

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 May 2025 for:

Devon and Kimberly Hope
7283 Creekbend Drive
North Tonawanda, NY 14120

Owners wish to construct a 20' X 24' (480 SF) detached accessory structure and place it 10' from side property line. Town Code allows for a minimum of 15' side yard setback. Owners are also requesting a 30' front yard setback variance, subject to confirmation of the official front yard designation.

Town Ordinances Affected: § 247-11E, § 247-34F(2)(a)
Variances Sought: 5' side yard distance, ~30' front yard setback
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/>.

A handwritten signature in blue ink that reads "Deborah K. Maurer".

Deborah K. Maurer, Town Clerk

Dated: May 14, 2025

Please Publish: May 20, 2025

Town of Pendleton

6570 Campbell Blvd, Lockport NY 14094

Phone: 716-625-8833

PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 5/27/25

TIME: 7:00 PM

REQUESTED BY: Devin Hope Kimberly Hope

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 7283 creekbend dr pendleton ny 14120

ADDRESS OF OWNER: 7283 creekbend dr pendleton ny 14120

To Consider the Following Request:

Devin Hope is requesting a zoning variance for a detached 20x24 (480sqft) accessory structure. proposed structure will be in the rear portion of our lot accessed by an extension of our current driveway. A 5' side lot variance is requested along with an up to 30ft front yard setback variance depending on final interpretation of front yard lot line. Town code 247-11E requires a 15' sideyard minimum we would like to reduce to 10' which will not encroach on drainage easement. A front yard variance will reduce obstruction of neighboring properties

Town Ordinances Affected: 247-11E AND 247-34 F(2)(A)

Variance Sought: 5' variance from the required 15ft side yard setback (reducing to 10ft setback) Additional Variance from the 150ft front yard setback requesting up to 30ft variance

Size of Parcel: 100 x irregular

Current Zoning: R2 Residential

Kimberly Hope

Applicant Signature

5/27/25

Date

Notes: This form must be filed with the Town Clerk, along with \$100.00 filing fee 10 days before the date of the Public Hearing. Please bring all documentation to the Public Hearing including, Denial of Building Application, Site Survey showing proposed variance, documented reasons for the benefit of relief and any other documentation that will support your need for relief. If variance is for an 1800 sq. ft. structure or larger, the Planning Board needs to review prior to the Public Hearing. See Town Of Pendleton Code 247-34 F (4).

Variance Request Proposal for Construction of Accessory Structure

Applicants: Devin and Kimberly Hope

Property Address: 7283 Creekbend Drive Pendleton NY 14120

Zoning District: R-2 Residential

Hearing Date: 5/27/25

Project Overview:

Devin and Kimberly Hope, respectfully submit this proposal to request a zoning variance for the construction of a **detached 20' x 24' (480 sq. ft.) accessory structure** on our residential property. The proposed structure will be in the rear portion of our lot and will be accessed by an extension of our current driveway, terminating at a **monolithic haunch with a concrete foundation and slab floor**.

Variance Request Details:

Due to the **irregular shape of our lot** and existing zoning constraints under **Town Code §247-11E**, we are requesting the following variances:

- A **side yard setback variance of 5 feet**, reducing the required minimum setback from 15 feet to 10 feet
- A **front yard setback variance up to 30 feet**, depending on the final interpretation of the front yard lot line.

These variances are necessary to reasonably place the accessory structure on our property in a manner that is functional and consistent with the neighborhood.

Site Context and Compliance:

- The property is located in an **R-2 Residential zone** and is **irregularly shaped**, which creates unique challenges for conventional development.
- There is a **10-foot drainage easement along the north property line**; the proposed structure **will not encroach upon this easement**.
- The proposed location for the accessory structure has been selected to ensure no interference with town infrastructure or neighboring properties.

Design & Neighborhood Character:

- The structure will be built to **match the existing home in siding, color, and roofing materials**, maintaining architectural continuity.

- It is intended for personal residential use and will **not result in any undesirable change** to the character of the neighborhood.
- This is a **modest and reasonable request**, as 480 sq. ft. is consistent with other detached structures and outbuildings in our community.

Justification:

- The variance is **not substantial** given the overall scale of the lot and the size of the proposed structure.
- It will **not adversely affect environmental conditions**, drainage, or neighboring properties.
- **Several other homes in the neighborhood have similar detached structures**, establishing a precedent (Other Appeal meeting minutes included for proof of precedence: 7338 Paddock Ridge, 7188 Creekbend Drive, 7294 Paddock Ridge, 7216 Creekbend Dr) Two other properties observed in community but unable to locate appeal minutes for 7168 Creekbend Dr and 7277 Paddock Ridge Rd.
- The structure will help us **improve the functionality and value of our property** while respecting the town's development goals.

Relief Sought:

- **5-foot variance** from the required 15-foot **side yard setback** (resulting in a 10-foot setback).
- **Up to a 30 foot variance** from the **front yard setback**, subject to confirmation of the official front yard designation.

Thank you for your time and consideration. We appreciate the board's attention to this matter and are available to provide additional documentation, site plans, or answer any questions during the hearing.

Respectfully submitted,

Devin and Kimberly Hope

Devin (b)(6), (b)(7)(C) Kimberly Hope (b)(6), (b)(7)(C)



DENIAL OF BUILDING APPLICATION

PROPERTY LOCATION: 7283 CREEKBEND DR.

SBL NUMBER: 165.03 - 1 - 6.22

OWNER: DEVIN & KIMBERLY HOPE

OWNER ADDRESS: 7283 CREEKBEND DR.

E-MAIL ADDRESS: _____

REASON FOR DENIAL

OWNER WISHES TO CONSTRUCT AN ACCESSORY
STRUCTURE THAT IS BOTH TO CLOSE TO THE
FRONT PROPERTY LINE AND TO CLOSE TO THE SIDE
LOT LINE.

TOWN CODES AFFECTED 247-11(E)
AND TOWN CODE 247-34 F(2)(a)

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

Kimberly Hope
Applicant

5/12/25
Date

Ronald Diedrich
Code Enforcement Officer

5/7/25
Date

6570 Campbell Blvd.
Lockport, NY 14094
716-625-8833 Ext. 115 & 114
www.pendletonny.us
rdiedrich@pendletonny.us
tbarnes@pendletonny.us

FEE: \$

Jobsite Location: 7283 Creechboro dr Date: 5/7/25

Contractor/Applicant: Atlantic Garages Phone: [REDACTED]

Address: 7283 Creekbend dr pendleton ny 14120

Property Owner: Devin & Kimberly Haze Phone: [REDACTED]

Address: 7283 Creekside dr pendleton ny 14120

E-Mail Address. [REDACTED]

Use of Building: Storage

Size of Building: 20 x 24 ft

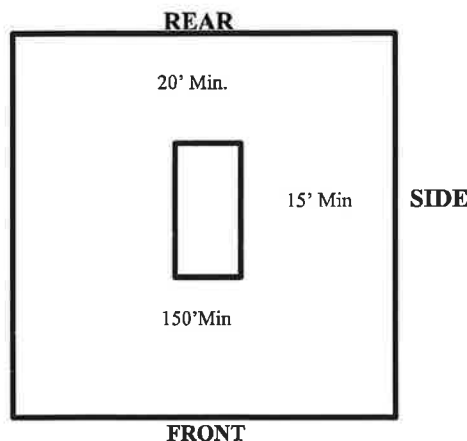
Height of Building: 516 ft

Estimated Cost: £ 40K

Building Access: Driveway

By existing Driveway: ~~X~~ New Driveway: _____

If New Driveway, Curb Cut Required: Yes No



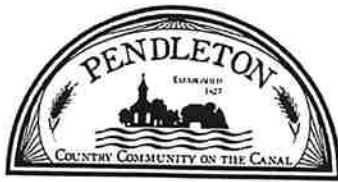
Additional Information:

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 Hone

Date: 5/7/25

Inspector Approval: _____



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
10X24 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 10X24 GARAGE ATTACHED
TO EXISTING GARAGE

Size of Parcel: 100X IRREGULAR

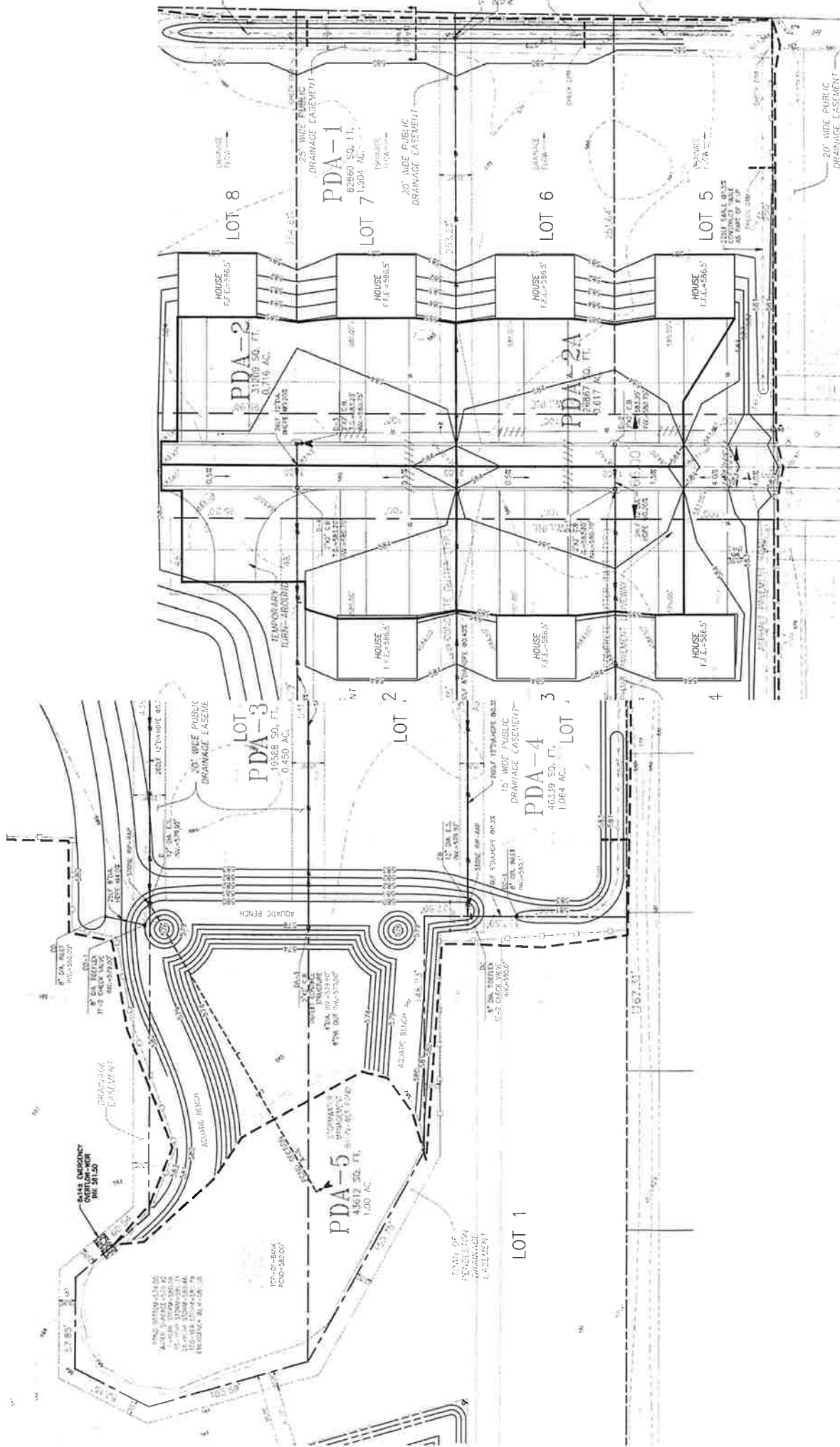
Current Zoning: R-2 RESIDENTIAL

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).





LOT

A portion or parcel of land considered as a unit, devoted to a certain use or occupied by a building or a group of buildings that are united by a common interest or use and the customary accessories and open spaces belonging to the same.

LOT AREA

The net area contained within lot lines.

LOT COVERAGE

That percentage of the lot area which is devoted to building area. District regulations refer to the maximum percentage of the lot area devoted to building area.

LOT DEPTH

The shortest distance from the street line to the rear line, measured at right angle to the street line.

LOT LINE

Any line dividing one lot from another.

YARD, FRONT

An open unoccupied space on the same lot with the main building between the front line of the building and the front line of the lot and extending the full width of the lot.

YARD, REAR

An open unoccupied space on the same lot with the main building between the rear line of the building and the rear line of the lot and extending the full width of the lot.

YARD, SIDE

An open unoccupied space on the same lot with the main building between the main building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

SETBACK

The distance from the edge of the right-of-way to the part of the structure nearest to the edge of the right-of-way, measured by right angles to the edge of the right-of-way, not including cornices or entrance steps.

BUILDING SETBACK LINE

A line parallel to the street line at a distance as regulated by the front yard requirements in this chapter.

STREET LINE

The common line joining a street right-of-way to any lot.

TOWN OF PENDLETON
ZONING BOARD OF APPEALS
October 24, 2017 Meeting

Members:

Wolfgang Buechler, Chairman
Lee Daigler
James Schlemmer
James G. Meholic, Secretary
Dennis Welka

The ZBA open regular meeting was called to order by Mr. Wolf Buechler at 7:01 PM. All ZBA members were present at the meeting. No changes were made to the ZBA agenda submitted by Wolfgang Buechler.

PUBLIC HEARINGS:

Frederick Starr
7294 Paddock Ridge
Pendleton, New York



APPLICATION FOR VARIANCE of the provisions of the Zoning ordinance of the Town of Pendleton to construct a 594 sq. ft. accessory structure on his property at a front yard setback of 108 ft. where a minimum of 150 ft. is required per Town Code. The front yard variance request would be 42 ft. as per Town Code §247-34.F.(2)(a). The property is approximately 1.1 acres and is R2 medium density residential zoning.

Mr. Starr presented the Town of Pendleton Building Inspector's denial, site survey illustrating the proposed location of the accessory structure, sketch of the proposed building, and a letter from Forbes Capretto confirming that the Starr's are under contract to build a 1,840 sq. ft. home on Paddock Ridge. He indicated that he wanted to build a 2-car garage on a 22 ft. x 27 ft. floating pad for storage of his cars & motorcycle. Mr. Starr was hopeful that he could build the garage this year if possible.

All ZBA members stated that they had driven by or visited the property.

The public hearing was closed at approximately 7:20 PM.

REGULAR ZBA MEETING:***Review Minutes from Prior Meeting:***

A motion was made by Lee Daigler to accept the minutes of the September 26, 2017 meeting with the corrections for Mr. Don Meyers of Fisk Road lot size at 5.1 acres, and the Town Code states that structures "over" 1,800 ft² require a full site plan review. The motion was seconded by Dennis Welka. All voted in favor.

Specific Board Deliberation Actions:

Greg Soemann / James Edwards (Continued from September 2017)
6310 South Transit Road
Pendleton, New York

APPLICATION FOR VARIANCE of the provisions of the Zoning ordinance of the Town of Pendleton to construct a 3,840 sq. ft. building at a 15 ft. rear yard setback where a minimum of 50 ft. is required per Town Code. The rear yard variance request would be 35 ft. as per Town Code §247-13.I. The property is approximately 10 acres and is CO2 Medium Commercial zoning.

The ZBA board reviewed the Area Variance tests, and commented as follows:

- a. Will the granting of the variance result in an undesirable change to the character of the neighborhood or will it be detrimental to nearby properties?

The board members felt that the granting of the variance would not create an undesirable change to the neighborhood and nearby properties.

- b. Are there alternative solutions that would not require a variance?

It was agreed that a alternative solution would be to relocate the building to meet town code, but the building would be more visible from the road.

- c. Is the requested variance substantial?

It was agreed that the requested variance request was substantial as it was 70% closer than town code allows.

- d. Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district?

The board members felt that the variance could have an adverse effect on the physical or environmental conditions in the neighborhood due to the potential for drainage issues. It was indicated that the Planning Board would review the building location and make any recommendations to the applicant if there were any potential drainage concerns.

e. Is the applicant's difficulty self-created?

It was agreed that the applicant's difficulty was self-created.

A motion was made by Mr. Welka to grant the rear yard variance as detailed in the request with the condition that the project be completed in one year. The motion was seconded by Mr. Schlemmer. All voted in favor.

**Frederick Starr
7294 Paddock Ridge
Pendleton, New York**

A motion was made by Mr. Buechler to table the deliberation for one month to review a possible alternative code variance. The motion was seconded by Mr. Meholick. All voted in favor.

New Inquiries to ZBA: None

Correspondence: None

Special Topics: None

Miscellaneous ZBA Topics:

1. The next scheduled meeting will be on Tuesday, November 28, 2017, at 7:00PM.

A motion was made by Dennis Welka to adjourn the meeting at 8:20 PM, and seconded by Jim Meholick. All voted in favor.

Submitted for:

James G. Meholick
Secretary

Attachments: Available in the Town Clerk's Office
Town of Pendleton Zoning Board of Appeals Sign-In Sheet
Public Hearing Mailing List for Frederick Starr
Town of Pendleton Denial of Building Application for Mr. Frederick Starr
Town of Pendleton Public Hearing Request for Mr. Frederick Starr
Town of Pendleton Notice of Public Hearing for Mr. Frederick Starr
Letter from Forbes Capretto for Mr. Frederick Starr
Site Survey of Property for Mr. Frederick Starr

Sketch of Garage for Mr. Frederick Starr



Property Details

7294 Paddock Ridge Rd

 FOLLOW

ACTIONS 



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TOWN OF PENDLETON
ZONING BOARD OF APPEALS
October 26, 2021 Meeting

Members:

Wolfgang Buechler, Chairman
David Kantor
James Schlemmer
Nicholas Graves
Dennis Welka, Secretary

The ZBA open regular meeting was called to order by Mr. Wolfgang Buechler at 7:00 PM. ZBA members Wolf Buechler, Dave Kantor, Nick Graves, and Dennis Welka were present at the meeting. James Schlemmer attended remotely. Mr. Theodore Jeorg, Town Prosecutor, was also present.

PUBLIC HEARINGS:

There were no public hearings scheduled.

REGULAR ZBA MEETING:

Review Minutes from Prior Meeting:

A motion was made by Dennis Welka to accept the minutes of the 9/28/2021 meeting, and was seconded by Nick Graves. All voted in favor.

Specific Board Deliberation Actions:

Joseph and Nicole Riedy
7216 Creekbend Dr.
North Tonawanda, NY 14120

Continued from 28 September 2021: Riedy, Joseph and Nicole 7216 Creekbend Dr., Pendleton NY. Owner wishes to place a 500 SF accessory structure at a side yard setback of 10 ft. where minimum side yard setback allowed is 15 ft. per Town Code §247-34.F.(2)(b). Property is 0.7 acres and zoned R2 Medium-Density Residential. Area variance sought is 5 ft. accessory structure side yard setback variance.

The ZBA board reviewed the Area Variance property setback of the pool house and commented as follows:

- a. Will the granting of the variance result in an undesirable change to the character of the neighborhood or will it be detrimental to nearby properties?

The board members felt that the granting of the variance would not create an undesirable change to the neighborhood and nearby properties.

- b. Are there alternative solutions that would not require a variance?

It was agreed that the alternative solutions could be to relocate the proposed pool or construct a smaller pool house.

- c. Is the requested variance substantial?

It was agreed that the requested variance request was substantial.

- d. Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district?

The board members felt that the variance would not have an adverse effect on the physical or environmental conditions in the neighborhood.

- e. Is the applicant's difficulty self-created?

It was agreed that the applicant's difficulty was self-created .

Board Action: The Board considered, among other things, the character of the neighborhood, the reason for the variance request, the size of the variance, and the design/layout constraints on the project due to the wetland restrictions in the rear of the property. Mr. Kantor moved to approve an area variance of 5 ft. accessory structure side yard setback variance for the project as proposed with a one-year time limit on completion. Mr. Schlemmer seconded the motion.

Voting in favor of the motion: Buechler, Graves, Kantor, and Schlemmer.

Voting against: Welka

Decision: Area variance of 5 ft. accessory structure side yard setback variance was approved.

New Inquiries to ZBA: *none*

Correspondence: *none*

Special Topics: *none*

Miscellaneous ZBA Topics:

1. The next scheduled meeting will be on Tuesday, 11/23/2021, at 7:00PM.

A motion was made by Nick Graves to adjourn the meeting at 7:48 PM, and seconded by Jim Schlemmer. All voted in favor.

Submitted for:

Dennis J. Welka
Secretary

Attachments: Sign in Sheet for 10/26/21



Property Details

7216 Creekbend Dr

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Tom Scozzafava
7338 Paddock Ridge
Pendleton, New York

APPLICATION FOR VARIANCE of the provisions of the Zoning ordinance of the Town of Pendleton to construct a 16 ft. x 22 ft. (352 sq. ft.) accessory structure at the end of his driveway. There is also an existing 14 ft. x 20 ft. (280 sq. ft.) accessory structure on the property for a total area of 632 sq. ft. where the maximum size allowed is 600 sq. ft. per Town Code. The accessory structure would be located at a side yard setback of 12.37 ft. where the minimum allowed is 15 feet, and at a front yard setback of 89.73 ft. where the minimum allowed is 150 ft. per Town Code. The aggregate area variance request would be 32 sq. ft. as per Town Code §247-34.E.(1), side yard setback variance request of 2.63 ft. as per Town Code §247-34.F.(2)(a), and front yard setback variance request of 60.27 ft. as per Town Code §247-34.F.(2)(b). The property is 0.57 acres and is R-2 medium density residential zoning.

Mr. Scozzafava presented the Town of Pendleton Building Inspector's denial, and a site survey of the property that illustrated the location of the proposed accessory structure. There is also an existing 16 ft. x 16 ft. pergola on the property that Mr. Scozzafava did not want to remove. The existing pergola would add 256 sq. ft. to the area variance request and also require a variance for the total number of structures. The ZBA members were not certain if the pergola was to be considered for the variance request.

All ZBA members stated that they had driven by or visited the property.

The formal public hearing was closed at approximately 7:22 PM.



Ken Kuriscak
7188 Creekbend Drive
Pendleton, New York

APPLICATION FOR VARIANCE of the provisions of the Zoning ordinance of the Town of Pendleton to construct a 12 ft. x 16 ft. (192 sq. ft.) accessory structure with a front yard setback of 144 ft. where the minimum allowed is 150 ft. per Town Code. The front yard setback variance request would be 6 ft. as per for Town Code §247-34.F.(2)(A). The property is 0.50 acres and is R-2 medium density residential zoning.

Mr. Kuriscak presented the Town of Pendleton Building Inspector's denial; a site survey of the property that illustrated the location of the proposed accessory structure, flyer illustrating the proposed shed, and several photographs of his property. Mr. Kuriscak indicated that the building location with the door facing the pool would be more useful for his family as it will be used as a changing area & for storage. He also indicated that there was no viable alternative placement for the structure on the property that did not encroach on the DEC wetlands delineated on the site survey.

All ZBA members stated that they had driven by or visited the property.

The formal public hearing was closed at approximately 7:40 PM.

REGULAR ZBA MEETING:

Review Minutes from Prior Meeting:

A motion was made by Lee Daigler to accept the minutes of the September 27, 2016 meeting and was seconded by Dennis Welka. All voted in favor.

Specific Board Deliberation Actions:

**Michael Riggles
6906 Bear Ridge Road
Pendleton, New York**

The ZBA board reviewed the Area Variance tests, and commented as follows:

- a. Will the granting of the variance result in an undesirable change to the character of the neighborhood or will it be detrimental to nearby properties?

The board members felt that the granting of the variance would not create an undesirable change to the neighborhood and nearby properties as the proposed accessory structure would be located far enough back in the property that the size would not be noticeable.

- b. Are there alternative solutions that would not require a variance?

It was agreed that the alternative solution would be to build a smaller building .

- c. Is the requested variance substantial?

It was agreed that the requested variance request was substantial as it was 35% larger than the town code allowed.

- d. Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district?

It was agreed that the variance would not have an adverse effect on the physical or environmental conditions in the neighborhood.

- e. Is the applicant's difficulty self-created?

It was agreed that the applicant's difficulty was self-created.

A motion was made by Mr. Daigler to approve the variance as detailed in the request, and to impose a one year time limit on completion of the proposed project. The motion was seconded by Mr. Schlemmer. All voted in favor.

Tom Scozzafava
7338 Paddock Ridge
Pendleton, New York

A motion was made by Mr. Welka to table the deliberation in order to confirm if the pergola was to be considered with the variance request. The motion was seconded by Mr. Schlemmer. All voted in favor.

Ken Kuriscak
7188 Creekbend Drive
Pendleton, New York

The ZBA board reviewed the Area Variance tests, and commented as follows:

- a. Will the granting of the variance result in an undesirable change to the character of the neighborhood or will it be detrimental to nearby properties?

The board members felt that the granting of the variance would not create an undesirable change to the neighborhood and nearby properties as the small size of the structure would have minimal visual impact.

- b. Are there alternative solutions that would not require a variance?

It was agreed that there was no alternative solution that would not require a variance due to the back yard of the property being in wetlands .

- c. Is the requested variance substantial?

It was agreed that the requested variance request was not substantial.

- d. Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district?

The board members were uncertain if the variance would have an adverse effect on the physical or environmental conditions in the neighborhood due to the wetlands.

- e. Is the applicant's difficulty self-created?

It was agreed that the applicant's difficulty was not self-created.



Property Details

7338 Paddock Ridge Rd

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ACTIONS 



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Property Details

7188 Creekbend Dr

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