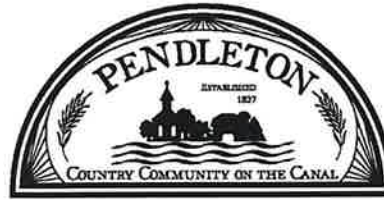


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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 24th day of September 2024 for:

Tim Joyner
7051 Campbell Boulevard
North Tonawanda, NY 14120

Owner wishes to construct a 24' x 30' (720 SF) accessory structure. Town Code limits an accessory structure to 600 SF on a parcel less than two acres.

Town Ordinances Affected: § 247-34E(1)
Variance Sought: 120 SF area variance
Size of Parcel: 100' x 408' (.94 acres)
Current Zoning: R-2 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: September 11, 2024

Please Publish: September 17, 2024



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 9-24-24

TIME: 7:00 P.M.

REQUESTED BY: Tim Joyner

PHONE: _____

ADDRESS OF PROPERTY: 7051 Campbell Blvd N.T 14120

ADDRESS OF OWNER: 7051 Campbell Blvd N.T. 14120

To Consider the Following Request:

The owner is requesting a 120 sf area variance to allow for the construction of a 24'x30' accessory structure. Town Code allows for a structure of 600 sf or less on a parcel less than 2 acres in size

Town Ordinances Affected: 247-34 E (1)

Variance Sought: seeking a 120 sf variance to allow for a 720 sf accessory structure. to be built on a parcel less than 2 acres

Size of Parcel: 100'x 408'

Current Zoning: R-2 residential

[Signature]
Applicant Signature

8/30/24
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: 7051 Campbell Blvd N.T. 14120

SBL NUMBER: 165.02-2-52

OWNER: Tim Joyner

OWNER ADDRESS: 7051 Campbell Blvd. N.T.

REASON FOR DENIAL

owner wished to construct a 720^{sq} structure
on a parcel less than two acres in size.
Town Code limits an accessory structure to
600^{sq} on a parcel less than two acres.

Town Code 247-34 E(1)

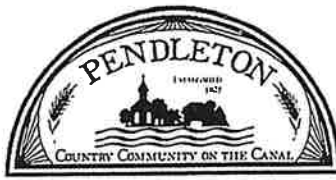
NOTE: This form and supporting documentation must be filed with the Board of Appeals

[Signature]
Applicant

Ronald Diehrich
Code Enforcement Officer

8/20/24
Date

8/20/24
Date



ACCESSORY STRUCTURE PERMIT APPLICATION

FEE: \$

Jobsite Location: 7051 Campbell Blvd Date: 8-20-24

Contractor/Applicant: ~~NO LIMIT~~ NO LIMIT Phone: 716-247-7412

Address: 10681 Main St Clearance NY 14031

Property Owner: Timothy Joyner Phone: _____

Address: 7051 Campbell Blvd Pendleton 14094

Use of Building: garage

Size of Building: 24 X 30 = 720 sq

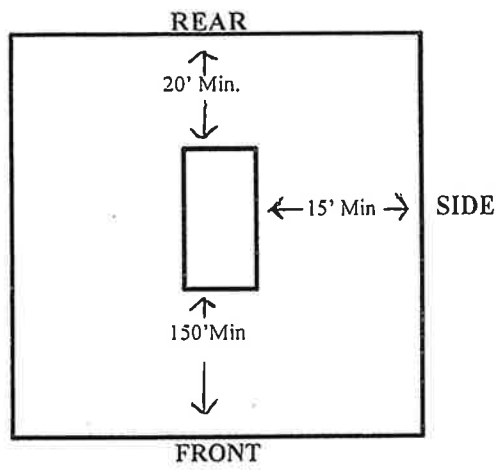
Height of Building: 10 ft

Estimated Cost: \$13,000

Building Access: Front Facing

By existing Driveway: _____ New Driveway:

If New Driveway, Curb Cut Required: Yes No



Additional Information:

1. Current Survey is required for permit to be issued showing all buildings, septic, grinder, easements and setbacks.
2. One set of Construction Drawings are required showing sufficient detail for the structure to be constructed.
 - a. Per Section 403 of the 2020 Uniform Residential Code, all freestanding structures over 600 sq. ft. and/or over 10' tall at the eave must meet frost protection requirements.
 - b. All freestanding structures over 600 sq. ft. must be designed by a design professional and bearing their stamp.
 - c. If using trusses, we must have a copy of the stamped truss certificate.
3. Electrical work must be inspected by a certified electrical inspector. This will require both a rough and final inspection.
4. Allowable size of the structure will be directly related to lot sizes. Oversized buildings will require a variance.
5. Setbacks from side yard lot line is 15'. Setbacks from front yard lot line is 150'.
6. Applicant shall call for required inspections. A final inspection is also needed, to include a final electrical inspection, before a Certificate of Occupancy can be given. There shall be no occupancy or storage in the structure until the Certificate is given.

Applicant Signature: [Signature]

Date: 8/20/24

Inspector Approval: _____

NO LITERATURE

GRASS
Area

8-16-24

[Signature]

Tim Joyner 7051 Campbell
Blvd

HOUSE

Covent
drain pipe

Black Top
4"
Stone 10"

Driveway

(Pole Barn)

Footen

Stone 10"

Floor 6"

720 sq'

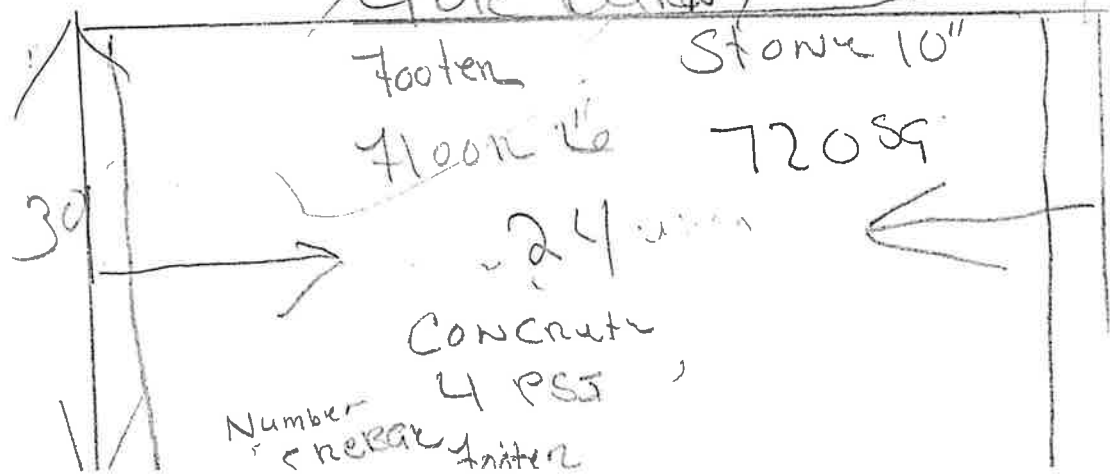
30'

24' width

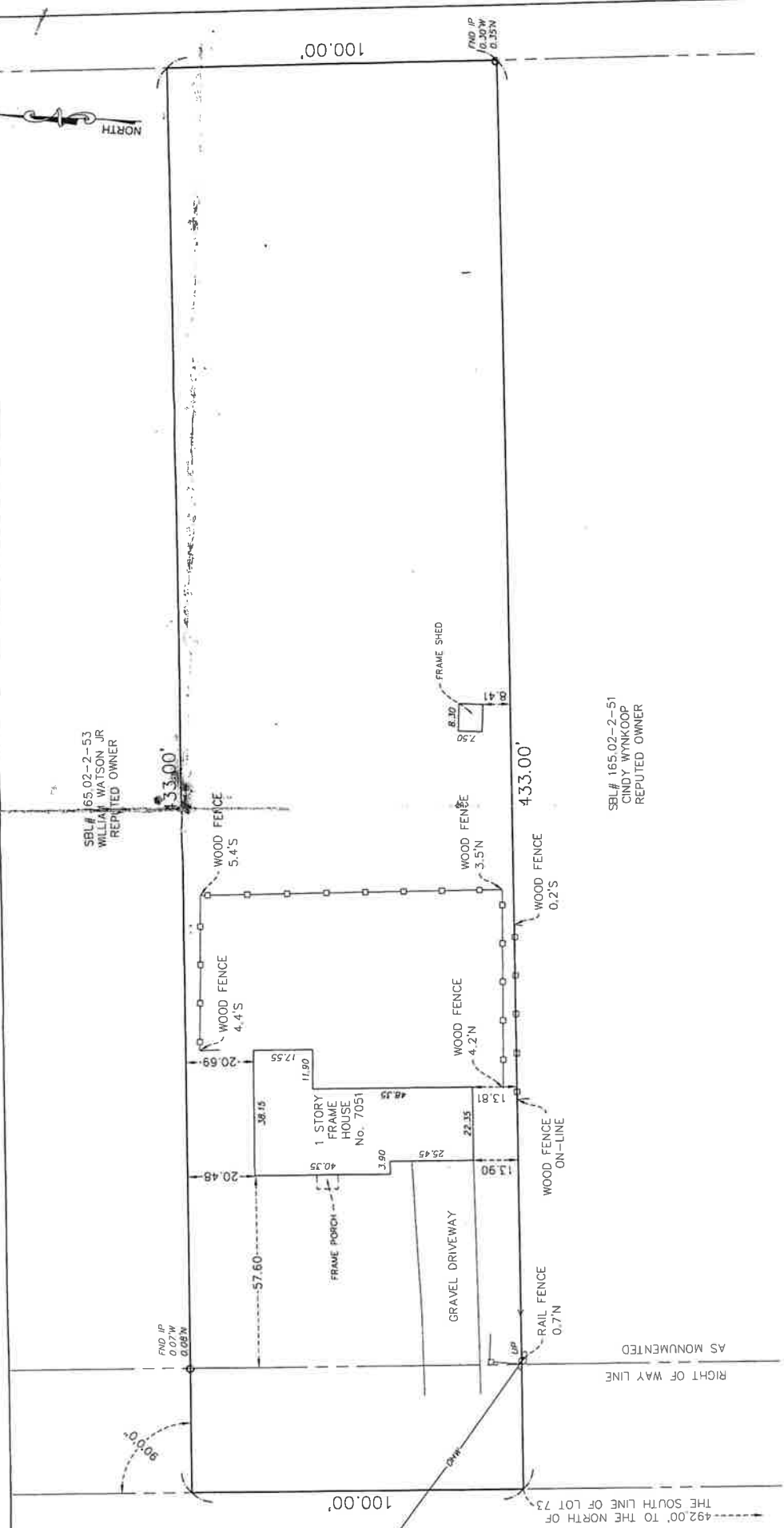
Concrete

4 PSS

Number
of rebar
anchors




CAMPBELL (VARYING WIDTHS) BOULEVARD



SBL# 165.02-2-53
WILLIAM WATSON JR
REPUTED OWNER

SBL# 165.02-2-51
CINDY WYNKOOP
REPUTED OWNER

PART OF LOT: 73	SECT:	TWP. 13	RGE: 7	BLK:
MAP COVER: SUB LOT:				
LOCATED IN: TOWN OF PENDLETON, COUNTY OF NIAGARA, STATE OF NEW YORK				
DRAWING REVISIONS				
DATE				
				
37 CENTRAL AVE. LANCASTER, NY 14086-2143 PH. 716-683-5961 FAX 716-683-0169 WWW.WMSCHUTT.COM				
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SCALE: 1"=30'	DATE: 04/17/2023	SURVEY FILE: B123044-01		



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