



CITY OF LACKAWANNA
Zoning Board of Appeals
COUNCIL CHAMBERS

MINUTES

Wednesday April 24, 2024

Opening:

The regular meeting of the City of Lackawanna Zoning Board of Appeals was called to order at 5:00pm.

Present: Beres, Stampone, Mohamed, Turner

Absent: Sobaszek

Agenda:

A. Approval of Board meeting minutes:

Motion to approve minutes for 1/31/24: Mohamed: Second: Turner

All yeas carried 4-0

Item #1

Land Use Variance

John Jacobi/White Elephant

1404 Abbott Rd

Requesting to replace fence with new decorative 6 ft fence

John Jacobi representing

Mr. Jacobi stated someone ran into his fence therefore I need to replace it. They can't replace the fence and post to the condition it was. We have to tear it down and replace the fence. It will be similar to what is there, the different is a footer across where the guts, similar height and different materials. It will be block, same pillars and wrought iron.

Member Mohammed ask is it pour concrete

Mr. Jacobi said block and an example is on the last page of the package

Board discuss variance

Member Stampone ask about the lights

Mr. Jacobi said not the same ones; there will be lights on the sides down lighting on the fence. There will be lights on all the post

Motion to approve variance: Mohamed: Second: Stampone
All yeas carried 4-0

Item #2
Land Use Variance

Angela Watson/ Habitat
126 Keever Ave
Construction of new home

Angela Watson representing

Ms. Watson stated they have two variance request one is to build on a under size lot, 126 is 40 ft frontage and 45 is requires. We did look at houses across the street and are 40 ft very similar in size. The 40 ft lot on the west side would put us 8ft 3 off the lot line and on the east side with the driveway would be about 5ft 6.

Chairman Beres ask was the neighbors notified

Mr. Balon replied yes, the neighbor on the right was worried about drainage and was informed the builders are aware of that

Ms. Watson said they deal with that issue in Buffalo if we are 2to3 ft off the line. We will swell everything to the front or back and manage that with gutters and downspouts.

Member Mohamed said the plans reflect 13.6 inches from the sidewalk

Ms. Watson said that is the second variance request, with the porch there it puts us 7.6 off the front of the lot, to minimize the cost of the sewer connection and with the driveway to save on cost. I know on one side of the house is 20 and the other is 24 and this is what we did on Center.

Chairman Beres express concerns of the house being too close to the street

Member Turner ask if it can be moved back

MS. Watson stated she doesn't see an issue with moving the structure back other than the addition cost and if the request is to push it back closer to the street at the 20 ft mark.

Board discuss drainage, gutters

Member Mohamed ask if the plans have to be modified

Motion to approve variances for erecting the house on the 40 ft frontage lot and the front of the building being 20 ft away from the porch: Mohamed: Second: Beres

All yeas carried 4-0

Motion to adjourn: Stampone: Second: Turner
All yeas carried 4-0