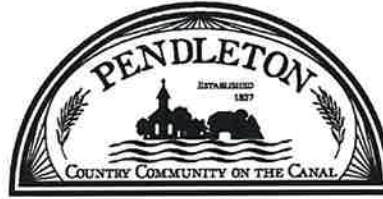


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 27th day of August 2024 for:

Joshua Lindsley
4736 Meyer Road
North Tonawanda, NY 14120

Owner wishes to construct an addition to an existing single family residence at a proposed front setback of approximately 48'. Town Code requires a minimum of 75' from front property line.

Town Ordinances Affected: § 247-10(D)1
Variance Sought: 27' distance variance
Size of Parcel: 116' x 462.5'
Current Zoning: R-1 Residential

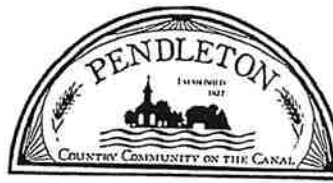
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: August 16, 2024

Please Publish: August 20, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: August 27th 2024

TIME: 7:00 P.M.

REQUESTED BY: Joshua Lindsley

ADDRESS OF PROPERTY: 4736 Meyer Rd

ADDRESS OF OWNER: 4736 Meyer Rd

To Consider the Following Request: for a distance variance of 27'+-

This 27' represents the difference between the required min front setback of 75' and the proposed front Set back of 48'+-. the main house currently is located approx. 55.21' from property line

Town Ordinances Affected: 247-10 (d)1

Variance Sought: owner is seeking a 27' distance variance to allow for the construction of an addition to the existing home.

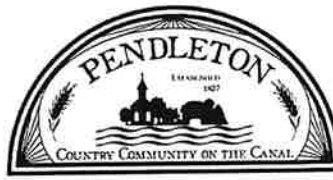
Size of Parcel: 116' x 462.5'

Current Zoning: R1 residential

[Signature]
Applicant Signature

08/12/2024
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: 4736 Meyer Rd N.T.
SBL NUMBER: 150.03-2-11
OWNER: Joshua Lindsley
OWNER ADDRESS: 4736 Meyer Rd N.T. 14120

REASON FOR DENIAL

Applicant wished to construct an addition to an existing structure. (single family residence) that would put the front setback closer than the Town requirement. Town code for an R1 zoning requires a min of 75' from front property line.

Town code 247-10(D)1

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

Joshua Lindsley
Applicant

08/12/2024
Date

Ronald Dridrich
Code Enforcement Officer

8/13/2024
Date

360 TOPOGRAPHIC
BOUNDARY | CONSTRUCTION | 3D MODELING

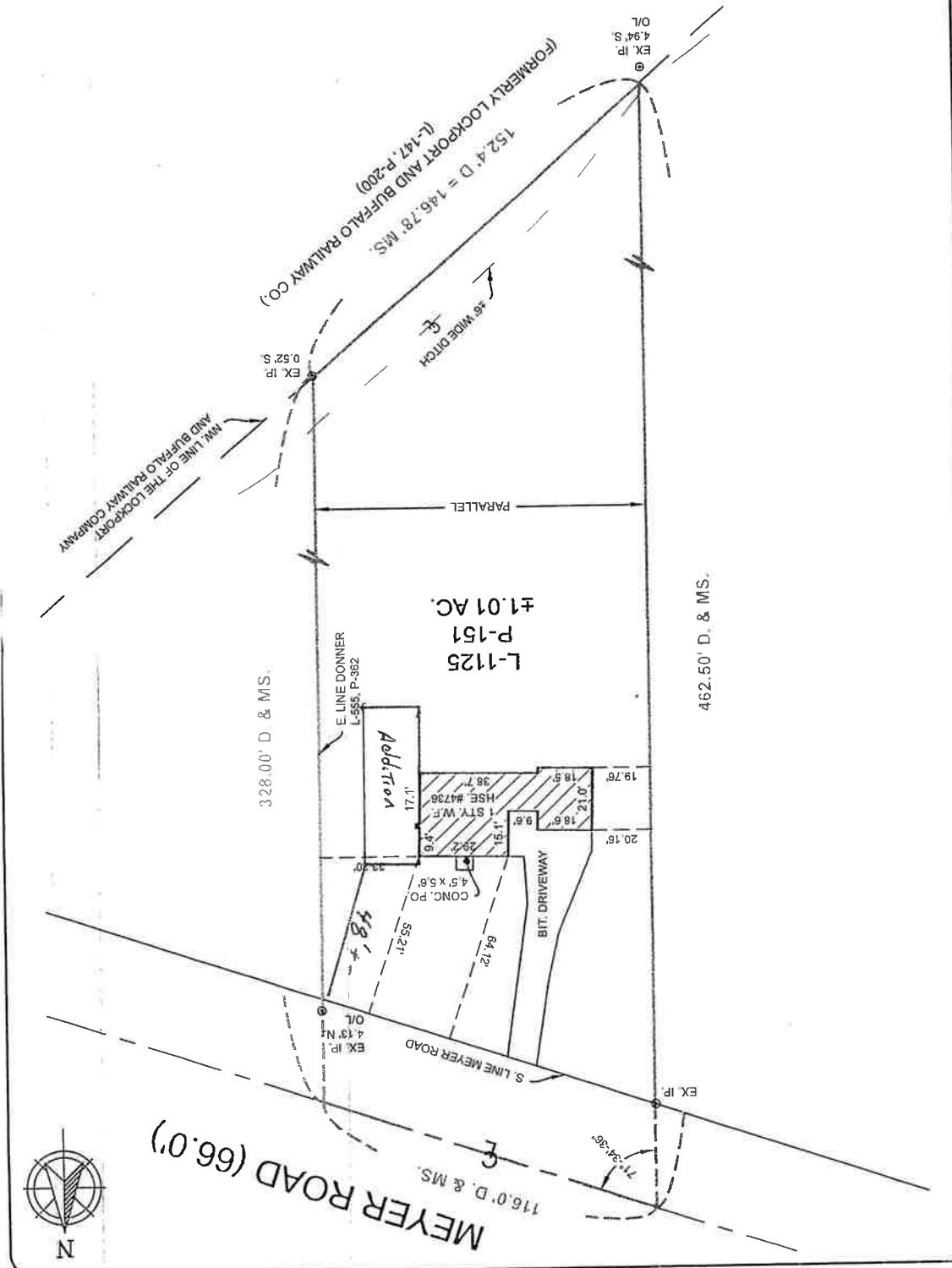
LAND SURVEY

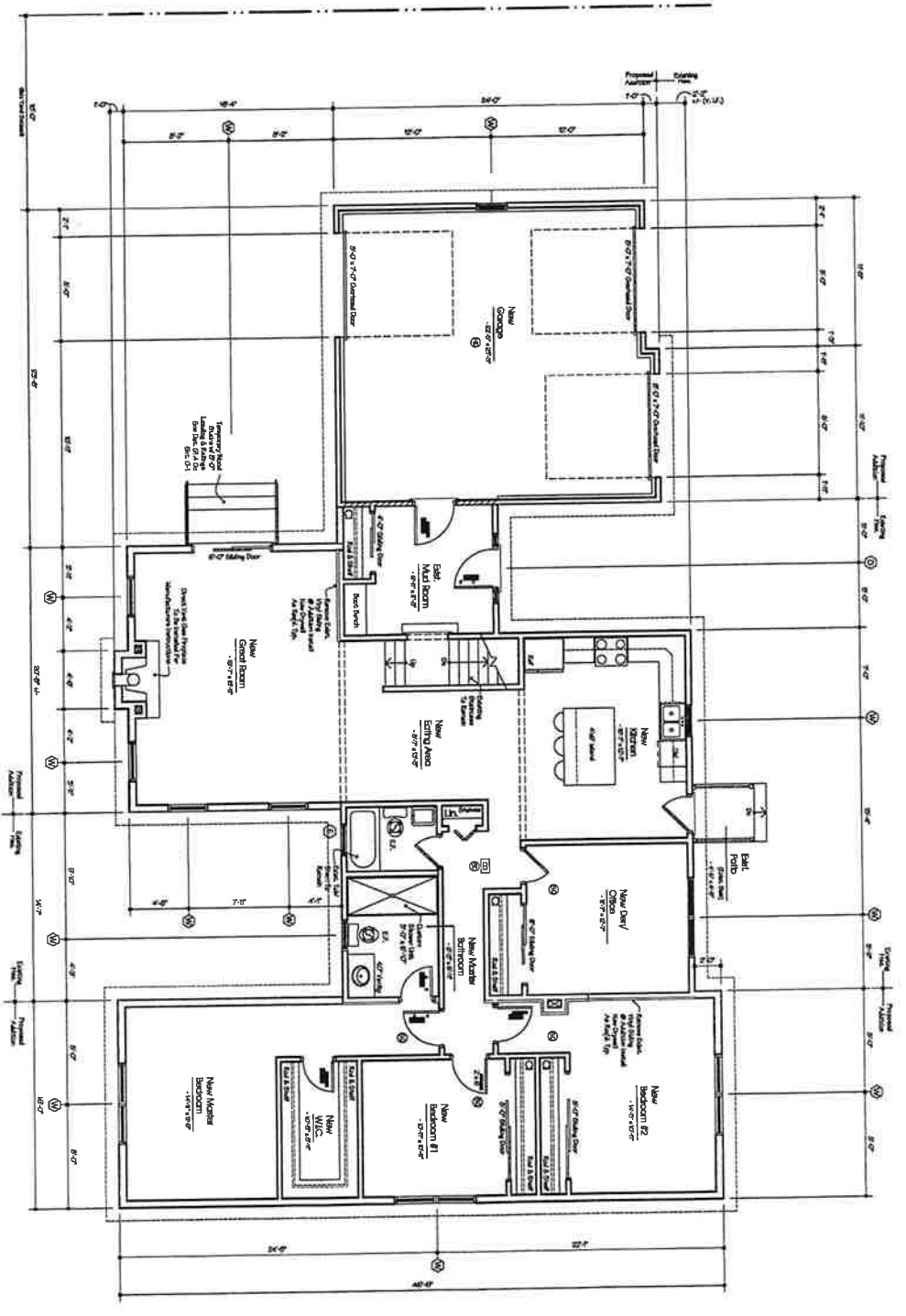
PO Box 474
Lockport, New York 14095
PHONE: (716) 587-8380
FAX: 716 587 8379
WEBSITE: www.360landsurvey.com



CREW	MJM	DWN	DTH	CHK	CJS	DATE	20-526
TAX IDENTIFICATION No.	150.03-2-11						
TOWN	PENDLETON						
COUNTY	NIAGARA, NY						
OF THE HOLLAND LAND COMPANY'S SURVEY							
PART OF LOT	79	SEC.	-	TWP.	13	RNG.	7
MAP REFERENCE							

LEGEND:
 D = DEED
 DIA = DIAMETER
 DIST = DISTANCE
 APPROX = APPROXIMATE
 BIT = BITUMINOUS
 OS = OBTAIN BASIN
 CH = CHAIN
 EX = EXISTING
 FNC = FENCE
 CONC = CONCRETE
 COR = CORNER
 E = CENTERLINE
 HSE = HOUSE
 GAR = GARAGE
 O/L = ON LINE
 W.F. = WITH
 WD. = WOOD
 W.F. = WITH
 N. = NORTH
 O.M. = OVERHEAD
 O.L. = ON LINE
 P.O. = PORCH
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY
 MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 EDUCATION LVM
 7208 PROVISION 2 OF THE NEW YORK STATE





A1.1 First Floor Plan

- Legend**
- Existing Wall
 - New Wall
 - New Window
 - Demolished Wall
 - Demolished Window
 - New Door
 - Existing Door
 - Existing Window
 - Light Fixture
 - Ceiling Fan



"Design 2 evolve"

54-09 Main Street
 (Grand Island)
 Williamsville, NY 14221
 (716) 865-7500 Fax (716) 865-7575

24-244

Proposed
 Addition/
 Remodel
 For:

**Josh
 Lindsley
 & Chelsea
 Uddie**

4735 Meyer Road
 Perinton, New York
 14120

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Rev	Description	Date

**Floor Plans
 & Notes**

C. Gallardo
 X-X-24
 D. Simpson
 Asst. Architect
A-1