



CITY OF LACKAWANNA DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION TO THE CITY OF LACKAWANNA ZONING BOARD OF APPEALS

Date: JUNE 7, 2023

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 316 SOUTH SHORE BLVD

S.B.L. No. _____

Description of Action to be Appealed: SET 2 POSTS
FOR PATIO COVER (ROOF) IN
BACK YARD OF 316 SOUTH SHORE
WITHIN 10 FT OF PROPERTY LINE.

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Lauren Jednak
Director of Development

BRIAN K. GALLIVAN

Name of Applicant

B. K. Gallivan

Signature of Applicant

316 SOUTHSHORE, LACKAWANNA

Address of Applicant

Applicant Phone No. _____

Applicant's Email

OWNER

Role of Applicant to Project
(owner, attorney, lessee, agent,
architect, engineer, contractor...)

Property Owner:

NAME: BRIAN K. GALLIVAN

Address: 316 SOUTH SHORE BLVD

LACKAWANNA, NY 14218

Property Address: 316 Southshore Blvd

1. Will an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, and if not why not?

NO. PATIO COVER WILL BE BUILT TO LOOK AESTHETICALLY CORRECT TO HOME, WITH SIMILAR ROOFING AND GUTTERS.

2. Can the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance, and if not why not?

NO. STRUCTURE MUST BE PROPERLY SECURED AND SUPPORTED TO WITHSTAND HIGH WINDS AND POTENTIAL SNOW LOADS.

3. Is the requested area variance is substantial when considered against adopted area zoning regulations?

NO. NUMEROUS OTHER PROPERTIES IN THE NEIGHBORHOOD HAVE SIMILAR STRUCTURES TO ENHANCE RESIDENTS QUALITY OF LIFE

4. Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

NO

-
-
5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

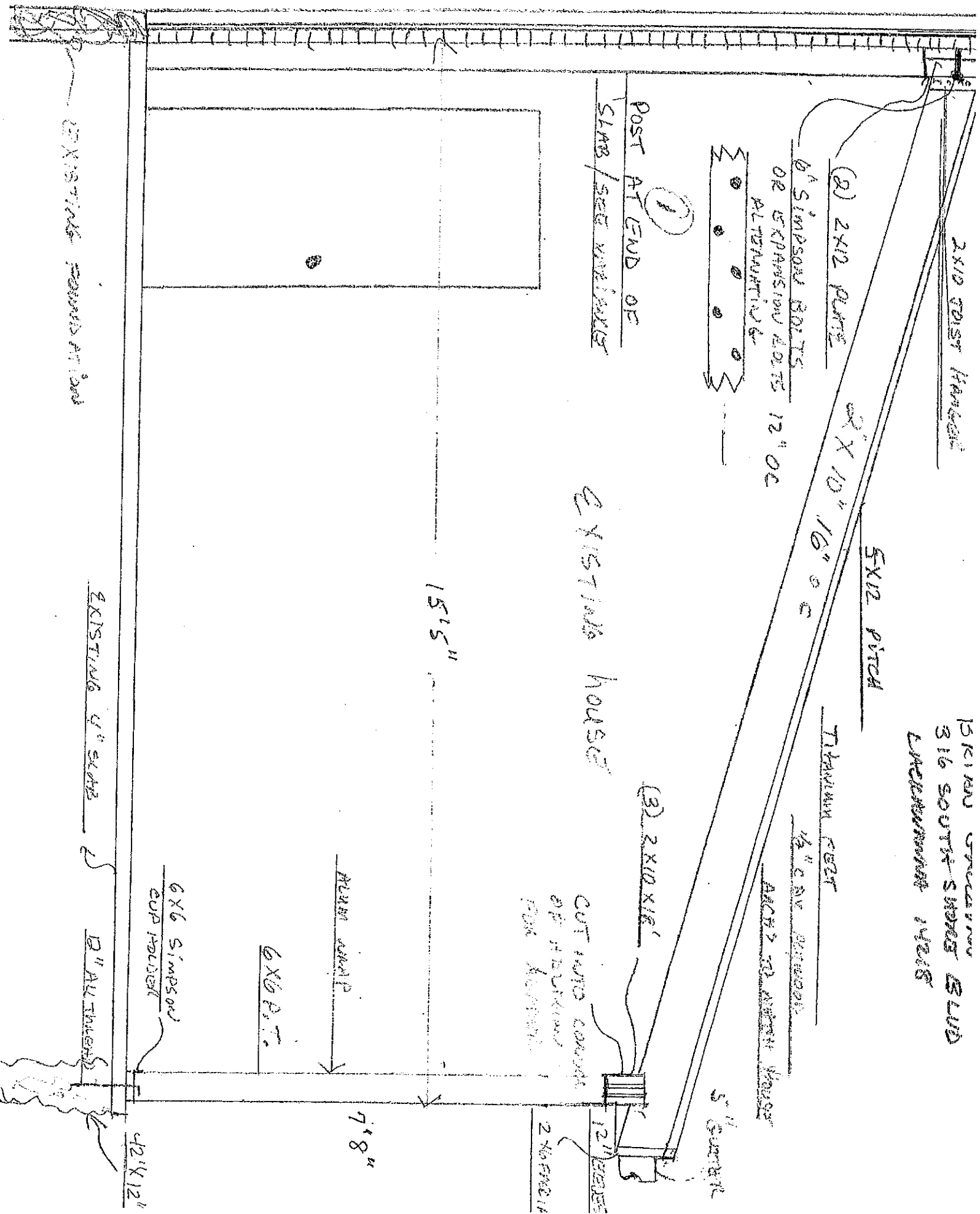
— NOT APPLICABLE

THIS IS SIMPLY A LACKAWANNA
HOME OWNER LOOKING TO PROVIDE A
SAFER AND MORE COMFORTABLE PROPERTY
FOR HIMSELF WITH PROTECTION FROM
HARMFUL UV EXPOSURE AND BE ABLE TO
ENJOY HIS BACK YARD.



Sign Above, Print Name Below

W X I S T I N G



2x10 POST HANGAR

SKIN STRUCTURE
3/8 SOUTH SHEET
EMERSON 1418

(2) 2x12 PURLIN

6" SIMPSON BOLTS
OR EXPANSION BOLTS 12" OC
ALTERNATIVE



POST AT END OF
SLAB / SEE WALLS

5/12 PITCH

2" X 10" 16" OC

TITANIUM FEET

1/2" CNU BRIDGE

ANCHOR TO EXISTING HOUSE

EXISTING HOUSE

(3) 2x10x16'

CUT INTO CORNER
OF HOUSE
FOR KITCHEN

5" SQUARE

12" BEAMS

2x10 END

15'5"

7'8"

REMOVE WALL

6x6 P.T.

6x6 SIMPSON
CUP HOLDER

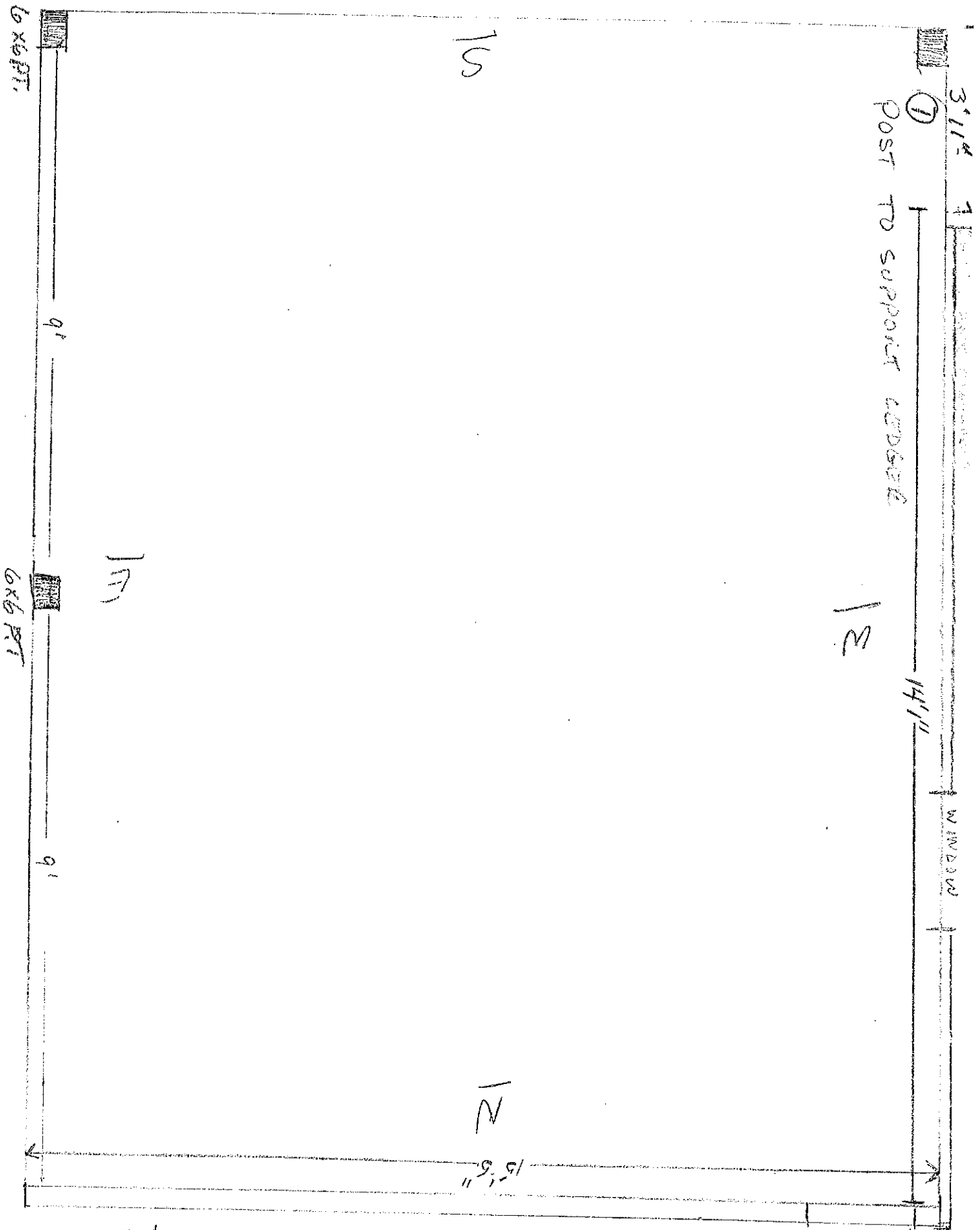
42x12"

EXISTING 4" SLAB

12" ALL THICK

EXISTING FOUND AT END

FENCE



6x6 PT. 9x9 FT. 6x6 PT.

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."



SOUTH SHORE (100' WIDE) BOULEVARD (FORMERLY MCKINLEY PARKWAY)

EAST LINE OF
SOUTH SHORE BLVD.

50.0'

1644.21' D. TO THE SOUTH LINE
OF RIDGE ROAD

SUBLOT 44

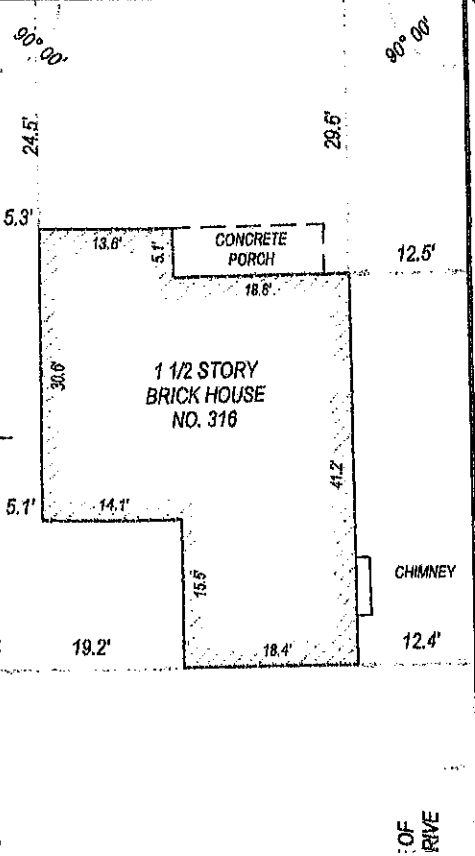
CONCRETE DRIVE

FENCE
0.1' NORTH

136.44'

FRAME
GARAGE

1.4'



MEADOWBROOK DRIVE

(50' WIDE)

136.53'

I HEREBY CERTIFY TO:
BRIAN K. GALLIVAN
M.A.T. BANK



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 15, 2023

Brian Gallivan
316 South Shore Blvd
Lackawanna, NY 14218

Re: 316 South Shore Blvd

The above item has been placed on the agenda for the next scheduled meeting of the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna.

Planning and Development Board

Zoning Board of Appeals

Date:

Date: June 28, 2023

Time:

Time: 5:00pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6474 or 827-6421

Boarding Neighbors
Laura Almquist- 318 South Shore Blvd



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

As an adjoining property owner in the City of Lackawanna, you are hereby notified that a neighbor has made application to the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna as follow;

- | | |
|----------------------------------|-----------------------------|
| 1. _____ Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. <u> X </u> Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Brian Gallivan

Address: 316 South Shore Blvd

In reference to: requesting to cover patio roof 10 ft from property line

You are entitled to appear at the public hearing scheduled for **6/28/23@ 5:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 309
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6474

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 ZONING BOARD OF APPEALS

Date: 6/4/23

Application No. _____

Application Fee:

	Fee
<u> </u> Land Use Variance	\$ 250.00
<u> X </u> Zoning Law Appeal	\$ 250.00

Property Address: 1840 ABBOTT Rd

S.B.L. No. _____

Description of Action to be Appealed: Painting Annual
ON FRONT OF ABBOTT LANE building at
1840 ABBOTT Rd - request a sign larger
than 100 sq Ft

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Lauren Jednak
 Director of Development

ABBOTT LANE S
MARK WILLIAMSON
Name of Applicant

Mark Williamson
Signature of Applicant

1840 ABBOTT Rd Lade
Address of Applicant

Applicant Phone No.

Applicant's Email

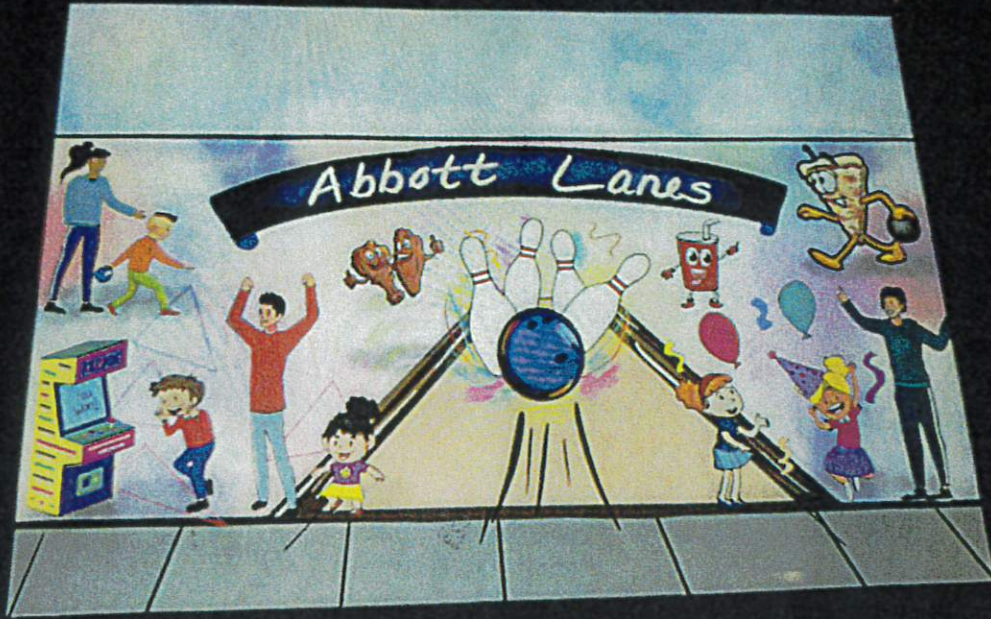
OWNER
Role of Applicant to Project
(owner, attorney, lessee, agent,
architect, engineer, contractor...)

Property Owner:

NAME: CLINTON BAILEY LLC

Address: 1840 ABBOTT Rd Lade
NY 14218

Gallery



Only Zoning



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 15, 2023

Mark Williamson
1840 Abbott Rd
Lackawanna, NY 14218

Re: 1840 Abbott Rd

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Planning and Development Board

Zoning Board of Appeals

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