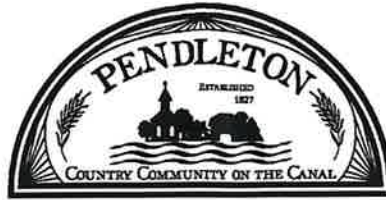


TOWN OF PENDLETON

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 28th day of May 2024 for:

William R. Myers Jr.
4975 Oakwood Drive
North Tonawanda, NY 14120

Owner wishes to construct a 1,120 SF accessory structure on a parcel less than two acres. Town Code limits the total square footage to 600 SF on a parcel this size.

Town Ordinances Affected: § 247-34E(1)

Variance Sought: 520 SF area variance

Size of Parcel: 100' x 664'

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". The signature is written in a cursive style and is positioned above a horizontal line.

Deborah K. Maurer, Town Clerk

Dated: May 14, 2024

Please Publish: May 21, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 05-28-24

TIME: 7:00 P.M.

REQUESTED BY: William R Myers Jr.

ADDRESS OF PROPERTY: 4975 Oakwood Dr. North Tonawanda N.Y. 14120

ADDRESS OF OWNER: 4975 Oakwood Dr. North Tonawanda N.Y. 14120

To Consider the Following Request: owner is requesting a 520^{sf} area variance to allow for the construction of a 1,120^{sf} accessory structure. Town Code 247-34 E(1) allows for a total of 600^{sf} for accessory structures on a parcel up to but less than 2 acres.

Town Ordinances Affected: 247-34 E(1)

Variance Sought: Resident is seeking a 520^{sf} area variance to allow for a 1,120^{sf} accessory structure to be built on said property

Size of Parcel: 100' x 664'

Current Zoning: R-2 residential

William R. Myers Jr.

Applicant Signature

04-25-24

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: 4975 oakwood dr.
SBL NUMBER: 165.02-2-60
OWNER: William R Myers Jr
OWNER ADDRESS: _____

REASON FOR DENIAL

Resident wished to construct a 1,120^{sq} Accessory structure on a parcel less than 2 acres. Town Code 247-34 B(1) limits the total square footage of accessory structures to 600^{sq} on a parcel less than 2 acres

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

William R. Myers Jr.
Applicant

04-25-24
Date

Ronald Diehich
Code Enforcement Officer

05/09/24
Date

JOB NO. 94-403

F.B.

SCALE: 1" = 40 FT.

SURVEY DECEMBER 29, 1994 HOUSE LOC

BEING

PART OF LOT 73 SECTION 13 TOWNSHIP 13 RANGE 2

LOCATION TOWN OF PENDLETON NIAGARA COUNTY, NY RESURVEYED

SURVEYOR

MICHAEL T. NOWACKI

246 FREDERICKA STREET NORTH TONAWANDA, NY 14120 PHONE: (716) 694-5833

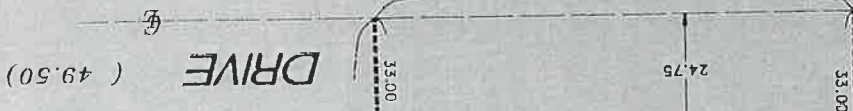
LINE OF LOT 73

3246 D & M TO THE CENTER LINE OF CAMPBELL BLVD. ALSO THE WEST

100.00 DEED & MEAS.

OAKWOOD

DRIVE (49.50)



FD IF 0.1RW

89-46 MEAS;
89-43 DEED

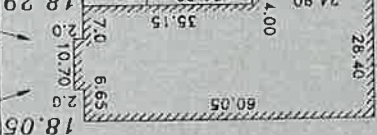
92.57

88.83

150'

16.21

16.13



BRICK AND
FRAME
HOUSE
NO. 4975

32
35

15' min

RECORDED
95

662.27 DEED & MEAS

664.32 DEED & MEAS