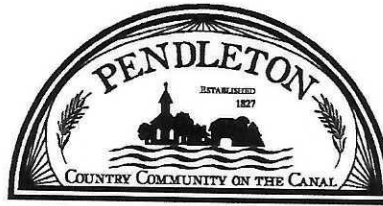


**TOWN OF PENDLETON**  
6570 Campbell Boulevard  
Lockport, NY 14094



**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 22<sup>nd</sup> day of August 2023 for:

Gabrielle Bowden  
5832 Donner Road  
Lockport, NY 14094

Owner wishes to split and create a nonconforming lot. Depth of proposed property split is 220'. Town Code requires a minimum depth of 250'.

Town Ordinances Affected: § 247-11C(2)  
Variance Sought: 30' variance  
Size of Parcel: 580' x 220' (2.73 acres)  
Current Zoning: R-2 Residential

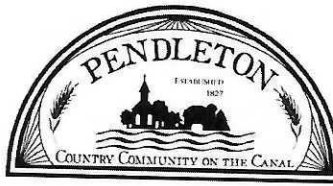
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

*Deborah K. Maurer*

Deborah K. Maurer, Town Clerk

Dated: August 10, 2023

Please Publish: August 16, 2023



**PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE**

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: Aug. 22 2023

TIME: 7:00 P.M.

REQUESTED BY: Gabrielle Bowden

ADDRESS OF PROPERTY: 5832 Donner Rd.

ADDRESS OF OWNER: 5832 Donner Rd.

To Consider the Following Request: is requesting a distance variance of 30' to allow for the split and creation of a building lot. The existing property doesn't meet the towns minimum depth to be considered a legal lot. (Town Code 247-11 c(2) requires 250'. Property currently has a depth of 220'. The property would also have a min width of 200' to meet one acre requirement.

Town Ordinances Affected: 247-11 c(2)

Variance Sought: owner requesting a 30' variance to allow for the creation of a legal building lot.

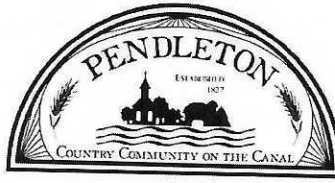
Size of Parcel: 580' x 220 2.73 acres

Current Zoning: R-2 residential

  
Applicant Signature

7/20/23  
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 PARCEL SPLIT

PROPERTY LOCATION: 5832 Donner Rd.  
SBL NUMBER: 137.00-2-54.112  
OWNER: Gabrielle Bowden  
OWNER ADDRESS: 5832 Donner Rd.

REASON FOR DENIAL

Owner wished to split and create a non conforming lot. Depth of proposed property split was 220 feet. Town Code requires a minimum depth of 250' per Town Code 244-11C(2)

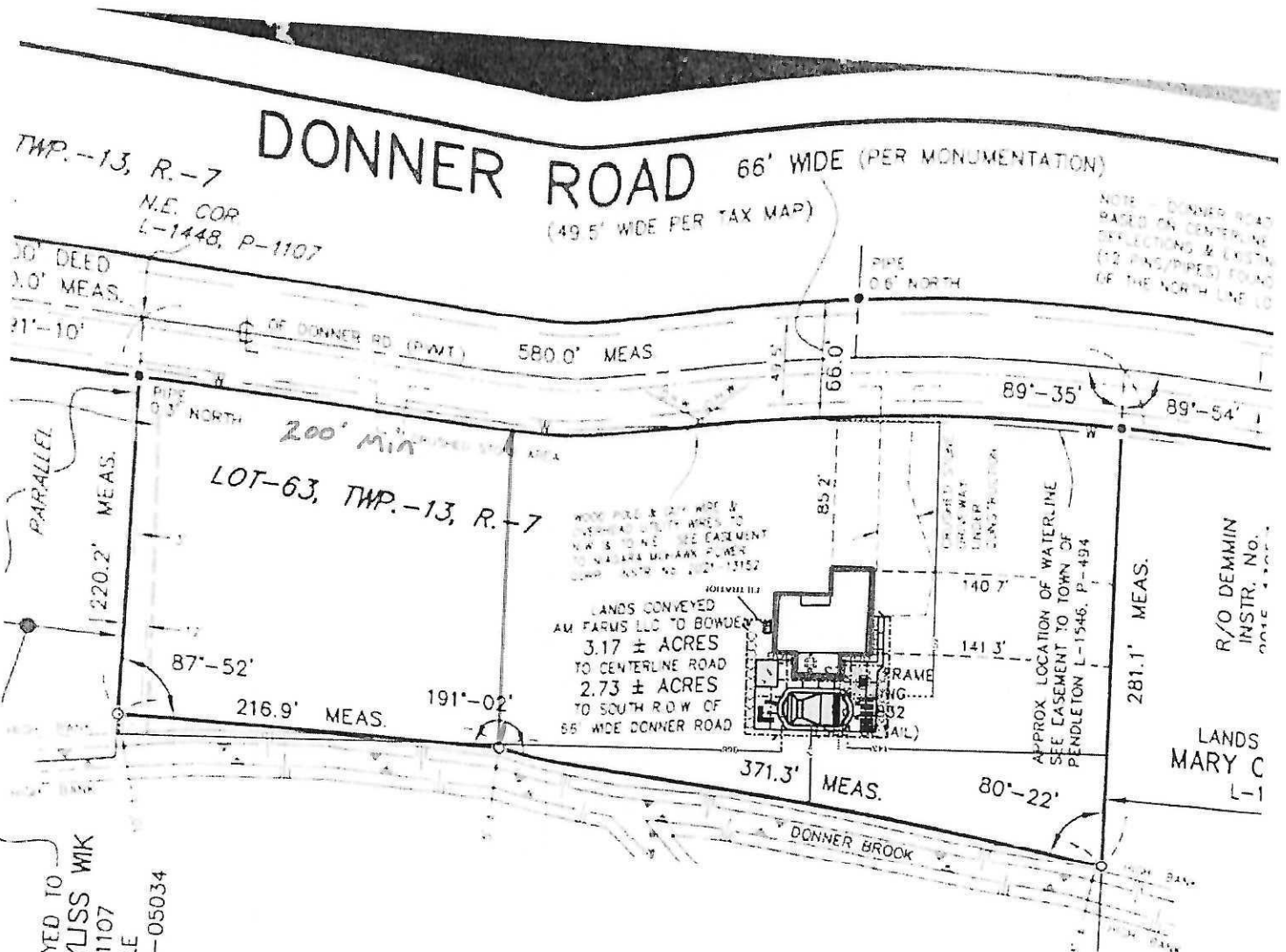
NOTE: This form and supporting documentation must be filed with the Board of Appeals

[Signature]  
Applicant

Ronald Drednick  
Code Enforcement Officer

7/20/23  
Date

7/20/2023  
Date



LANDS CONVEYED TO  
**JOSEPH & PHYLISS WIK**  
 L-1448, P-1107  
 R/O BEIDLE  
 INSTR. No. 2012-05034

LANDS CONVEYED  
 WIK TO AM FARMS LLC  
 INSTR. No. 2018-12104

**KLETTKE LAND SURVEYORS, P.**

MARKING YOUR "PAPER" ON THE GROUND AND YOUR GROUND ON PAPER

2470 STOELTING ST (Bergholz-Town of Wheatfield), NIAGARA FALLS, NEW YORK, 14301

ORIGINAL SURVEY OF PART OF LOT - 63, TWP. - 13, R. - 7	HOLLAND 1
LOCATION	TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK
DATE	MARCH 12, 2019 RESURVEYED DEC. 14, 2021

AS PREPARED WITHOUT  
 ABSTRACT OF TITLE