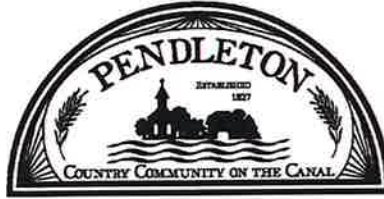


**TOWN OF PENDLETON**  
6570 Campbell Boulevard  
Lockport, NY 14094



**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 22<sup>nd</sup> day of April 2025 for:

Devon Hope  
7283 Creekbend Drive  
North Tonawanda, NY 14120

Owner wishes to construct a 17' X 24' (408 SF) addition to an existing garage and place it 10' from side property line. Town Code allows for a minimum of 15' side yard setback. There is also a 10' drainage easement along the north property line.

Town Ordinances Affected: § 247-11E  
Variance Sought: 5' distance variance  
Size of Parcel: 100' x irregular  
Current Zoning: R-2 Residential

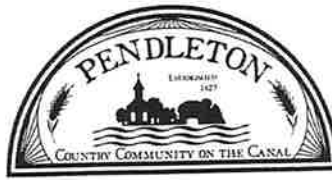
Additional information pursuant to this public hearing may be available at  
<https://pendletonny.us/calendar-events/>.

*Deborah K. Maurer*

Deborah K. Maurer, Town Clerk

Dated: April 14, 2025

Please Publish: April 16, 2025



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

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 4/22/25

TIME: 7:00 P.M.

REQUESTED BY: DEVON HOPE

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 7283 Creekbend Dr

ADDRESS OF OWNER: 7283 Creekbend Dr

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: OWNER IS REQUESTING A 5' DISTANCE VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A 17X24 GARAGE ADDITION. TOWN CODE 247-11E REQUIRES A 15' SIDYARD MINIMUM SET BACK. THERE IS ALSO A 10' DRAINAGE EASMENT ALONG THE NORTH PROPERTY LINE

Town Ordinances Affected: 247-11E

Variance Sought: OWNER IS REQUESTING A 5' DISTANCE TO ALLOW FOR THE CONSTRUCTION OF A 17X24 GARAGE ATTACHED TO EXISTING GARAGE

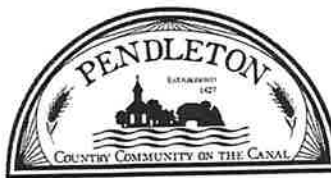
Size of Parcel: 100X IRREGULAR

Current Zoning: R2 RESIDENTIAL

Devon Hope  
Applicant Signature

3/28/25  
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: 7283 Creekbend Dr

SBL NUMBER: 145.03-1-6.22

OWNER: Davin + Kimberly Hope

OWNER ADDRESS: 7283 Creekbend Dr

E-MAIL ADDRESS: [REDACTED]

### REASON FOR DENIAL

OWNER WISHES TO ADD A GARAGE TO AN EXISTING  
GARAGE AND BY DOING SO WOULD ENCRUCH ON THE  
MINIMUM SIDE YARD SETBACK OF 15' FOUND IN  
TOWN CODE 247-11E

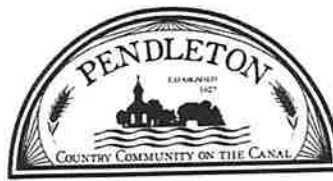
**NOTE:** This form and supporting documentation must be filed with the Board of Appeals

D. Hope  
Applicant

3/28/25  
Date

Ronald Diedrich  
Code Enforcement Officer

3/28/25  
Date



## ACCESSORY STRUCTURE PERMIT APPLICATION

**FEE: \$**

Jobsite Location: \_\_\_\_\_

Date: 3/28/25

Contractor/Applicant: Atlantic garages

Phone: \_\_\_\_\_

Address: 7283 Creekbend dr

Property Owner: Devin & Kimberly Hope

Phone: \_\_\_\_\_

Address: 7283 Creekbend dr

E-Mail Address: \_\_\_\_\_

Use of Building: Storage

Size of Building: 20X24ft

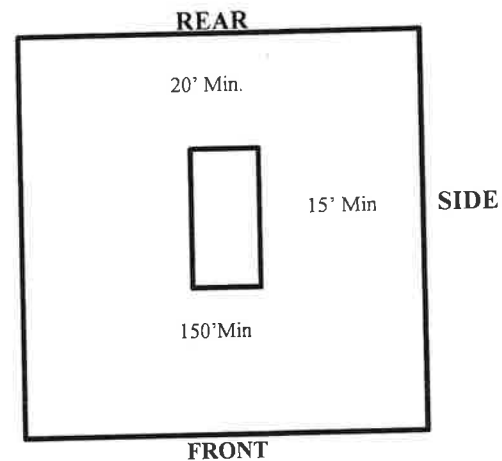
Height of Building: ~16ft

Estimated Cost: ~40K

Building Access: Driveway

By existing Driveway: X 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: Kimberly Hope

Date: 3/28/25

Inspector Approval: \_\_\_\_\_

EASEMENT TO NIAGARA MOHAWK POWER CORPORATION  
(LOCATION BEING 10' IN WIDTH THROUGHOUT ITS EXTENT, THE CENTERLINE OF THE  
EASEMENT AREA BEING THE CENTERLINE OF THE HIGHWAY)  
EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORPORATION  
(20' IN WIDTH ADJOINING THE WESTERN LINE OF CREEKBEND DRIVE)  
INSTRUMENT #2022-20824

SUBLOT 2

20' WIDE TOWN OF PENDELTON  
PUBLIC DRAINAGE EASEMENT  
INSTRUMENT #2023-03816

S 86°-51'-05" W  
531.35' MAP & MEAS.

TOWN OF PENDELTON  
PUBLIC DRAINAGE  
EASEMENT  
INSTRUMENT #2023-03816

148.73' MAP & MEAS.  
N 86°-51'-05" E

SUBLOT 1

27.59' MAP & MEAS.  
S 02°-50'-58" E

SUBLOT 3  
AREA = 40,570± SQ. FT.

250.00' MAP & MEAS.  
S 86°-51'-05" W

15' WIDE TOWN OF PENDELTON  
PUBLIC DRAINAGE EASEMENT  
INSTRUMENT #2023-03816

SUBLOT 4

NOTE:  
DIMENSIONS SHOWN FROM  
HOUSE TO PROPERTY LINES  
ARE MEASURED TO THE  
FOUNDATION.

FINAL SURVEY - 7/9/24  
FOUNDATION LOCATION - 7/31/23

CREEKBEND DRIVE  
(66' WIDE)



- NOTES:
- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION DERIVED BY AN EXAMINATION OF THE SAME.
  - 2) ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL AND EMBOSSED WITH THE SURVEYOR'S SEAL SHALL BE VALID COPIES
  - 3) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD

(PART OF)  
SBL NUMBER: 165.03-1-6.2

**APEX CONSULTING**  
SURVEY & ENGINEERING SERVICES, P.C.  
NIAGARA COUNTY  
102 EAST AVENUE, LOCKPORT, NEW YORK 14094  
Phone: (716) 435-0100 Fax: (716) 435-0109

SURVEY OF SUBLOT 3, "JACOBS  
SUBDIVISION", INSTRUMENT  
#2022-00022, PART 5, LOT 81,  
TOWNSHIP 13, RANGE 7 OF THE  
HOLLAND LAND COMPANY'S SURVEY  
SITuate IN THE TOWN OF PENDELTON,  
COUNTY OF NIAGARA AND THE STATE  
OF NEW YORK

DATE: 6/9/23 JOB NO. 23037  
SCALE: 1" = 40' RESURVEY:  
REVISIONS:

CHAD T. ARLINGTON, L.S.  
N.Y.S. LICENSE NO. 051035