

TOWN OF LOCKPORT
ZONING BOARD OF APPEALS
July 24, 2012

PRESENT: Charles Dahlquist
Tim Lederhaus, Chairman
Kevin Roth, Appointed Alternate
Michael Bartus

ALSO PRESENT: Jane Trombley, Secretary
Brian Belson, Senior Building Inspector
Daniel Seaman, Town Attorney

ABSENT: Frank Loiars
Donald Jablonski

The July 24, 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 appointed Alternate Roth a full voting member due to the absence of Members Loiars and Jablonski.

MOTION made by Member Dahlquist, seconded by Member Bartus to approve the June 26, 2012 minutes. 4 Ayes, 0 Nays, Carried.

CASE #1 6778 Tonawanda Creek Road – SBL #167.02-3-34.12 – William Stockwell/Bartz-Feller – Requesting an area variance to construct a single family residence on a lot less than the required 125' frontage. William Stockwell presenting with Becky and Ray Feller.

Chairman Lederhaus opened the Public Hearing.

Mr. Stockwell stated the zoning laws were changed sometime between 1998 and 2000 which changed the required frontage from 80' to 125'. Mr. Stockwell stated Mr. Bartz had sold lots off the lots with 100' of frontage when 80' was required, and one of these lots is what he would like to purchase from the Feller's.

Member Dahlquist asked Mr. Stockwell if he plans to build a home on the lot. Mr. Stockwell stated yes, for his daughter.

Chairman Lederhaus asked how large the home will be and if it will be within the boundaries. Mr. Stockwell stated about 1700 square feet and will meet all setbacks. Chairman Lederhaus asked if it will have regular siding and Mr. Stockwell stated yes.

MOTION made by Member Dahlquist, seconded by Member Bartus to grant an area variance to applicants to allow construction of a single family residence on an existing undersized lot, based on the following findings:

1. The requested variance will not produce an undesirable change in the character of the neighborhood;
 2. The benefit sought by the applicant 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 or impact on the physical or environmental conditions in the neighborhood; and
 5. The difficulty was not self created.
- 4 Ayes, 0 Nays, Carried.

MOTION made by Alternate Member Roth, seconded by Member Bartus to adjourn. 4 Ayes, 0 Nays, Carried.

The next Zoning Board of Appeals meeting will be August 28, 2012 at 7:00 pm.

BY ORDER OF THE TOWN OF LOCKPORT
ZONING BOARD OF APPEALS