



CITY OF LACKAWANNA

Zoning Board of Appeals

COUNCIL CHAMBERS

MINUTES

Wednesday June 25, 2025

Opening:

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

Present: Geercken, Kogut, Stampone, Turner

Excused: Sobaszek

Pledge of Allegiance called

Motion to approve minutes for the meeting on 5/28/25: Kogut Second: Turner

All yeas carried 4-0



Item #1

Land Use Variance

Victor Colon

139 East Milnor

Request side property variance

In Single Family Residential Zone

Chairman Geercken called upon the applicant to address the Board.

Victor Colon – 139 East Milnor representing

Mr. Colon stated he wants to install a 15X 15-foot concrete pad for a new shed to be built on the front corner of the side yard of the property.

Code Enforcement Officer Steve Balon asked where the new shed will be placed.

Mr. Colon referred to a visual aid for where the shed will be placed.

Member Stampone asked how far the structure needs to be away from the property line.

Code Enforcement Officer Scott Hayes referring to the code must be at least 10 feet, the applicant is asking for a variance to be closer.

Member Stampone asked if this meant going closer to the fence.

Code Enforcement Officer Scott Hayes replied yes.

Code Enforcement Officer Steve Balon stated that if the shed is under 144 square feet then the distance requirement is not required.

Code Enforcement Officer Steve Balon explained the proposed will be bigger than 144 square feet the applicant will need a variance.

Motion to approve land use variance as presented: Stampone Second: Kogut

All yeas carried 4-0



Item #2

Zoning Law Appeals

Angela Watson

Habitat for Humanity

184 Ingham Ave

Requesting three area variances for new build

In Mixed Residential

Chairman Geercken called upon the applicant to address the Board.

Angela Watson – Habitat for Humanity representing

Ms. Watson stated they are looking to build a 1,290 square foot single family three-bedroom home at 184 Ingham Ave.

Ms. Watson described the three variance requests as such: minimum lot size at 4,500 square feet and the actual at 4,080 square feet; minimum frontage size at 45 feet and the actual at 34 feet; and setback minimum at 25 feet and the actual at 8 feet.

Director Clark provided background on the property stating the following: 184 Ingham is one of two that Habitat for Humanity will build on and is part of a package of four that includes two for Mr. Blowers and the Lackawanna Housing Development Corporation (LHDC); and the four are part of the CDBG funding program that comes from Erie County to assist the City with infill housing.

Code Enforcement Officer Steve Balon stated the build is going to be similar to the ones at 112 and 114 Center Street in terms of lot and house size.

Motion to approve land use variance as presented: Kogut Second: Turner

All yeas carried 4-0



Item #s 3& 4

Zoning Law Appeals

Devon Blowers

LHDC

31 Holland Ave & 133 Stoney St

Requesting three area variances for new builds

In Mixed Residential

Chairman Geercken asked the Board if they can take agenda items three and four together as they are requesting the same variances for lot sizes, front yard widths, and yard setbacks.

Director Clark stated the Board can as long as they speak specifically to each item.

Chairman Geercken called upon the applicant to address the Board.

Mr. Blowers – LHDC representing.

Mr. Blowers stated their projects are similar to Habitat for Humanity's and are a part of the same funding source. The houses will be rentals that LHDC will manage and will be a part of a group of houses they currently manage. The 31 Holland's lot size is 30 feet and 133 Stoney's lot size is 39 feet.

Code Enforcement Officer Scott Hayes asked for clarity about house size.

Code Enforcement Officer Steve Balon stated the houses are approximately 20 feet wide.

Mr. Blowers stated the houses will be constructed by local contractor Sunset Builders as they've built houses in the past for LHDC.

Code Enforcement Officer Steve Balon asked if the builder did the houses on Center St.

Mr. Blowers replied yes.

Chairman Geercken asked if these houses will be prefabricated like the last two.

Mr. Blowers replied yes.

Member Turner asked about other empty city lots.

Mr. Blowers replied possible development in the future based on funding availability.

Director Clark stated the City is looking at several lots in the city for infill housing funding Mr. Blowers is only addressing the two lots that were sold to him and the City will be putting together a plan where additional funding will be sought inclusive of a lot of the open lots in the first ward.



Member Turner asked if these are city owned lots.

Director Clark stated they were city owned lots that were sold.

Mr. Blowers stated the funding coming from Erie County has to flow to the city through a community development organization which is LHDC and LCDC purchased the lots.

Member Stampone asked if these builds are tax exempt.

Director Clark stated the two Habitat builds will be taxable and the two LHDC builds are tax exempt.

Mr. Blowers stated as part of the agreement with Erie County the builds are through the U.S. Housing and Urban Development Office and the LHDC is required to manage them for twenty years to a low-to-moderate income population.

Member Stampone asked what happens at the twenty-year mark.

Mr. Blowers replied at that time they would sell the house because the LHDC would no longer be required to manage it.

Director Clark stated as the City looks to do infill housing they are aware of the need to bring taxable properties to the infill mix.

Motion to approve land use variances as presented for 31 Holland Ave: Stampone Second: Kogut

All yeas carried 4-0

Motion to approve land use variances as presented for 133 Stoney St: Kogut Second: Stampone

All yeas carried 4-0

Motion to adjourn: Kogut Second: Geercken

All yeas carried 4-0