

TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



Deborah K. Maurer, Town Clerk
Phone: (716) 625-8833
Fax: (716) 625-6295
dmaurer@pendletonny.us

**TOWN OF PENDLETON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the ZONING BOARD OF APPEALS, Town of Pendleton, at the Town Hall, 6570 Campbell Boulevard, Lockport, NY, 14094, at 7:00 p.m. on Tuesday, the 27th day of June 2023 for:

Carl Miosi
7272 Edgewater Circle
North Tonawanda, NY 14120

Owner wishes to construct an attached covered patio 10' from the side lot line. Town Code requires a 15' minimum setback from side property line.

Town Ordinances Affected: § 247-11E
Variance Sought: 5' distance variance -- side property line setback
Size of Parcel: 100' x 250'
Current Zoning: R-2 Residential

Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.


Deborah K. Maurer, Town Clerk

Dated: June 14, 2023

Please Publish: June 20, 2023



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 6/27/23

REQUESTED BY: Carl Miosi

TIME: 7:00 P.M.

ADDRESS OF PROPERTY: 7272 Edgewater circle

ADDRESS OF OWNER: 7272 Edgewater circle N.TON 14120

To Consider the Following Request:

The owner is requesting a distance variance of 3' which represents the difference between the code min. and the 10' setback proposed.

Town Ordinances Affected: 247-11E

Variance Sought: a 3' distance variance to allow for the construction of a rear covered patio to be constructed 10' off of the side property line

Size of Parcel: 100' x 250'

Current Zoning: R-2 residential

5/30/23

Applicant Signature

Date

Notes: This form must be filed with the Town Clerk, along with the filing fee, 10 days before the date of the Public Hearing. Please bring all documents to the Public Hearing including, Denial for Building Application, Site Survey showing proposed variance, documented reasons for the benefit of relief and any other documents that will support your need for relief. Structures over 1800 SF require a full site plan review by the Town Planning Board, per Town Code §247.34.F (4).



DENIAL OF BUILDING APPLICATION

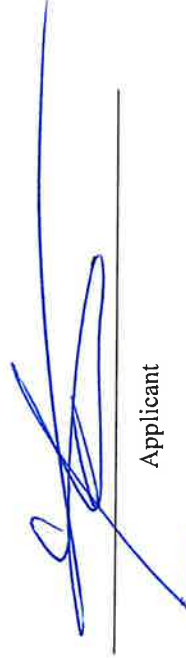
PROPERTY LOCATION: 7272 Edgewater Circle
SBL NUMBER: 164.04-1-105
OWNER: Carl Miosi
OWNER ADDRESS: 7272 Edgewater circle North Tonawanda, N.Y. 14120

REASON FOR DENIAL

The owner wished to build an attached covered
patio closer to the side lot than what is
allowed. Town Code requires a 15' min setback
from side property line. Owner wishes to build
the covered patio 10' from property line.

Affected Town code is 247-11 E.

NOTE: This form and supporting documentation must be filed with the Board of Appeals


Applicant

5/30/23

Date

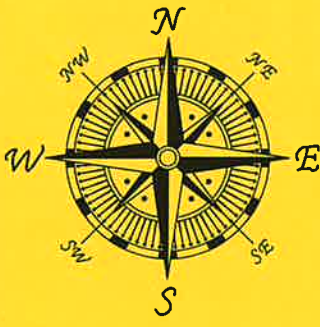

Code Enforcement Officer

6/12/23

Date

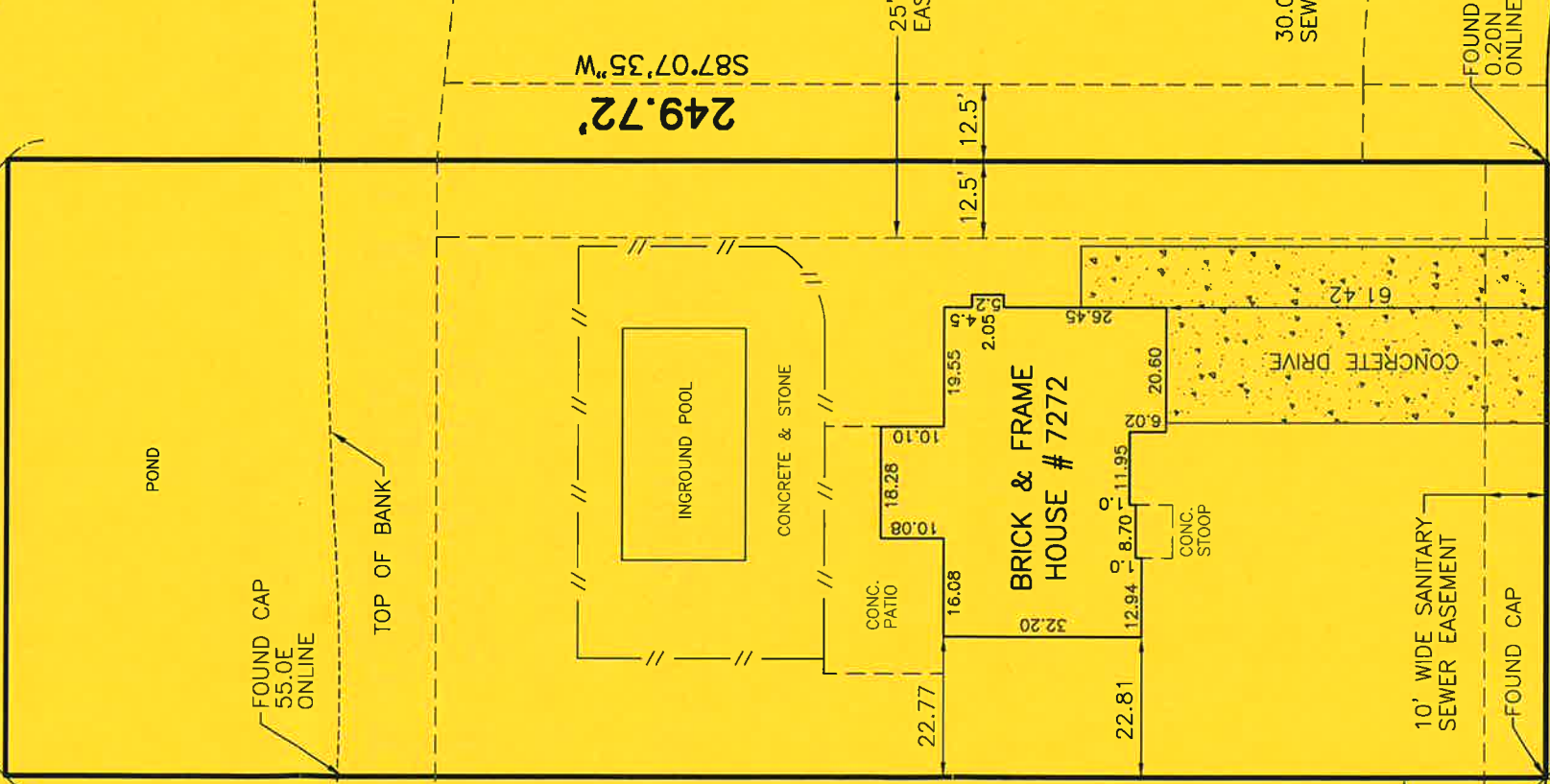
Feet Inches
 0.08 1 inch
 0.17 2"
 0.25 3"
 0.33 4"
 0.42 5"
 0.50 6"
 0.58 7"
 0.67 8"
 0.75 9"
 0.83 10"
 0.92 11"
 1.00 12"

NOTE: 1) THIS SURVEY IS NULL AND VOID WITH AN AFFIDAVIT OF NO CHANGE
 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH



140.0' WIDE DRAINAGE EASEMENT
 LIBER 2536 PAGE 127

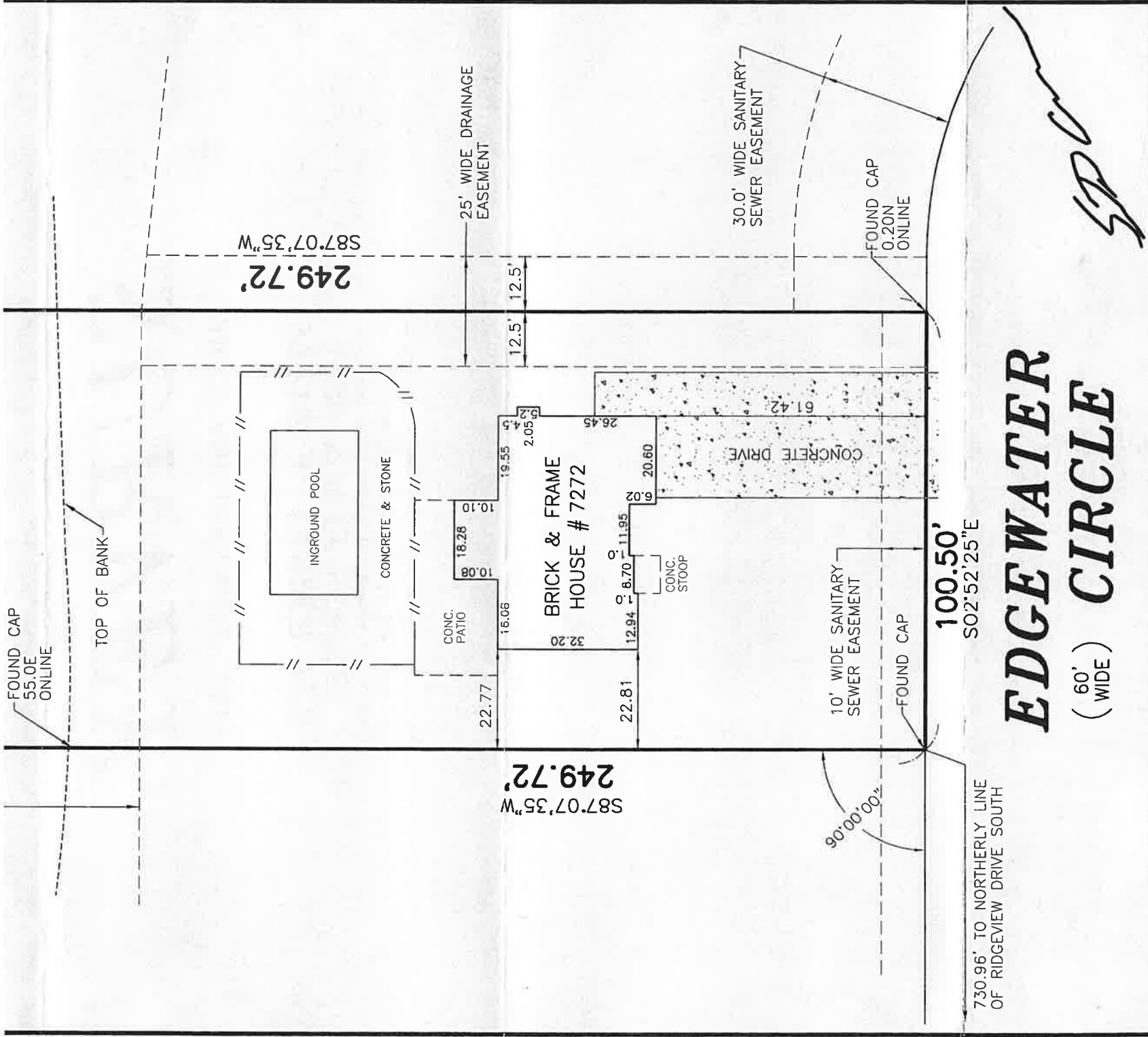
S02°52'25"E
 100.50'



EDGEWATER
 (60' (WIDE))
CIRCLE

SAC

LOCATION: TOWN OF PENDLETON	MAP COVER: BOOK 57 PAGE 5737-5738	JOB NO.:
COUNTY OF NIAGARA, STATE OF NEW YORK	SUBLOT(S): 58	20-6931
PART OF LOT 83, TOWNSHIP 13, RANGE 7	DATE: AUGUST 31, 2020	DRAWN BY:
	SCALE: 1"=30'	J. HARTWELL
	REVISIONS:	CHECKED BY:
		S. CARVER
STEVE A. CARVER PLS. LAND SURVEY SERVICES 965 RUE ROAD, NORTH TONAWANDA NY 14120 TEL. 716-525-1250 FAX 716-525-1275 CELL 716-361-2939 EMAIL CARVERSURVEY@GMAIL.COM		Copyright Steve A. Carver PLS. all rights reserved. No portion of this drawing may be reproduced, stored or transmitted by any means without prior written permission of the surveyor. This survey is a report of the findings in the field and is not a guarantee of Title. This survey is null and void with an affidavit of no change.



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		CHECKED BY: S. CARVER

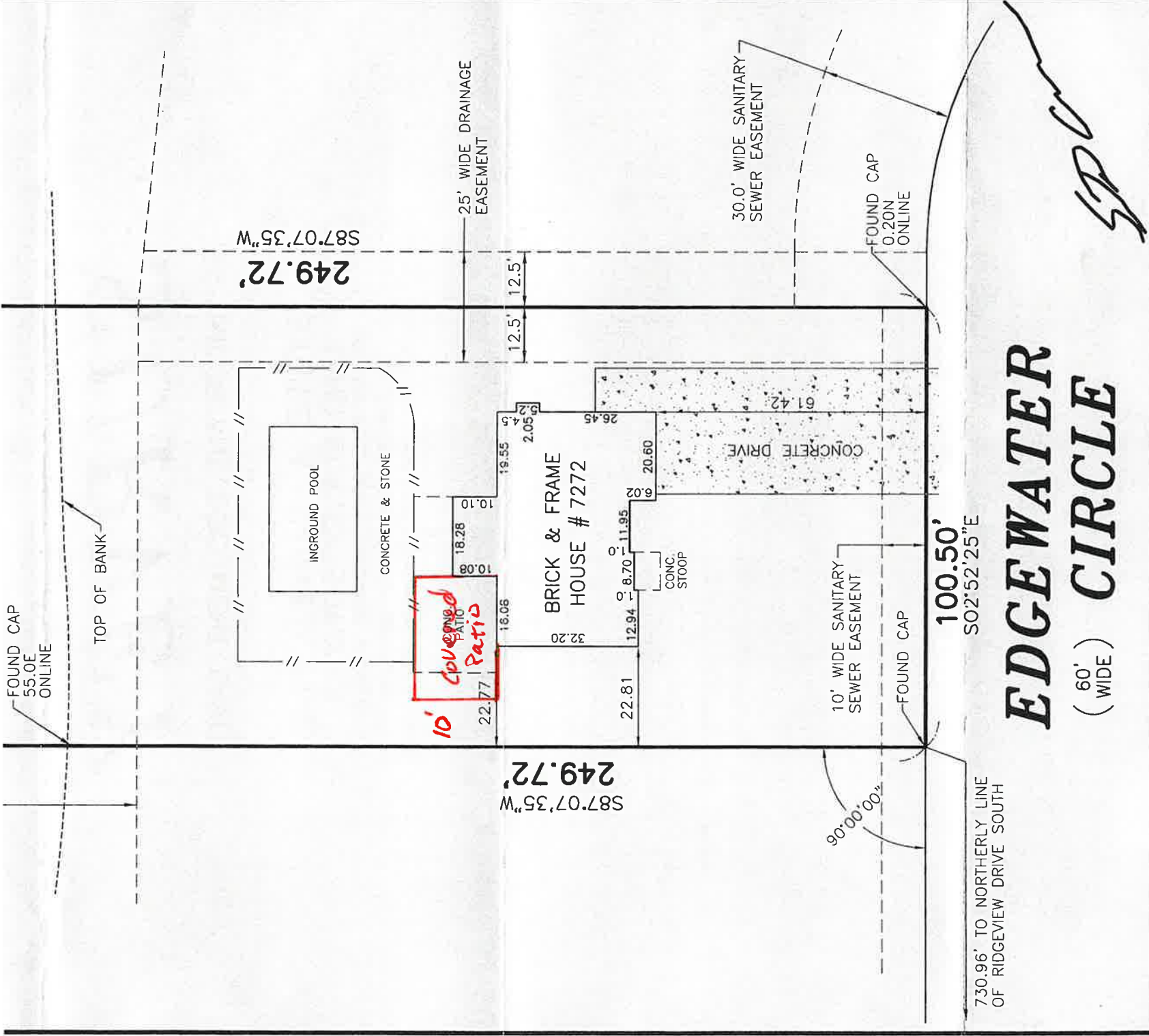
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EDGEWATER (60' WIDE) CIRCLE

SPC



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SCALE: 1" = 30'
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