret stated no, it will be about 8 to 10' from the porch.

Member Loiars asked if the porch will be enclosed. Mr. Maigret stated no, but will have a roof and railing and will blend in with the house.

Member Loiars asked Mr. Maigret if he is building the porch himself. Mr. Maigret stated no, Tom Hopkins will build it.

Chairman Lederhaus asked for public comment. Hearing none, Chairman Lederhaus closed the Public Hearing.

**MOTION** made by Member Loiars, seconded by Member Jablonski to grant an area variance to Richard and Maureen Maigret at 4410 Day Road to construct an 8 x 24' porch on the east side of the home approximately 40' from the property line based on the following findings:

1. The requested area variance will not produce an undesirable change in the character of the neighborhood, and will not be farther ahead than the neighbors;
  2. The benefit sought cannot be achieved by any other feasible method;
  3. The requested area variance is not substantial;
  4. The proposed variance will not have an adverse effect on the environmental conditions in the neighborhood; and
  5. The difficulty was not self-created.
- 5 ayes, 0 nays, carried.

**MOTION** made by Member Bartus, seconded by Member Dahlquist to adjourn. 5 ayes, 0 nays, carried.

The next Zoning Board of Appeals meeting will be April 24<sup>th</sup> at 7:00 pm.

**BY ORDER OF THE TOWN OF LOCKPORT  
ZONING BOARD OF APPEALS**