



Member Mohamed said if someone wants to build

CITY OF LACKAWANNA  
**Zoning Board of Appeals**  
COUNCIL CHAMBERS

MINUTES

Tuesday August 27, 2024

---

**Opening:**

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

**Present: Beres, Mohamed, Stampone, Turner**

**Excused: Sobaszek**

---

**Agenda:**

**A. Approval of Board meeting minutes:**

Motion to approve minutes for 8/13/24: Stampone: Second: Turner

All yeas carried 4-0

---

**Item #1**

**Land Use Variance**

Michael Ferranaccio

22 Eaton St

Requesting 15 foot rear yard variance for new garage

Michael Ferranaccio representing

Mr. Ferranaccio explained a car went through the garage and the existing garage was 14 x 20 up to the lot line. I propose to build a 22 x 22 and when I went to file a permit, I was told I couldn't build due to it being within 20ft of the rear lot line. There is an ordinance in Lackawanna that says you can't build a garage within 20 ft of the back yard line. I am asking to build a garage, the State Code says 5 ft and I want to go 3ft x 3ft so it lines up better with the driveway.

Chairman Beres ask you need a 15 ft variance for the back and 2or 3 ft on the sides

Mr. Ferranaccio said 3ft x3ft

Chairman Beres we don't have to worry about the 15 ft or both

---

Mr. Ferranaccio said both and nothing is behind or on the side  
Member Stampone ask what is behind it  
Mr. Ferranaccio said nothing  
Member Mohamed said you asking for a 15 ft variance, you have 20 ft and you will have 5 ft remaining  
Mr. Ferranaccio replied would like to go 3ft due to the State Code being 5ft  
Member Stampone ask is the area fence in  
Mr. Ferranaccio said yes and a fence on the side  
Member Mohamed said if someone wants to build behind him and wants to build within 3ft there will be 6ft between them.  
Mr. Balon said it would need a firewall  
Member Mohamed said do the 5ft and if the property behind wants to build it would be a 10ft buffer; so no need for a fire wall.

Motion to approve 5 ft from rear and 3ft on the side: Beres: Second: Mohamed  
All yeas carried 4-0

**Item#2**  
**Change of Use**

Sam Hussein  
1447 Electric Ave  
Requesting change of use from motorcycle shop to a bakery  
In (NC) Neighborhood Commercial Zone

Sam Hussein representing

Mr. Hussein stated he wants to open a bakery  
Chairman Beres said if it is already zoned commercial for the motorcycle then what the zoning for bakery  
Mr. Hayes said it's a change of use from a motor shop to a bakery and he has 2 parking spots on the owner's property.

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

---

**Item #3**  
**Land Use Variance**

John Kostoff  
18 Madison Ave  
Requesting 3 variances  
1. Covered porch 5 ft

John Kostoff representing

Mr. Kostoff stated he wants to build a patio off the side of the house and I went to get a permit. A couple of years ago I had a shed less than 10ft away from my neighbors property, it is about 3ft away from it and 3ft from my home. I want an overhang on the side of my house in the back due to the snow drifts which makes it dangerous and I can't get out the back of the house. That is 5 ft away from the fence and neighbor.

Mr. Balon explained he wants to do a roof off the side of the house 5ft from the property line and it suppose to be 10ft for a single family residential. He also put in a shed and didn't know he had to get a variance.

Chairman Beres said so 2&3 for a variance and he has the shed there

Mr. Balon stated the addition you want to put on is going to be open and no enclosure

Mr. Kostoff said just a roof no enclosure and it will be a metal roof, so everything drops within the 5ft.

Jeff Marion said the location of the shed why it can't be more centrally located in your back yard because it seems to be right up against the western end of the property. Explain to us why you couldn't build it a little more to the center

Mr. Kostoff said he lined it up with the back part of the property line to keep it out of the way so there is a way to walk to my Mother house and the snow drifts get high, so I needed a path to get to my mom.

Motion to approve the covered porch with a 5ft variance on the side property: Beres:

Second: Turner

All yeas carried 4-0

Motion to approve the existing shed with the 8ft variance and 23ft variance: Beres:

Second: Turner

All yeas carried 4-0

Motion to adjourn: Beres: Second: Turner

All yeas carried 4-0