



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

714 Ridge Road – Room 311  
Lackawanna, NY 14218  
Tel: (716) 827-6474 Fax: (716) 827-1866



Date 6/25/2024

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 139 EAST MILNOR

Reason in front of the board AREA VARIANCE TO BUILD SHED.

Special use permit needed for Zoning? Yes  No  Planning? Yes  No

Agenda Applicant VICTOR COLON

Agenda item 15 X 15 SHED TO BUILD ON PROPERTY LINE.

Zone SINGLE FAMILY RESIDENTIAL

Use variance needed? Yes  No

Description of use variance (not allowed in that zone)

Area variance needed? Yes  No

Description of area variances needed (Parking/ height ect...) 15 X 15 SHED TO BUILD ON PROPERTY LINE IN SIDE YARD.

CODE NEEDS 10 FOOT FROM PROPERTY LINE.

Description of agenda use? ASKING FOR SIDE YARD VARIANCE.

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes  
Code Enforcement Officer



# 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: 6/9/25

Application No. \_\_\_\_\_

Application Fee:

Fee

Land Use Variance  
 Zoning Law Appeal

\$ 250.00  
\$ 250.00

Property Address: 139 East Milnor

S.B.L. No. \_\_\_\_\_

Description of Action to be Appealed: Install concrete

Pad 15x15 for new shed to be

built. Front corner of property

Only 1 Newbold. I own property on front

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.

Director of Development

Victor Colon  
Name of Applicant

Victor Colon  
Signature of Applicant

139 East Milnor  
Address of Applicant

[REDACTED]  
Applicant Phone No.

[REDACTED]  
Applicant's Email

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

Property Owner:

NAME: Victor Colon

Address: 139 East Milnor  
Lackawanna NY 14218

6/5/25, 2:32 PM

139 E Milnor Ave - Google Maps

Google Maps

- Existing only per Scott  
- If new shed, it will come down - tree already removed

6/19/25 → permit issued, Victor says he will move old shed

139 E Milnor Ave

**new shed location:**  
**15' X 15' concrete pad**



Existing Shed

Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

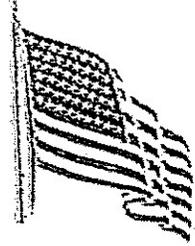


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DEPARTMENT OF DEVELOPMENT**

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Lackawanna, NY 14218

Tel: (716) 827-6474 Fax: (716) 827-1866



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**City of Lackawanna Criteria for an Area Variance**

**(All applicants must answer questions below when an Area Variance is sought)**

Before the Zoning Board of Appeals may grant an Area Variance the Applicant must provide proof of, and the ZBA must consider the following:

- (1) whether 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;
  - (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
  - (3) whether the requested area variance is substantial;
  - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - (5) whether 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.
- (c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

In order to establish the above please complete the questions below (Please feel free to use additional pages if necessary):

Property Address: 139 East Milnor

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. It Just a Storage Room  
for yard stuff.

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

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

NO

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?

*No*

*Virt Colon*

Sign Above, Print Name Below



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 13, 2025

Victor Colon  
139 E. Milnor  
Lackawanna, NY 14218

**Re: 139 E. Milnor**

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 25, 2025**

**Time:**

**Time: 5:00pm**

**City Council Chambers Room 241**  
**Lackawanna City Hall**

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

Boarding Neighbors  
Ptak Bronislaus – 151 E. Milnor  
Shannon Lanning- 133 E. Milnor



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Bordering 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. <input checked="" type="checkbox"/> Variance |
| 5. _____ Zoning Law Appeals      |   |

**Property owner: Victor Colon**

**Address: 139 E. Milnor Ave**

**In reference to: Install concrete pad for 15x15 shed**

You are entitled to appear at the public hearing scheduled for **6/25/25@ 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



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**OFFICE OF CODE ENFORCEMENT**

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Date 6/25/25

Agenda Checklist  
 Zoning Board of Appeals  
 Planning and Development Board

Property address 184 INGHAM AVE.

Reason in front of the board NEEDS 3 VARIANCES GRANTED / SITE PLAN

Special use permit needed for Zoning? Yes/No Planning? Yes/No

Agenda Applicant ANGELA WATSON HABITAT FOR HUMANITY

Agenda item HABITAT FOR HUMANITY NEW SINGLE FAMILY HOME

Zone MIXED RESIDENTIAL

Use variance needed? Yes/No

Description of use variance (not allowed in that zone) ✓

Area variance needed? Yes/No

Description of area variances needed (Parking/ height ect.) (1) UNDERSIZED LOT NEEDS 4500 SQFT ACTUAL 4000 SQFT. (2) UNDERSIZED FRONTAGE 45' ACTUAL 34', (3) SET BACK 25' ACTUAL 8' TO MATCH NEIGHBORS.

Description of agenda use? 3 VARIANCE ZONING BOARD. SITE PLAN APPROVAL FROM PLANNING BOARD.

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes  
 Code Enforcement Officer



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APPLICATION  
 TO THE CITY OF LACKAWANNA  
 ZONING BOARD OF APPEALS

Date: 5.22.25

Application No. \_\_\_\_\_

Application Fee:

Fee

         Land Use Variance

\$ 250.00

  \*   Zoning Law Appeal

\$ 250.00

Property Address: 184 Ingham Ave.

S.B.L. No. \_\_\_\_\_

Description of Action to be Appealed: \_\_\_\_\_

1. Undersized lot < 4500 sqft. actual = 4080 sqft
2. Undersized frontage < 45'. actual = 34'-0"
3. Setback < 25'. actual = 8'-0" to match neighbors

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.

Director of Development

Habitat for Humanity  
Angela Watson  
Name of Applicant

Awl - 5.22.25  
Signature of Applicant

1675 S. Park Ave  
Address of Applicant

[REDACTED]  
Applicant Phone No.

[REDACTED]  
Applicant's Email

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

Property Owner:

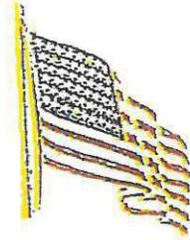
NAME: LHDC

Address: 640 Ridge Rd  
Lackawanna



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DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309  
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**City of Lackawanna Criteria for an Area Variance**

**(All applicants must answer questions below when an Area Variance is sought)**

Before the Zoning Board of Appeals may grant an Area Variance the Applicant must provide proof of, and the ZBA must consider the following:

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  - (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
  - (3) whether the requested area variance is substantial;
  - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - (5) whether 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.
- (c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

In order to establish the above please complete the questions below (Please feel free to use additional pages if necessary):

Property Address: 184 Ingham Ave.

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. This house is designed to meet the character of the surrounding structures. The exterior features fit the established neighborhood characteristics.

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. The lot is undersized and the frontage is undersized. The 8'-0" set back matches the neighbors

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

NO.

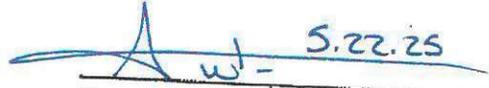
Minimum lot size = 4500ft<sup>2</sup>, actual = 4080ft<sup>2</sup>  
Minimum frontage = 45'-0", actual = 34'-0"  
Setback minimum = 25'-0", actual = 8'-0"

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?

NO

 5.22.25

Sign Above, Print Name Below

Angela Watson

Director of Construction  
Habitat Buffalo

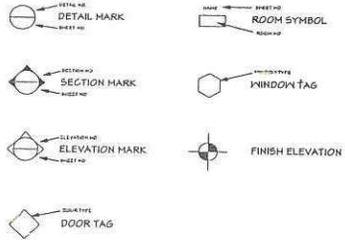
# HABITAT FOR HUMANITY BUFFALO

DESIGN-WAKEFIELD 3-BEDROOM

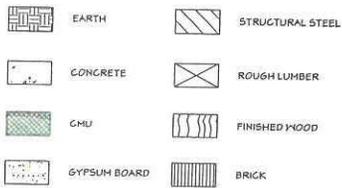
184 INGHAM AVE.

LACKAWANNA, NY 14218

## SYMBOLS LEGEND



## MATERIALS LEGEND



## LIST OF DRAWINGS

CS	COVER SHEET
A100	FOUNDATION & DETAILS
A101	FRAMING PLAN & DETAILS
A102	FINISH DETAILS
A103	ROOF LAYOUT
A104	ROOF FRAMING DETAIL
A105	ELEVATIONS
E100	ELECTRICAL PLAN
S100	PLOT PLAN

MEP INFORMATION CAN BE FOUND ON MECHANICAL PAGES.



CONTRACTOR SITE NOTES



Habitat for Humanity  
Buffalo

184 INGHAM AVE.  
LACKAWANNA, NY 14218  
TWO-STORY, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
ANGEL ARCHITECTS  
WASHINGTON INTERIORS & DESIGN  
WASHINGTON  
WASHINGTONINTERIORS.COM

DATE:

4/28/2025

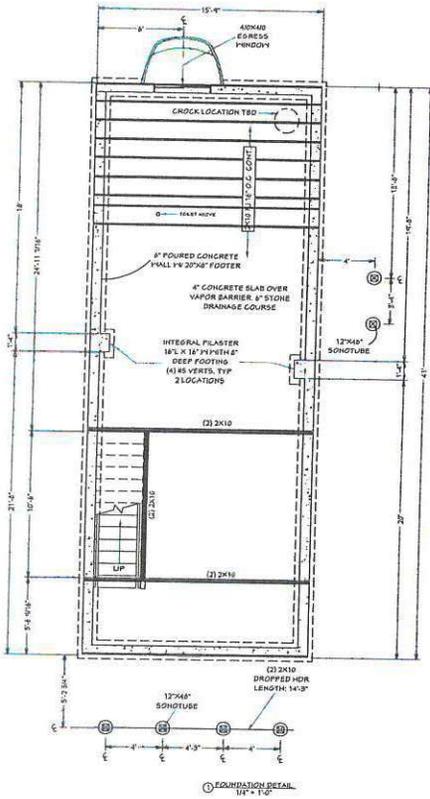
SHEET NAME

COVER SHEET

SHEET:

CS

**WARNING:**  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM THEIR SEAL AND NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE OF THE ALTERATION.



**FOUNDATION OVERVIEW**  
 \* PRESSURE TREATED 2X10 SILL PLATE W/ SILL SEAL  
 \* 1/2" ANCHOR BOLTS @ 4'-0" O.C.  
 \* MIN. 1" EMBED  
 \* MAX. 1'-0" FROM END OF PLATES  
 \* MIN (2) BOLTS PER PLATE  
 \* 8" FOUNDED CONCRETE WALL  
 \* #4 REBAR HORZ. @ TOP & MIDPOINT  
 \* WATERPROOFING FULL HEIGHT  
 \* 30"x36" CONCRETE FOOTING W/ #4 DOWNELS 24" LONG @ MAX 30" O.C. HIDDEN  
 \* 4" DRAIN TILE FULL PERIMETER TO SUMP  
 \* MIN. 8" CRUSHED STONE IN TRENCH AROUND FULL PERIMETER  
 \* R-15 FACED INSULATION FULL HEIGHT @ INTERIOR

**FLOOR NOTES**  
 \* 4" CONCRETE SLAB W/ 6" CONCACT DRAINAGE COURSE  
 \* 5/8" VAPOR BARRIER TURNED UPWARD AT ALL EDGES

**FOUNDATION NOTES:**  
 ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS NECESSARY TO MAINTAIN REQ. DEPTH BELOW FINISH GRADE

**CONCRETE STRENGTH:**  
 3000 PSI AT 28 DAYS FOR ALL SLABS (FOUNDATION DESIGN BASED ON 2500 PSI)  
 3000 PSI AT 28 DAYS FOR ALL OTHER CONDITIONS. MAX SLUMP 4"

USE ASTM A-118 GRADE 60 REINFORCING BARS UNLESS OTHERWISE NOTED

CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON ANCHOR ALL STUD ANCHORS OR ENGINEER APPROVED EQUAL. EPONY TO BE SIMPSON "301" ADHESIVE OR APPROVED EQUAL

**GRADING NOTES**  
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.  
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING  
 3. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL

**CARPENTRY NOTES:**  
 SYPON LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SYPON LUMBER SHALL CONFORM THE WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE HF #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR GSI SHALL BE PRESSURE TREATED UNLESS APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HJ OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON 24XK HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS OR HOT DIPPER GALVANIZED BDX NAILS. FRAMING NAILS SHALL BE FINISH TABLE 3024.1.1 OR IRC TABLE A602.2(1).

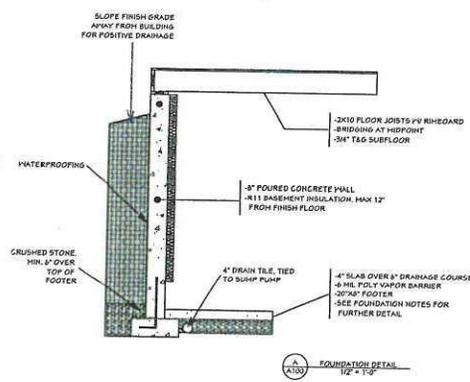
ALL ROOF SHEATHINGS AND SUB FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TAB, OR HAVE EDGES SUPPORTED BY FLYCLIPS.

PREMANUFACTURED WOOD JOISTS (PWL): PWL SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. MANUFACTURER WITH A STATE LICENSED ENGINEER PROVIDES BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE VIBRO UPLIFT NOTED ON THE DRAWINGS

**LUMBER SPECIES:**  
 POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE HF #2 OR BETTER  
 SILL, PLATES, BLOCKS, AND BRIDGING TO BE HF #2 OR BETTER

ALL STUDS TO BE HF #2 OR BETTER

PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
 ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16 OR S4P OSB  
 FLOOR SHEATHING SHALL BE 3/4" T&G INT-APA RATED OSB



**GENERAL NOTES AND SPECIFICATIONS**  
 THE GC SHALL FULLY COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWNLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FIELD VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROOM OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THESE DRAWINGS

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT WITH ANY PLAN CHANGES REQ. FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACT OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.

**DESIGN CRITERIA:** 2020 IBC (2018 IRC WITH AMENDMENTS)  
 ROOF: 50 PSF SNOWLOAD  
 FLOOR: 40PSF LL + 10PSF DL

SOIL: 2,000 PSF ALLOWABLE (ASSUMED) TO BE VERIFIED AT TIME OF EXCAVATION  
 FROST DEPTH: 4'-0"  
 BEARING ZONE: 6"  
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED

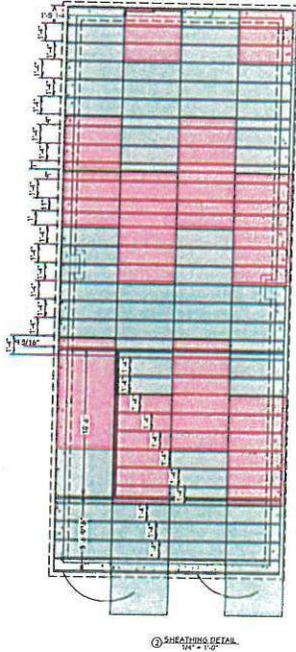
INSTALL INSULATION AT FLOORS AND PLATE LINES, SPENCING IN PLATES, CORNER STUD CAVITIES, AND AROUND DOOR AND WINDOW ROUGHEN CAVITIES

INSTALL WATERPROOF 5/8" SLM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 1" ABOVE SUMP DRAINS

INSULATE PASTE LINES FOR SOUND CONTROL  
 ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE I.C. LABEL

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT

**BUILDING PERFORMANCE:**  
 HEAT LOSS CALCULATIONS SHALL COMPLY WITH REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM



**Habitat for Humanity**  
 Buffalo

184 INGHAM AVE.  
 LACKAWANNA, NY 14218  
 TWO-STORY, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
 WISE DESIGN GROUP  
 185-27-4645  
 WIS@WISEGROUP.COM

DATE:  
 4/28/2025

SHEET NAME:  
 FOUNDATION & DETAILS

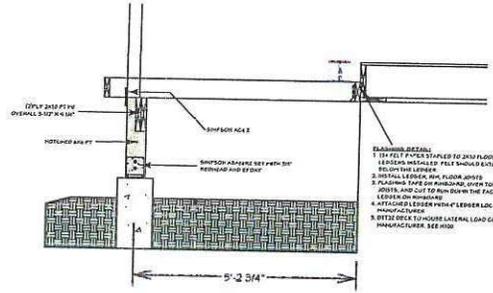
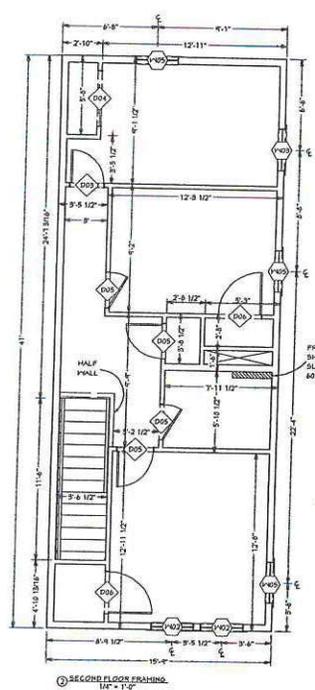
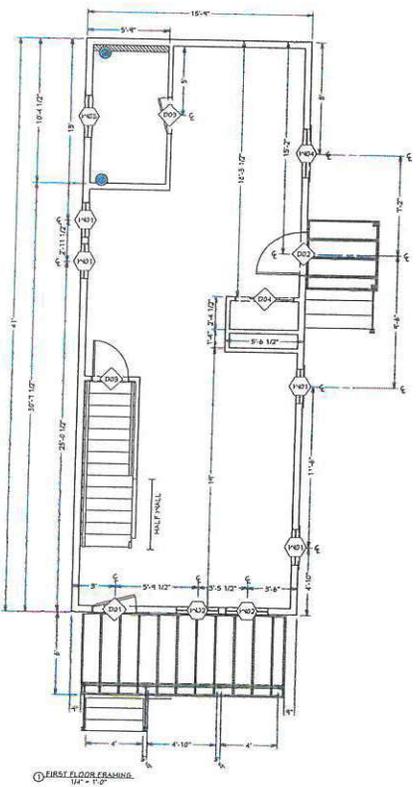
SHEET:  
 A100

FINISH SCHEDULE						
NO.	QTY	STYLE	MATERIAL	CROSS	QTY	NOTES
F01	37X44"	DOUBLE HUNG	WHITE VINYL	NO	4	LOW E, ARGON GAS, DOUBLE PANE
F02	37X44"	DOUBLE HUNG	WHITE VINYL	NO	4	LOW E, ARGON GAS, DOUBLE PANE
F03	37X33"	DOUBLE HUNG	WHITE VINYL	NO	2	LOW E, ARGON GAS, DOUBLE PANE
F04	42X33"	DOUBLE HUNG	WHITE VINYL	NO	1	LOW E, ARGON GAS, DOUBLE PANE
F05	37X41"	DOUBLE HUNG	WHITE VINYL	YES	3	LOW E, ARGON GAS, DOUBLE PANE

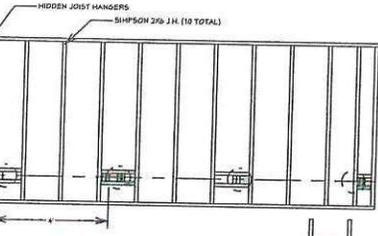
DOOR SCHEDULE						
NO.	QTY	STYLE	MATERIAL	JAMB DEPTH	QTY	NOTES
D01	1	30X80 LEFT	1/2 LITE, 2 PANEL	4-9/16"	1	EXTERIOR PRE-FINISH, PRE-FINISH DOUBLE BORE
D02	1	30X80 LEFT	8 PANEL	4-9/16"	1	EXTERIOR PRE-FINISH, PRE-FINISH DOUBLE BORE
D03	1	30X80 LEFT	8 PANEL	4-9/16"	1	EXTERIOR PRE-FINISH, PRE-FINISH DOUBLE BORE
D04	1	40X80 SLIDER	8 PANEL	4-9/16"	1	EXTERIOR PRE-FINISH, PRE-FINISH SINGLE BORE
D05	1	30X80 RIGHT	8 PANEL	4-9/16"	1	EXTERIOR PRE-FINISH, PRE-FINISH DOUBLE BORE
D06	1	30X80 RIGHT	8 PANEL	4-9/16"	1	EXTERIOR PRE-FINISH, PRE-FINISH DOUBLE BORE

**IMPORTANT NOTES**

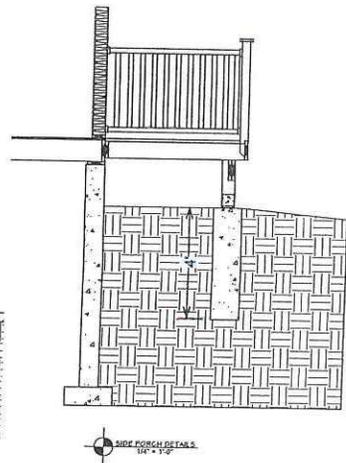
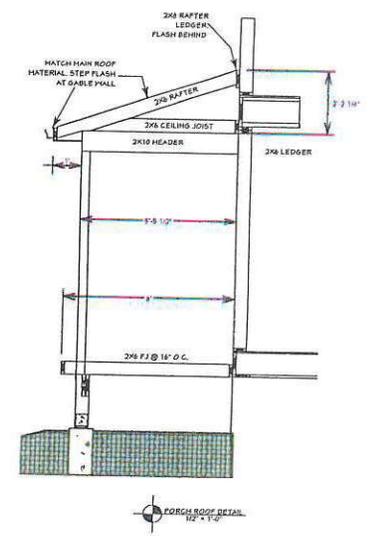
- 2x4 PLUMBING WALL
- FAUX WALL TO KEEP PLUMBING OUT OF EXTERIOR WALL



**FRAMING BEZEL**  
 1. 1x4 FELT PAPER STAPLED TO 2X4 FLOOR BEG. BEHIND WINDOW BEFORE BEZEL INSTALLED. FELT SHOULD EXTEND 1" ABOVE THE LEDGER AND 2" BELOW THE LEDGER.  
 2. INSTALL LEDGER, PRE-CUT BEZEL.  
 3. PLACE TOP EDGE OF PARTITION OVER TOP EDGE OF LEDGER AND FLUSH JOIST AND CUT TO RUN OVER THE FACE OF THE LEDGER. 2X4 JOIST LEDGER ON INSIDE.  
 4. ATTACHED LEDGER WITH 4" LEADER LAG STRUCTURAL SCREWS PER MANUFACTURER.  
 5. BITEZES TO INSURE LATERAL LOAD CONNECTION REQUIRED PER MANUFACTURER. SEE #1012.



**POST BLOCKING DETAIL 1/2\"/>**



**Habitat for Humanity**  
Buffalo

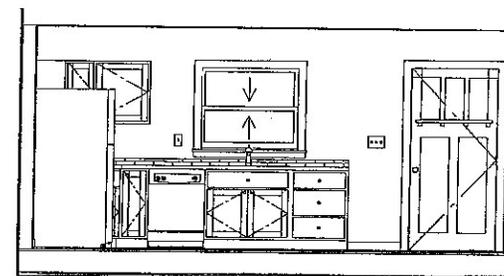
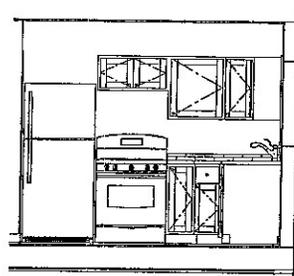
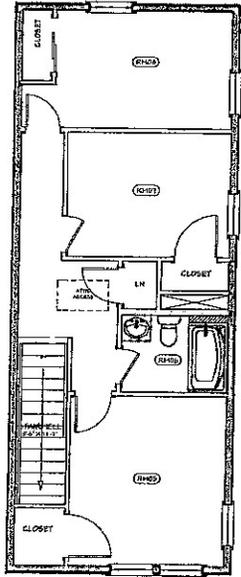
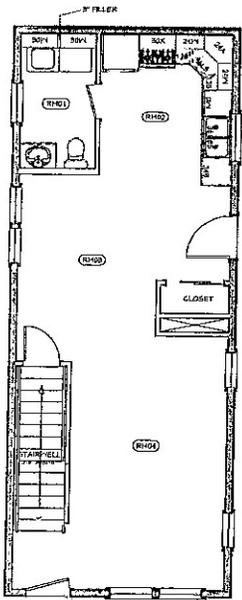
184 INGHAM AVE.  
LACKAWANNA, NY 14218  
THIRD-FLOOR, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
ANGELA HANCOCK  
WANDA AND PETERSON & PETERSON  
WANDA@PETERSON.COM

DATE:  
4/28/2025

SHEET NAME:  
FLOORPLAN & DETAILS

SHEET:  
A101



WALL SCHEDULE			
LABEL	ROOM NAME	WALL FINISHES	NOTES
		CEILING	DOOR
RH01	DRM BATH	MOISTURE RESISTANT DRYWALL	
RH02	KITCHEN	DRYWALL	LAUNDRY IS ELECTRIC, BOOTH EXHAUST
RH03	DINING	DRYWALL	
RH04	LIVING	DRYWALL	CEILING FAN BOX
RH05	BDRM 1	DRYWALL	CEILING FAN BOX
RH06	LR BATH	MOISTURE RESISTANT DRYWALL	150 CFM EXHAUST
RH07	BDRM 2	DRYWALL	CEILING FAN BOX
RH08	BDRM 3	DRYWALL	CEILING FAN BOX

CABINET SCHEDULE			
TYPE	SIZE	STYLE	LOCATION
1	36W	SINGLE DOOR	1ST FLOOR BATH
1	30W	OVER STOVE	KITCHEN
2	24W	SINGLE DOOR	KITCHEN
1	24W	CORNER	KITCHEN
DOOR			
1	36W	SINGLE DOOR	KITCHEN
2	12W	SINGLE DOOR	KITCHEN
1	36L5	LADY SUSAN	KITCHEN
1	24"	OPEN KITCHEN	KITCHEN
1	24"	SINGLE DOOR	KITCHEN
FRILER			
1	36"	STYLE	LOCATION
1	36"	FRILER	1ST FLOOR BATH
1	30"	VANITY W/ TOP	1ST FLOOR BATH
1	24"	VANITY W/ TOP	2ND FLOOR BATH



Habitat for Humanity  
Buffalo

184 INGHAM AVE.  
LACKAWANNA, NY 14218  
THIRD STORY, SINGLE FAMILY

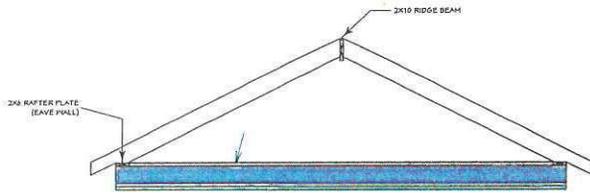
DRAWING PRODUCED BY:  
ANGEL LACROIX  
WASQUILL INTERIORS & DESIGN  
WWW.WASQUILLDESIGN.COM

DATE:  
4/28/2025

SHEET NAME:  
FINISH  
DETAILS

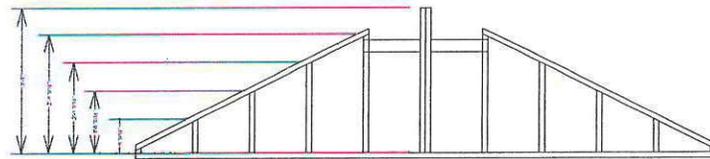
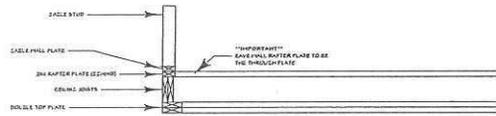
SHEET:  
A102





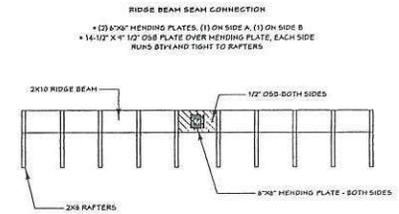
KEY

-  DOUBLE 2x4 TOP PLATE
-  2x4 RAFTER PLATE (GABLE END)
-  2x4 CEILING JOIST

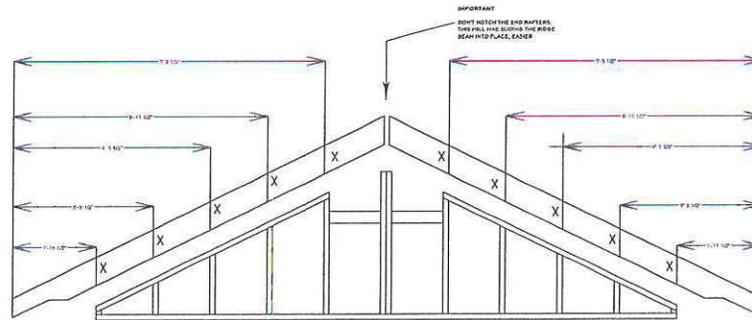


NOTE: DIMENSIONS ARE TO THE LONG SIDE OF THE CUT

GABLE END FRAMING DETAIL 1  
1/2" = 1'-0"



RIDGE BEAM SEAM CONNECTION  
 • (2) 6x9\"/>



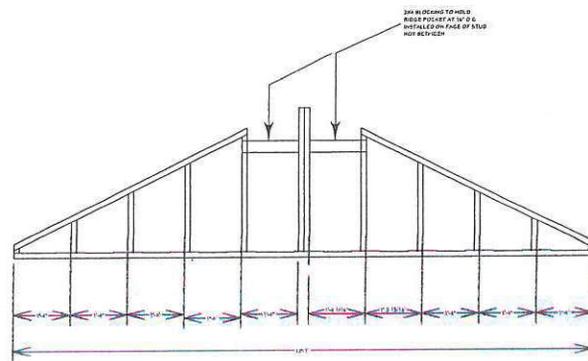
GABLE END FRAMING DETAIL 2  
1/2" = 1'-0"

ORDER OF OPERATIONS

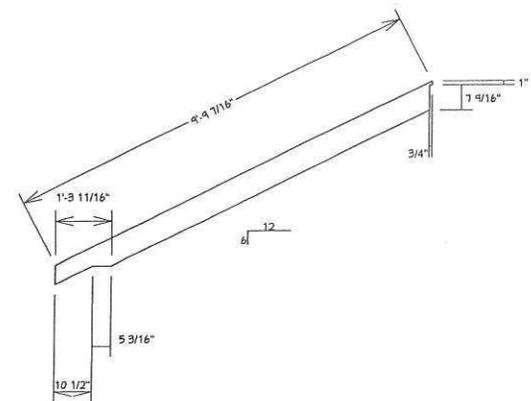
1. SET CEILING JOISTS, "DOUBLE CEILING JOIST" AT GABLE ENDS.
2. RUN 2x4 DOWN CENTER OF C.J.'S FOR BEAM BRACING.
3. RUN 2 ROWS OF OSB SHEATHING BOTH CENTER OF HOUSE ON TOP OF C.J.'S BUT TO EITHER SIDE OF THE 2x4 RAFT RUN.
4. SET 2x4 RAFTER PLATES.
5. FRAME GABLE END WALLS.
6. FRAME AND ATTACHED LADDER OVER HANGS, OVERALL WIDTH IS 12\"/>
- 7. SHEATH THE GABLE END, DON'T OVER HANG SHEATHING AT BOTTOM.
- 8. STAND SHEATHED GABLE, USE DEADEN ON THE OUTSIDE OF THE HOUSE WHEN RAISING THE PALL, MAKE SURE DEAD ENDS GO INTO STUDS.
- 9. SPACE GABLE ENDS.
- 10. SLIDE RIDGE BEAM INTO GABLE POCKETS.
- 11. WHEN BRACING RIDGE BEAM AT MIDPOINT, DON'T DO IT AT A SEAM, HENDING PLATES NEED TO BE INSTALLED.
- 12. PULL OSB SHEATHING FROM CEILING JOISTS AS YOU GO.
- 13. INSTALL COLLAR TIES AS YOU GO.

CEILING JOIST AND RAFTER INFORMATION

- CEILING JOISTS ARE 2x4 @ 16\"/>
- RAFTERS ARE 2x4 @ 16\"/>
- COLLAR TIES ARE 2x4 @ 32\"/>
- HURRICANE TIES SHOULD BE INSTALLED ON CEILING JOISTS



GABLE END FRAMING DETAIL 3  
1/2" = 1'-0"



Habitat for Humanity  
Buffalo

184 INGHAM AVE.  
LACKAWANNA, NY 14218  
TWO-STORY, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
ANGELA PATSON  
VAN HANDEL INTERIORS & DESIGN  
VAN HANDEL INTERIORS.COM

DATE:  
4/28/2025

SHEET NAME:  
ROOF FRAMING  
DETAILS

SHEET:  
A104



**Habitat for Humanity**  
Buffalo

184 INGHAM AVE.  
LACKAWANNA, NY 14218  
TWO-STORY, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
ANGELA WINTER  
ARCHITECTURE & DESIGN  
302-374-0000  
WWW.ANDDESIGN.COM

DATE:

4/28/2025

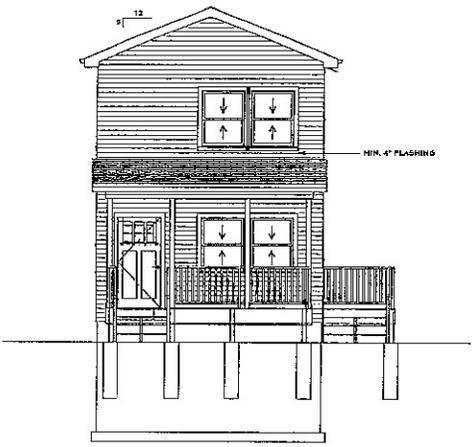
SHEET NAME:

ELEVATIONS

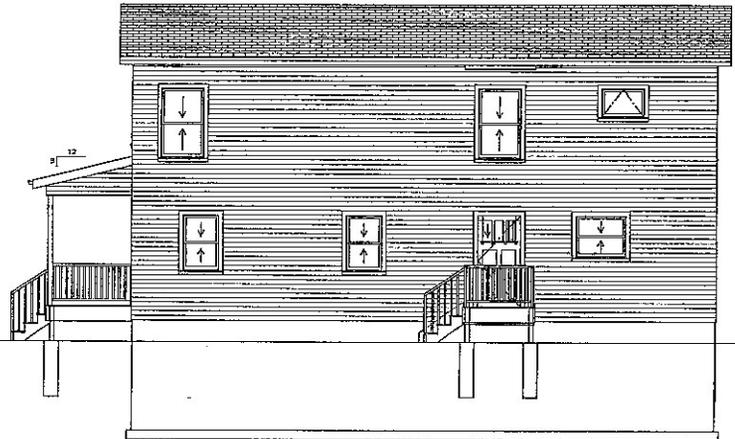
SHEET:

A105

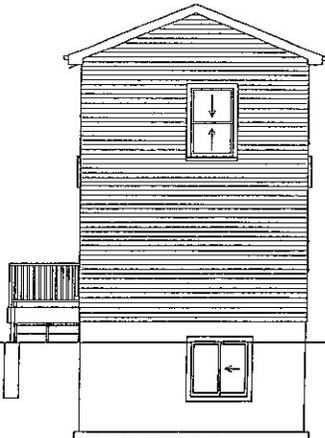
- ELEVATION NOTES**
- EX VINYL SIDING OVER 1/2" OSB
  - P-F FIRST AND SECOND FLOOR
  - NEW CONSTRUCTION VINYL WINDOWS
  - 30% ASPHALT SHINGLES
  - SHED MAIN ROOF PITCH
  - SHED POWER ROOF PITCH
  - VINYL WRAPPED PORCH POSTS
  - VINYL PORCH RAILINGS
  - FULLY SPOKED KNOCKIES
  - GALVANIZED STAIR RISERS
  - LONGWIRE SUBFLOOR & TRIMWAY
  - VINYL WRAPPED FASCIA
  - VINYL SOFFIT - FINISHED ON LAYERS
  - 5" KESTYLE CUTTER
  - 3/4" ALUM DOWNSPOUT



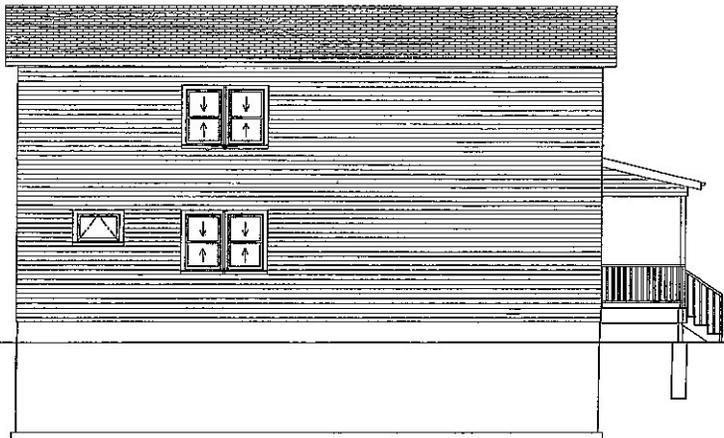
① FRONT ELEVATION  
14' x 12'



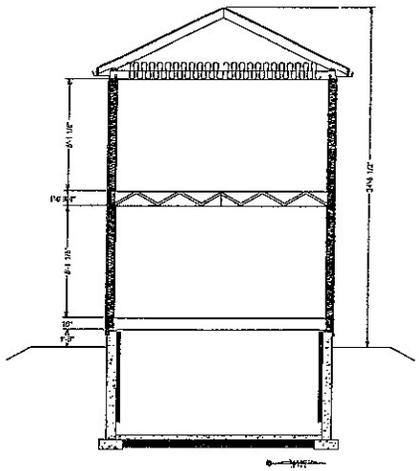
② RIGHT ELEVATION  
14' x 12'

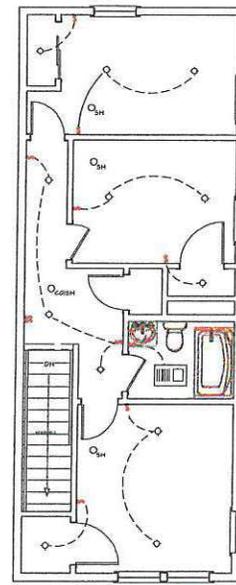
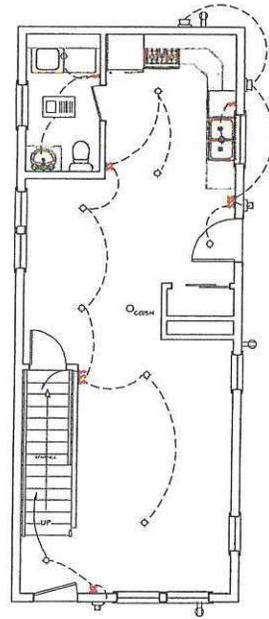
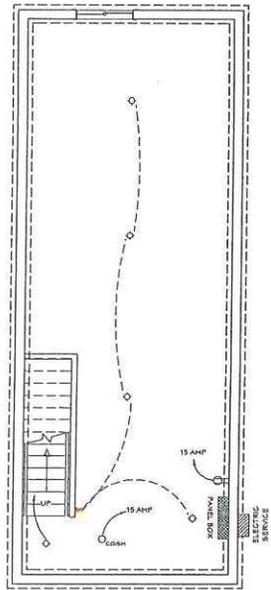


③ REAR ELEVATION  
14' x 12'



④ LEFT ELEVATION  
14' x 12'





NOTE:  
THIS IS A GENERIC LAYOUT. IT SHOULD BE CHECKED BY A PROFESSIONAL ELECTRICIAN  
WITH KNOWLEDGE OF THE CURRENT ELECTRICAL CODE. THERE HAS BEEN NO  
PLACEMENT OF ELECTRICAL SERVICES REQUIRED FOR HVAC SYSTEMS, PHONES  
OR TV CABLE.

NOTE:  
EXCLUDES:  
BASEMENT  
BASEMENT LIGHTS - SINGLE GULB  
FURNACE - GAS  
WATER HEATER - ELECTRIC  
SUMP PUMP  
ELECTRIC WASHER, GAS DRYER

FIRST FLOOR  
CEILING LIGHTS - 8" LED PUCK  
(1) BATH EXHAUST - 120 CFM  
(1) VANITY LIGHTS - 3 BULB SCORCE  
(1) TV FLUS  
(1) SINK - GAS  
(1) DISHWASHER  
(1) THERMOSTAT  
(1) DOOR CHIME  
(2) DOOR BELLS  
(2) EXTERIOR LIGHTS - SCORCE  
(2) EXTERIOR MOTION LIGHT  
(3) EXTERIOR HP OUTLETS  
(2) CEILING FANS - PRIMARY AND LIVING  
(1) CEILING FAN BOX - BEDROOM 1  
KITCHEN SPEC COUNTER FLUS  
15 AMP TR OUTLETS

NOTE:  
ALL SMOKE DETECTORS AND CHIMNOS NEED  
TO BE HARDWIRED AND INTERCONNECTED  
MOTION DETECTORS ON A SWITCH - AT THE  
PANEL BOX  
150AMP SERVICE



Habitat for Humanity  
Buffalo

104 INGHAM AVE.  
LACKAWANNA, NY 14210  
TWO-STORY, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
ANGELA VANTON  
ARCHITECTURE & DESIGN  
WWW.ANDINTERIORS.COM

DATE:

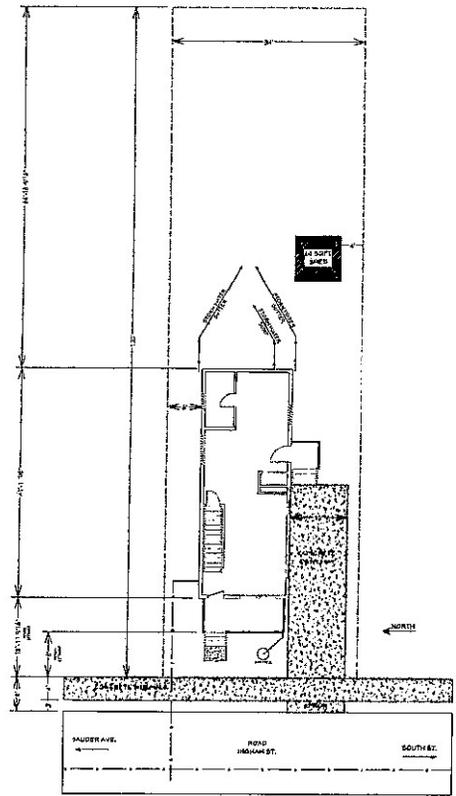
4/29/2025

SHEET NAME

ELECTRICAL  
LAYOUT

SHEET:

E100



0 PLOT PLAN & SEWER MAINS  
11/24

ZONING NOTES:  
SETBACK REQUIREMENTS PER QNYC LACAP/HNMA - SINGLE FAMILY DESIGN HOUSE  
PROPERTY ZONED: R4

	CODE DETERMINED	ACTUAL
FRONT YARD	20'0" (ESTABLISHED SETBACK IS 20'0")	8' - ALIGNS WITH NEIGHBORS
SIDE	3'0"	6'0"
REAR YARD	20'0"	48'10"

BOUNDARIES OBTAINED FROM A SURVEY DATED 1/15/24 BY HICHAEL HARTOG SURVEYING P.C., PROJECT # 24-074 FROM REBAR & FRODO'S THE REAR OF EXISTING HOUSES ON THE STREET

- NOTES:**
1. ANY VARIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR
  2. USE ORIGINAL SURVEY BY OTHERS
  3. CONTRACTOR TO VERIFY SETBACKS WITH LOCAL HRA REQUIREMENTS
  4. THIS IS NOT A SURVEY
  5. COORDINATE WITH DRAINAGE PLAN BY OTHERS (IF REQUIRED)
  6. COORDINATE WITH MECHANICAL AND/OR BY OTHERS (IF REQUIRED)
  7. ARCHITECT NOT AWARE OF DRAINAGE OR ELEVATION ISSUES
  8. FOOTING IS WITHIN MIN. DEPTH AT ISSUE
  9. DRAWING IS SCHEMATIC ONLY - LOCATIONS MAY BE FIELD ALTERED
  10. IF DOWNSPUTS ARE CONNECTED AT PERMITS - PROVIDE CLEAR CUTS AT DOWNSPUTS



**Habitat for Humanity**  
Buffalo

184 INGHAM AVE.  
LACKAWANNA, NY 14218  
TWO-STORY, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
ANGELA HAYSON  
ARCHITECTURE & DESIGN  
83-271-9434  
WWW.ANDHARCHITECTURE.COM

DATE:  
4/28/2025

SHEET NAME:  
PLOT PLAN & SEWER MAINS

SHEET:  
5100



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 16, 2025

Habitat for Humanity  
Attn: Angela Watson  
1675 South Park Ave  
Buffalo, NY 14220

**Re: 184 Ingham Ave**

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 25, 2025**

**Time:**

**Time: 5:00pm**

**City Council Chambers Room 241**  
**Lackawanna City Hall**

If you have any questions please feel free to call 827-6474  
Boarding Neighbors  
Melika Mohamed – 180 Ingham  
Rania Holdings LLC- 186 Ingham  
Ernesto Alvarez- 179-181 Lehigh



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Bordering 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: Angela Watson/Habitat for Humanity**

**Address: 184 Ingham Ave**

**In reference to: Requesting variances for new single family hone**

You are entitled to appear at the public hearing scheduled for **6/25/25@ 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 OFFICE OF CODE ENFORCEMENT

714 Ridge Road – Room 311  
Lackawanna, NY 14218  
Tel: (716) 827-6474 Fax: (716) 827-1866



Date 6/25/2025

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 31 HOLLAND / ALSO 133 STONEY

Reason in front of the board ZONING 3 VARIANCES / PLANNING SITE PLAN APPROVAL

Special use permit needed for Zoning? Yes/No  No Planning? Yes/No  No

Agenda Applicant DEVON BLOWERS / LHDC

Agenda item 2 NEW BUILDS. SINGLE FAMILY HOMES

Zone MIXED RESIDENTIAL

Use variance needed? Yes/No  No

Description of use variance (not allowed in that zone) ✓

Area variance needed? Yes/No  No

Description of area variances needed (Parking/ height ect...) LOT SIZE VARIANCE 50FT, FRONT YARD WIDTH MINIMUM, YARD SETBACK REQUIREMENTS.

Description of agenda use? 3 VARIANCE ZONING BOARD SITE PLAN APPROVAL PLANNING BOARD

Code enforcement research (attached if applicable) YES

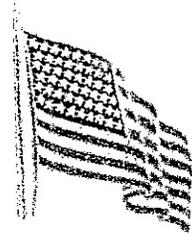
Legal opinion/ research (attached if applicable) NO

Scott Hayes  
Code Enforcement Officer



**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: 6/2/2025

Application No. \_\_\_\_\_

Application Fee:

Fee

- Land Use Variance
- Zoning Law Appeal

\$ 250.00  
\$ 250.00

Property Address: 31 Holland Ave

S.B.L. No. 141.43-7-12

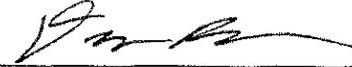
Description of Action to be Appealed: Requesting a variance because  
the proposed house does not meet minimum lot size, frontage,  
and yard setback requirements for a single detached home.

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.

Director of Development

LHDC

Name of Applicant



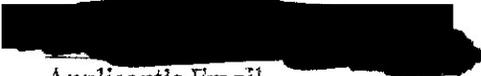
Signature of Applicant

640 Ridge Road

Address of Applicant



Applicant Phone No.



Applicant's Email

Owner

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

Property Owner:

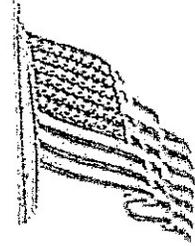
NAME: LHDC

Address: 640 Ridge Road  
Lackawanna, NY 14218



**CITY OF LACKAWANNA**  
**DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309  
Lackawanna, NY 14218  
Tel: (716) 827-6474 Fax: (716) 827-1866



---

**City of Lackawanna Criteria for an Area Variance**

(All applicants must answer questions below when an Area Variance is sought)

Before the Board of Appeals grants an Area Variance the Applicant must provide proof of, and the ZBA must consider the following:

- (1) whether 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;
- (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (3) whether the requested area variance is substantial;
- (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- (5) whether 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.

(c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

In order to establish the above please complete the questions below (Please feel free to use additional pages if necessary):

Property Address: 31 Holland

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, the proposed single family home will not change the character of the neighborhood or create a detriment to nearby properties. The house will be consistent in size, height, and use with other homes in the area. Many nearby lots are similarly sized, and the design is in keeping with the residential character of the neighborhood.

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, the benefit cannot be achieved by another feasible method. The lot is pre-existing and under sized under current zoning. Redesigning the home to meet all requirements would result in a house too narrow or small to be functional for a modern single family residence.

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

While the variance is numerically significant (in terms of lot size and frontage), it is not substantial in context. The lot is similar in size and shape to other nearby lots, and the proposed structure will not be oversized or out of scale for the neighborhood.

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

No, the home will be built in accordance with all applicable building codes and storm water regulations

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?

The difficulty was not self-created in a meaningful sense. The lot was created prior to current zoning regulations and is undersized by today's standards. We are seeking to make reasonable residential use of the property, consistent with neighboring parcels. While we purchased the lot with knowledge of the zoning, the need for a variance is due to zoning changes rather than an action by the owner.

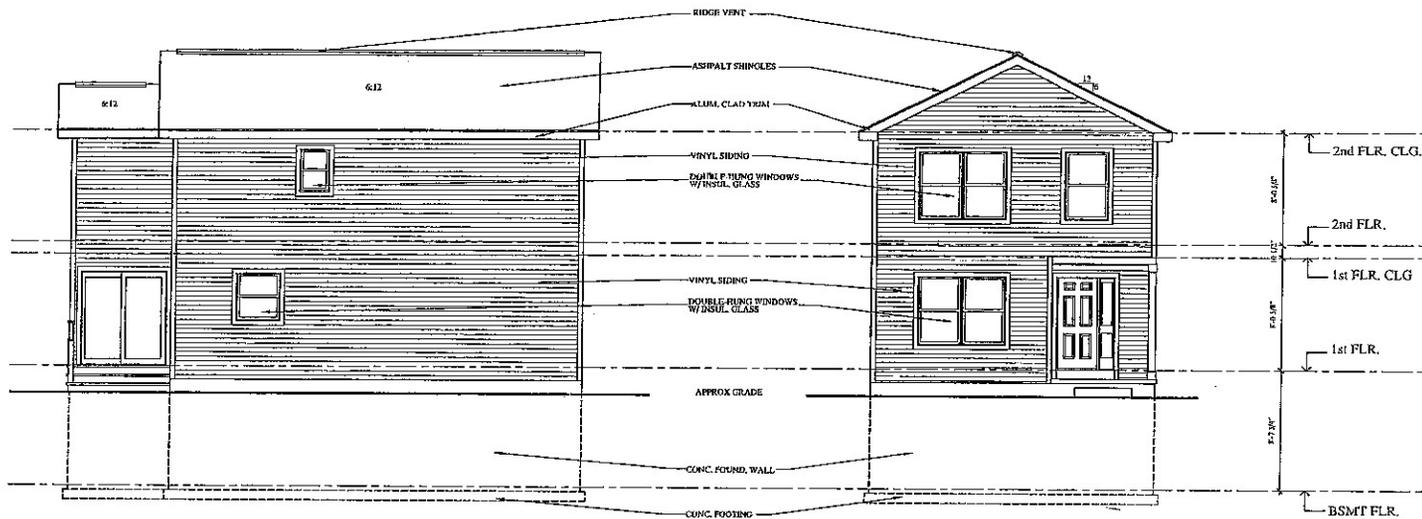


Sign Above, Print Name Below

Deven Blowers.

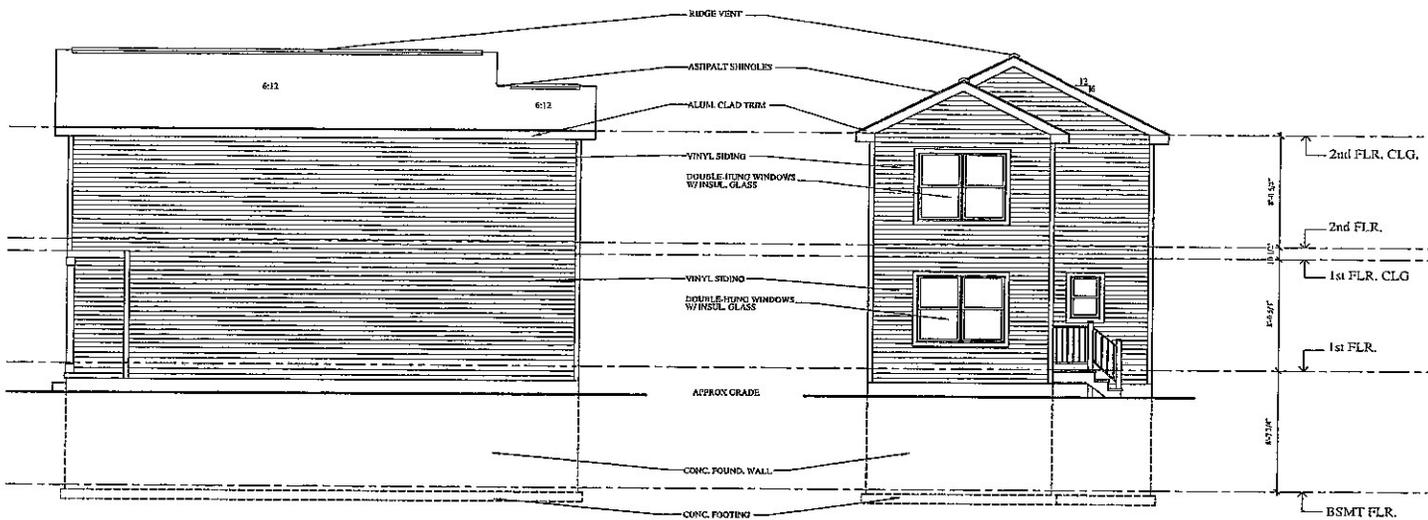






**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

THIS DRAWING IS THE PROPERTY OF SUNSET CUSTOM HOMES OF WNY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SUNSET CUSTOM HOMES OF WNY IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING AGREES TO HOLD SUNSET CUSTOM HOMES OF WNY HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

NO.	REVISIONS

**ELEVATIONS**  
NEW RESIDENCE FOR SUNSET CUSTOM HOMES OF WNY  
LHDC  
31 HOLLAND AVE.  
LACKAWANNA, NEW YORK

DATE: 3/27/2012  
PROJECT: 3/27/2012  
DRAWN BY: SCG  
CHECKED BY: DKM

CREATED: 3/27/2012  
DATE: 3/27/2012  
DRAWN BY: SCG  
CHECKED BY: DKM  
**A-3**  
SHEET NUMBER

PH: (716) 667-1438  
FAX: (716) 667-0163  
dmc@scgh.com  
**scgh**  
**DARYL MARTIN**  
285 West Main Street, Buffalo, NY 14202



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 16, 2025

Devon Blowers/LCDC  
640 Ridge Rd  
Lackawanna, NY 14218

**Re: 31 Holland Ave**

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 25, 2025**

**Time:**

**Time: 5:00pm**

**City Council Chambers Room 241**  
**Lackawanna City Hall**

If you have any questions please feel free to call 827-6474  
Boarding Neighbors  
Taher Elbaneh – 32 Wilkesbarre  
Sana Ali- 27 Holland  
Adam Thabit- 33 Hollnd



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Bordering 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: Devon Blowers/LCDC**

**Address: 31 Holland Ave**

**In reference to: Requesting variances for new single family hone**

You are entitled to appear at the public hearing scheduled for 6/25/25@ 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 OFFICE OF CODE ENFORCEMENT

714 Ridge Road – Room 311  
Lackawanna, NY 14218  
Tel: (716) 827-6474 Fax: (716) 827-1866



Date 6/25/2025

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 31 HOLLAND / ALSO 133 STONEY

Reason in front of the board ZONING 3 VARIANCES / PLANNING SITE PLAN APPROVAL

Special use permit needed for Zoning? Yes/No  No Planning? Yes/No  No

Agenda Applicant DEVON BLOWERS / LHDC

Agenda item 2 NEW BUILDS. SINGLE FAMILY HOMES

Zone MIXED RESIDENTIAL

Use variance needed? Yes/No  No

Description of use variance (not allowed in that zone) ✓

Area variance needed?  Yes  No

Description of area variances needed (Parking/ height ect...) LOT SIZE VARIANCE SQFT, FRONT YARD WIDTH MINIMUM, YARD SETBACK REQUIREMENTS.

Description of agenda use? 3 VARIANCE ZONING BOARD  
SITE PLAN APPROVAL PLANNING BOARD

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes  
Code Enforcement Officer



**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: 6/2/2025

Application No. \_\_\_\_\_

Application Fee:

Fee

- ~~Land Use Variance~~
- Zoning Law Appeal

\$ 250.00  
 \$ 250.00

Property Address: 133 Stoneg st

S.B.L. No. 141.67-1-14.1

Description of Action to be Appealed: Requesting a variance because  
the proposed house does not meet minimum lot size, frontage,  
and yard set back requirements for a single detached home.

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.

Director of Development

LHDC  
Name of Applicant

[Signature]  
Signature of Applicant

640 Ridge Road  
Address of Applicant

[Redacted]  
Applicant Phone No.

[Redacted]  
Applicant's Email

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

Property Owner:

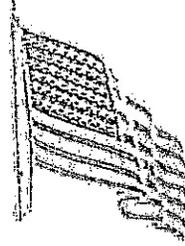
NAME: LHDC

Address: 640 Ridge Road  
Lackawanna, NY 14218



**CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309  
Lackawanna, NY 14218  
Tel: (716) 827-6474 Fax: (716) 827-1866



**City of Lackawanna Criteria for an Area Variance**

(All applicants must answer questions below when an Area Variance is sought)

Before the Zoning Board of Appeals may grant an Area Variance the Applicant must provide proof of, and the ZBA must consider the following:

- (1) whether 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;
  - (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
  - (3) whether the requested area variance is substantial;
  - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - (5) whether 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.
- (c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

In order to establish the above please complete the questions below (Please feel free to use additional pages if necessary):

Property Address: 133 Stony

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 the proposed home will not cause an undesirable change in the neighborhood or negatively impact nearby properties. The home is consistent with surrounding single-family residences in terms of size, height and use. Many nearby lots are similarly sized and the design respects the existing character of the neighborhood.

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, there is no feasible alternative to achieve the desired use without area variance. The lot size and frontage are slightly below current zoning requirements, and modifying the home design to meet every standard would impractically narrow or shrink the structure. The requested variance is necessary for reasonable residential development of the property.

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

The variance is modest. The lot is only about 307.5 square feet smaller than the required minimum and the frontage is only 6 feet short. These are relatively small deviations, and the home will sit well on the lot with adequate space on all sides.

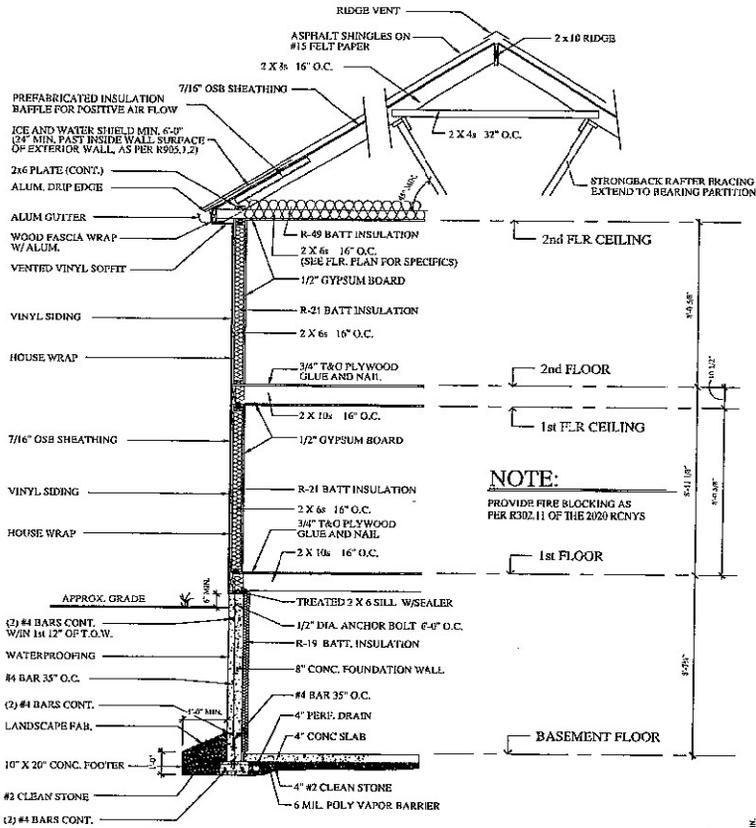
4. Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No, the proposed variance will not have a negative environmental impact or physical impact. The project will comply with all building code requirements.

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?

The difficulty is only partially self-created, in that the LHDC purchased a preexisting nonconforming lot. However, the lot was created prior to current zoning regulations, and the need for a variance stems from those later changes. The LHDC is trying to make reasonable residential use of the property, consistent with neighboring homes.

  
Sign Above, Print Name Below



**NOTE:**  
 PROVIDE FIRE BLOCKING AS PER R302.11 OF THE 2020 RCNYS

**TYPICAL WALL SECTION**  
 SCALE: 1/4" = 1'-0"

**UNFINISHED QUALITY CONTROL CHECKLIST**  
 A NUMBER OF UNFINISHED QUALITY CONTROL CHECKS ARE ACCOMPLISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL CHECKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL CHECKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL CHECKS.

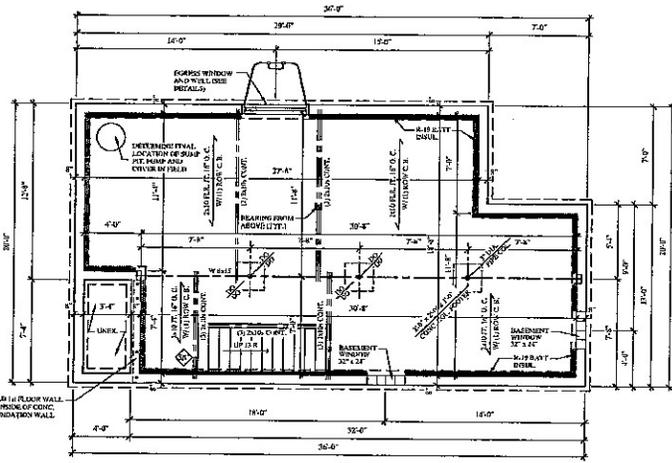
NO.	DESCRIPTION	STATUS	DATE	BY	REMARKS
1	FOUNDATION WALL	NOI	07/27/24	JM	
2	FOUNDATION SLAB	NOI	07/27/24	JM	
3	FOUNDATION FOOTING	NOI	07/27/24	JM	

**REVISIONS**

1. REVISED PER COMMENTS FROM ARCHITECT.

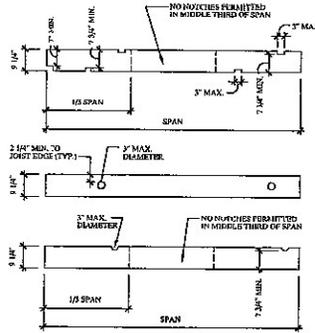
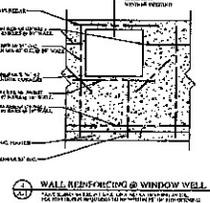
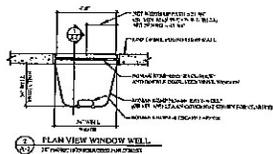
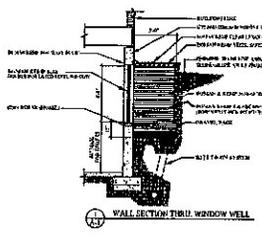
2. REVISED PER COMMENTS FROM ARCHITECT.

3. REVISED PER COMMENTS FROM ARCHITECT.



**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

- LEGEND**
- ◆ CARBON MONOXIDE & SMOKE DETECTOR COMBO
  - ⊠ PROVIDE SOLID BLOCKING FOR BEARING POINT FROM ABOVE



**NOTHING FOR CONVENTIONAL '2x10' FRAMING**  
 SCALE: 1/4" = 1'-0"

**REVISIONS**

NO.	DESCRIPTION	DATE

PH: (716) 667-1436  
 FAX: (716) 667-0163  
 dmarchese@cmh.com



**FOUNDATION PLAN**  
 NEW RESIDENCE for: SUNSET CUSTOM HOMES OF WAY  
 LHDC  
 133 STONEY STREET  
 LACKAWANNA, NEW YORK

DATE: 07/27/24  
 DRAWN BY: DKM  
 CHECKED: DKM

CREATED: 3/29/2025  
 PLOTTED: 5/23/2025  
 DRAWN BY: DKM  
 CHECKED: DKM  
**A-1**  
 SHEET NUMBER







CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 16, 2025

Devon Blowers/LCDC  
640 Ridge Rd  
Lackawanna, NY 14218

**Re: 133 Stoney**

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Planning and Development Board

Zoning Board of Appeals

**Date:**

**Date: June 25, 2025**

**Time:**

**Time: 5:00pm**

**City Council Chambers Room 241**  
**Lackawanna City Hall**

If you have any questions please feel free to call 827-6474  
Boarding Neighbors  
John Richardson- 129 Stoney  
Margaret Zicarelli- 132 Swan  
126 Swan Street LLC- 126 Swan



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

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