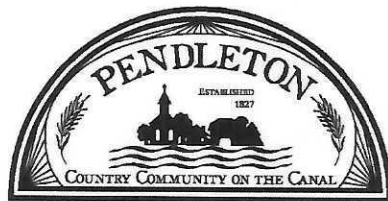


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 23rd day of January 2024 for:

Haji Shareef
7158 Bear Ridge Road
North Tonawanda, NY 14120

Owner wishes to construct a 30' x 100' (3,000 SF) accessory structure. Town Code limits aggregate total not to exceed 2,000 SF. An 8' x 40' (320 SF) storage building also exists on the property already.

Town Ordinances Affected: § 247-34E(3)
Variance Sought: 1,320 SF area variance
Size of Parcel: 439' x 61.4 acres
Current Zoning: R-1 Residential

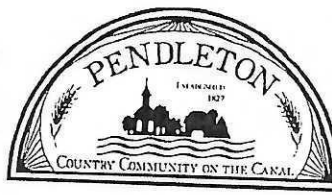
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: January 12, 2024

Please Publish: January 17, 2024



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 7158 Bear Ridge Road. North Tonawanda
SBL NUMBER: 164.00-3-10.1
OWNER: Haji Sharief
OWNER ADDRESS: 7158 Bear Ridge Road. North Tonawanda

REASON FOR DENIAL

Owner wished to construct a 30'x100' accessory structure where as the maximum size allowed is 2000 SF. There is also a 8'x140' storage trailer existing on the property.

Town Code affected 247-34 E(3)

Maximum allowed is 2000 SF currently there exists 320 SF trailer sitting on the ground and is being considered as an accessory structure.

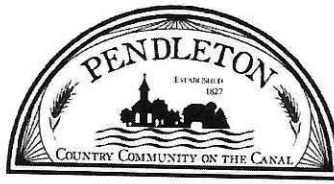
NOTE: This form and supporting documentation must be filed with the Board of Appeals

[Signature]
Applicant

Arnold Diederich
Code Enforcement Officer

4 DEC 23
Date

1/10/24
Date



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 1/23/24

TIME: 7:00 P.M.

REQUESTED BY: Haji Shareef

PI

ADDRESS OF PROPERTY: 7158 Bear Ridge Rd

ADDRESS OF OWNER: 7158 Bear Ridge Rd North Tonawanda 14120

To Consider the Following Request:

owner is requesting an area variance of 1320 sq ft to allow for the construction of a 30'x100' accessory structure. Town code limits aggregate total not to exceed 2000 sq ft. There already exists a 320 sq ft storage building. Total area variance would be the difference of 1320 sq ft

Town Ordinances Affected: 247-34 E (3) (3320-2000)

Variance Sought: owner is seeking a 1,320 sq ft area of size variance to allow for the construction of a 30'x100' (3000) sq ft accessory structure.

Size of Parcel: 439' x 61.4 acres

Current Zoning: R-1 residential

Applicant Signature

4 DEC 23

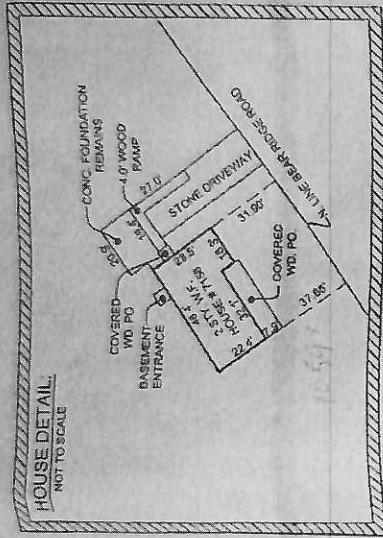
Date

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).



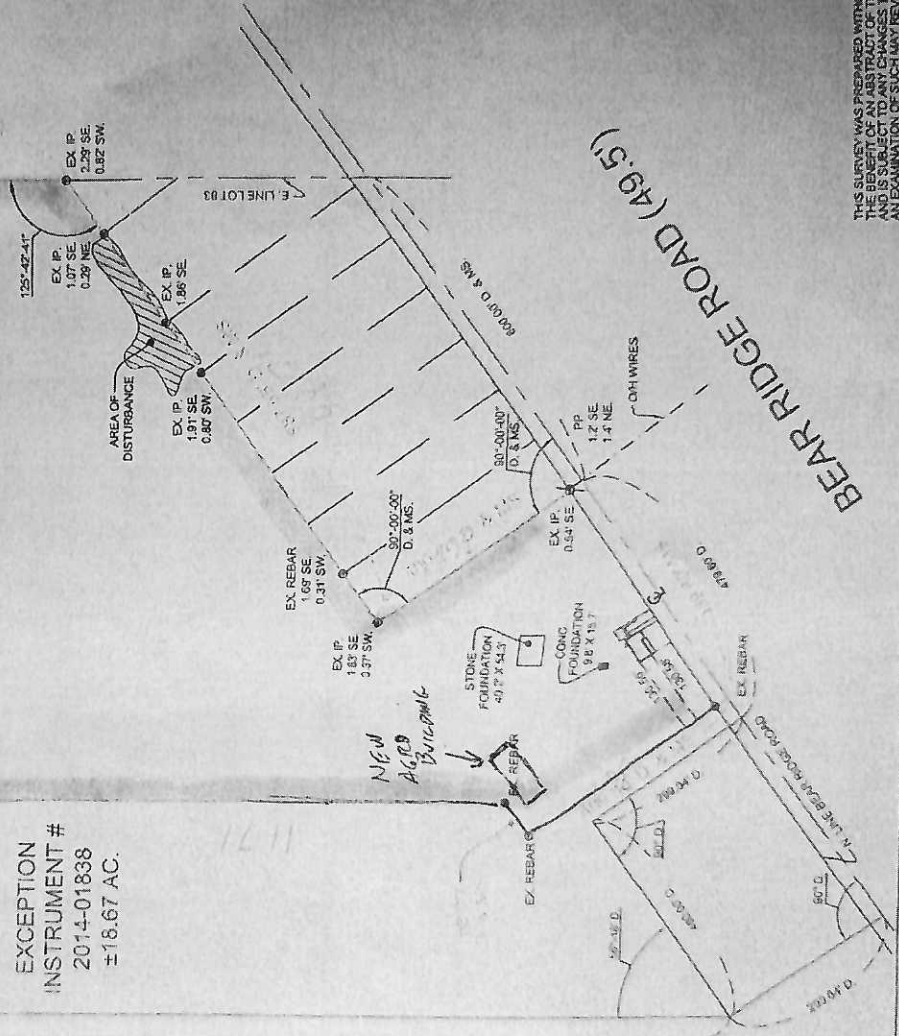
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LOT 3
LOT 2
LOT 1

NE COR. SPROEDER LOT 61
NW COR. SPROEDER LOT 61
PARALLEL
W LINE SPROEDER
1259 37' D. = 1259 37' N.S.



PART OF
INSTRUMENT #
2016-17674
±42.76 AC.

EXCEPTION
INSTRUMENT #
2014-01838
±18.67 AC.



BEAR RIDGE ROAD (49.5')

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

