

**TOWN OF PENDLETON**

6570 Campbell Boulevard  
Lockport, NY 14094



**Deborah K. Maurer, Town Clerk**

Phone: (716) 625-8833

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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 26<sup>th</sup> day of March 2024 for:

Ken Hitzges  
6229 Eagle Chase Drive  
Sanborn, NY 14132

For Property Address: 6996 Monroe Street, Lockport, NY 14094, 166.01-2-7

Owner wishes to construct a 32' x 56' (1,792 SF) accessory structure. Town Code allows for a total of 600 SF for a parcel less than two acres.

Town Ordinances Affected: § 247-10E(1)  
Variance Sought: 1,192 SF area variance  
Size of Parcel: 264' x 267' (1.62 acres)  
Current Zoning: R-2 Residential

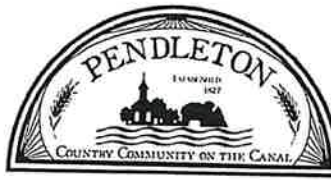
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

A handwritten signature in blue ink that reads "Deborah K. Maurer".

Deborah K. Maurer, Town Clerk

Dated: March 15, 2024

Please Publish: March 20, 2024



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

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: March 26, 2024

TIME: 7:00 P.M.

REQUESTED BY: Ken Hitzges

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 6996 Monroe Street Lockport, N.Y. 14094

ADDRESS OF OWNER: 6229 Eagle Chase Drive Sanborn, N.Y. 14132

To Consider the Following Request: The owner is requesting a 1,192<sup>sf</sup> area variance to allow for the construction of a 32'x56' accessory structure. The 1,192<sup>sf</sup> represents the difference between the allowable amount of 600<sup>sf</sup> and the proposed amount of 1,792<sup>sf</sup>.

Town Ordinances Affected: 247-34 E(1)

Variance Sought: owner is seeking a 1,192<sup>sf</sup> area variance to allow for the construction of a 32'x56' accessory structure.

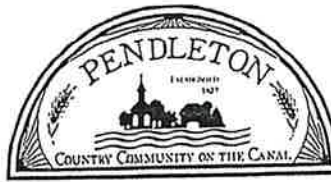
Size of Parcel: 267x267 or 1.62 acres

Current Zoning: R-2 Residential

[Signature]  
Applicant Signature

2/29/24  
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: 6996 Monroe Street Lockport, N.Y. 14094  
SBL NUMBER: 166.01-2-7  
OWNER: Ken Hitzges  
OWNER ADDRESS: 6229 Eagle Chase Dr. Sanborn, N.Y. 14132

REASON FOR DENIAL

owner wished to construct a 32'x56' accessory structure  
totaling 1,792<sup>sq</sup>. Town Code allows for a total of  
600<sup>sq</sup> for a parcel less than 2 acres.

Property is 1.62 acres

Zoning is R-2 residential

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

KH  
Applicant

2/29/24  
Date

Ronald Dieckhoff  
Code Enforcement Officer

3/5/24  
Date



