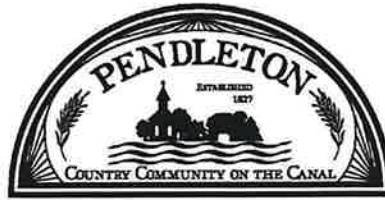


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 24th day of October 2023 for:

John P. Kelly
6733 Aiken Road
Lockport, NY 14094

Owner wishes to construct an 11' x 30' addition to an existing 24' x 301 accessory structure resulting in a total of 1,050 SF. Town Code only allows for a total of 600 SF on a parcel less than two acres.

Town Ordinances Affected: § 247-34E(1)
Variance Sought: 330' area variance
Size of Parcel: 126' x 350'
Current Zoning: R-1 Residential

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


Deborah K. Maurer, Town Clerk

Dated: October 13, 2023

Please Publish: October 18, 2023



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10-24-23

TIME: 7:00 P.M.

REQUESTED BY: John P Kelly



ADDRESS OF PROPERTY: 6733 Aiken Road Lockport, NY 14094

ADDRESS OF OWNER: SAME

To Consider the Following Request: The owner is requesting an ~~area~~ ^{AREA} variance in the amount of 330 sf. This amount represents the difference between the existing 720 sf and the total of 1,050 proposed.

Town Ordinances Affected: 247-34 E (1)

Variance Sought: owner is seeking a 330 sf area variance to allow for the construction of a 11' x 30' structure attached to an existing structure.

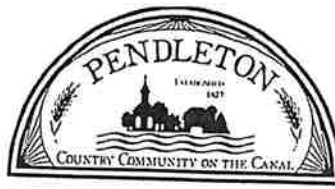
Size of Parcel: 126' x 350'

Current Zoning: R-1 residential

John P. Kelly
Applicant Signature

10/6/23
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 BUILDING APPLICATION

PROPERTY LOCATION: 6733 Aiken Rd Lockport, N.Y. 14094

SBL NUMBER: 149.04-1-67

OWNER: John P. KELLY

OWNER ADDRESS: 6733 AIKEN Road Lockport, NY 14094

REASON FOR DENIAL

owner wished to construct a 11'x30' addition to the existing 24'x30' accessory structure. The total square feet would be 1850 sf. Town Code 247-34 E (1) which states that a residential lot less than two acres in size is limited to 600 sf.

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

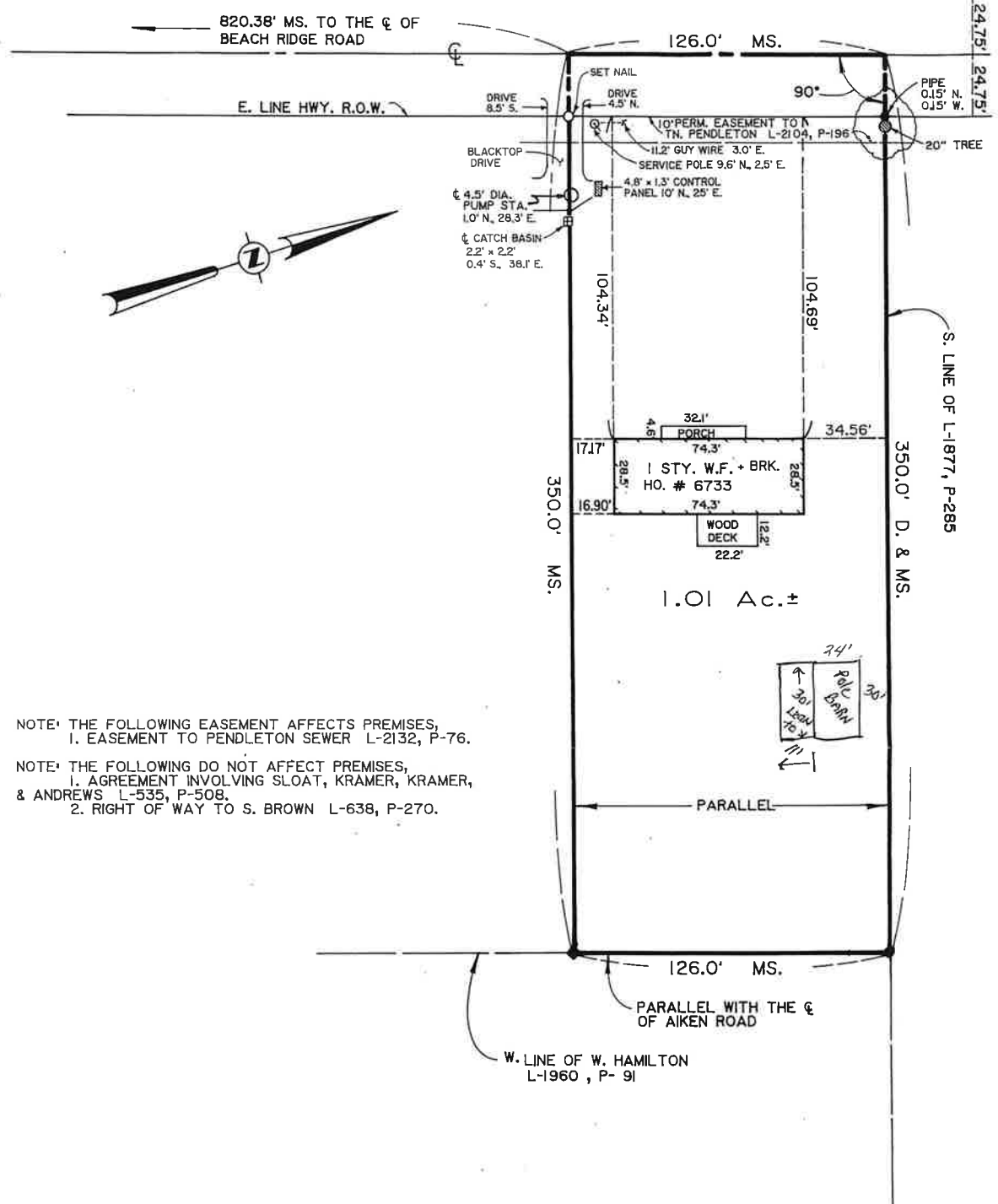
John P. Kelly
Applicant

10/6/23
Date

Ronald Diedrich
Code Enforcement Officer

10/6/23
Date

Aiken Road



NOTE: THE FOLLOWING EASEMENT AFFECTS PREMISES,
 1. EASEMENT TO PENDLETON SEWER L-2132, P-76.

NOTE: THE FOLLOWING DO NOT AFFECT PREMISES,
 1. AGREEMENT INVOLVING SLOAT, KRAMER, KRAMER,
 & ANDREWS L-535, P-508.
 2. RIGHT OF WAY TO S. BROWN L-638, P-270.

RESURVEYED JULY 21, 2004
 REVISED SEPT. 25, 1991.
 RESURVEYED SEPT. 5, 1991.
 REVISED JUNE 14, 1988.

D. = DEED	MP. = MAP	MS. = MEASURED	● = EX. IRON	○ = SET IRON	ENC. = ENCROACHMENT
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NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

ROSS W. MARTIN
 PROFESSIONAL LAND SURVEYOR
 5445 LEETE ROAD, LOCKPORT, N.Y. 14094
 (716) 434-6531

Ross W. Martin

SURVEY BEING PART OF LOT 89, SECT. --, TWP. 13, RG. 7 OF THE HOLLAND PURCHASE.

LOCATION: TOWN OF PENDLETON, NIAGARA COUNTY, NEW YORK

SCALE: 1" = 50' DATE: APRIL 6, 1988 JOB # 8803064