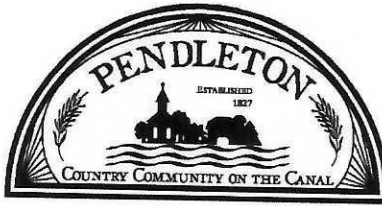


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 April 2024 for:

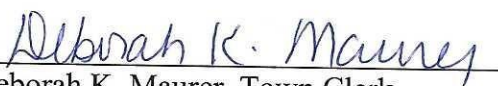
Lee Brenon
5288 Irish Road
Lockport, NY 14094

For Property Address: 5470 Tonawanda Creek Road, North Tonawanda, NY 14120, 166.03-1-17

Owner wishes to place a utility shed 10' from property line. Town Code requires a minimum of 15' side yard setback.

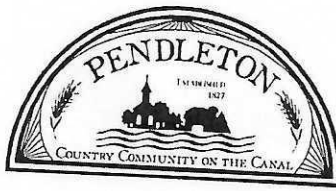
Town Ordinances Affected: § 247-34F(2)(b)
Variance Sought: 5' side yard variance
Size of Parcel: 143.6' x 171.2'
Current Zoning: R-2 Residential

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


Deborah K. Maurer, Town Clerk

Dated: April 16, 2024

Please Publish: April 18, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 4/23/24

TIME: 7:00 P.M.

REQUESTED BY: Lee Brenon

PHONE: [Redacted]

ADDRESS OF PROPERTY: 5470 Tonawanda Creek Rd.

ADDRESS OF OWNER: 5288 Irish Road Lockport, NY.

To Consider the Following Request: owner is requesting a distance variance of 5' to allow for the placement of a utility shed 10' from the property line as apposed to the Town Code that requires a 15' side yard setback.

Town Ordinances Affected: 247-34F 2(b)

Variance Sought: 5' variance to allow for the placement of a utility shed 10' from side property line

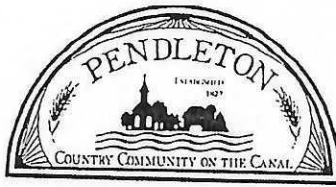
Size of Parcel: 143.6' x 171.2'

Current Zoning: R-2 residential
Lee A. Brenon

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: 5470 Tonawanda Creek Rd N. Ton., NY
Lockport, N.Y.
SBL NUMBER: 166.03-1-17
OWNER: Lee Brenon
OWNER ADDRESS: 5288 Irish Road Lockport, N.Y. 14094

REASON FOR DENIAL

Owner wished to set a tool shed 10' front
property line whereas to code requires a
minimum of 15' from side property line.

Town Code 247-34F 2(b)

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

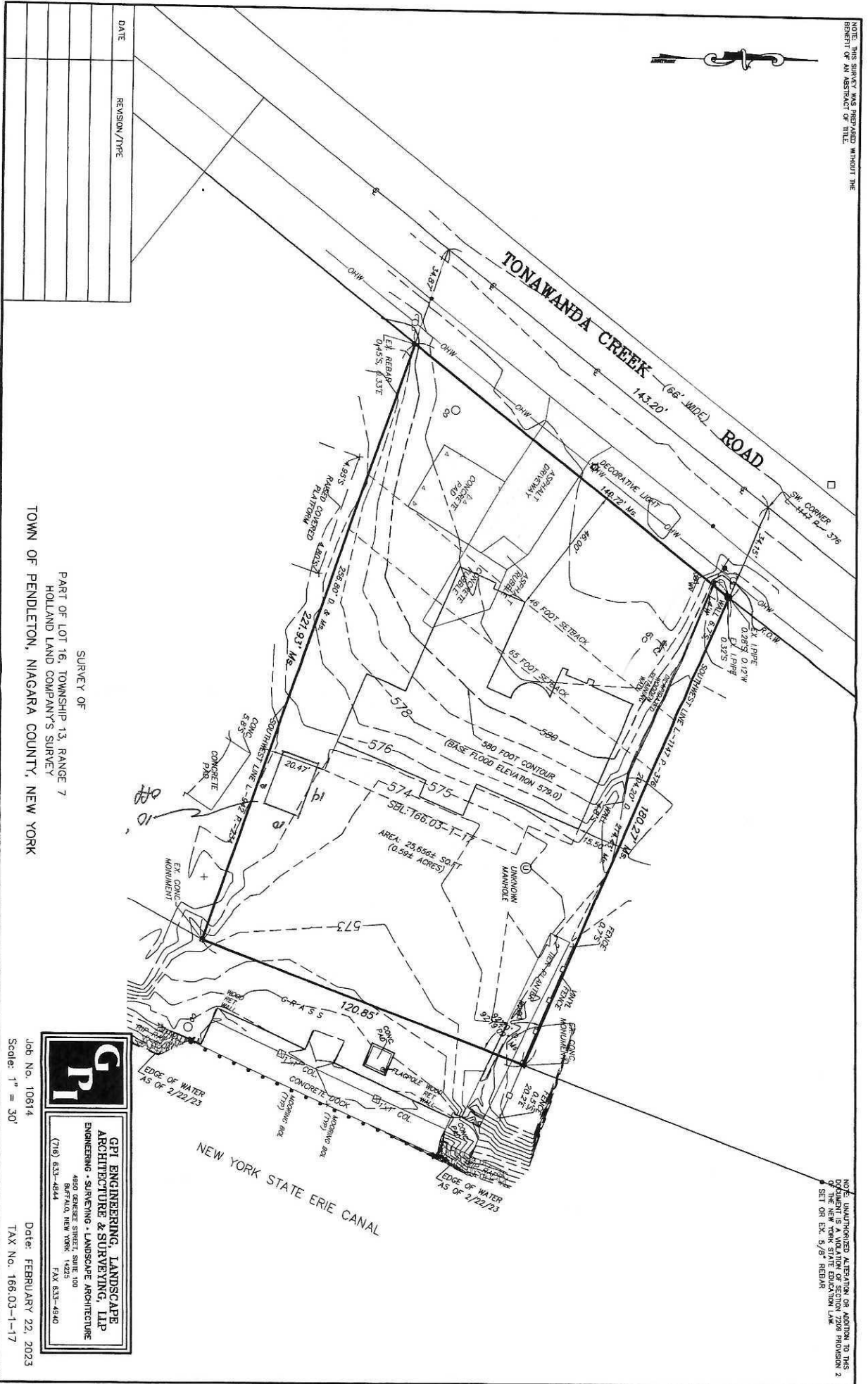
Lee A. Brenon
Applicant

3/14/24
Date

Ronald Driedrich
Code Enforcement Officer

3/14/24
Date

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7208 PROVISION 2 SET OR EX. 6/3" REBAR.

DATE	REVISION/TYPE

SURVEY OF
 PART OF LOT 16, TOWNSHIP 13, RANGE 7
 HOLLAND LAND COMPANY'S SURVEY
 TOWN OF PENDELTON, NIAGARA COUNTY, NEW YORK

GPI
 GPI ENGINEERING, LANDSCAPE
 ARCHITECTURE & SURVEYING, LLP
 ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE
 4800 DENVER STREET, SUITE 100
 BUFFALO, NEW YORK 14225
 (716) 633-4944 FAX 633-4940

Job No. 10814 Date: FEBRUARY 22, 2023
 Scale: 1" = 30' TAX No. 166.03-1-17