

**City of North Tonawanda  
BOARD OF APPEALS**

**Kenneth D. Braun**  
*Chairman*  
**Mitchell Dreier**  
**Jacob Haacker**  
**Donald Evans**  
**William Lewis**

c/o City Clerk's Office  
City Hall – 216 Payne Avenue  
North Tonawanda, NY 14120  
(716) 695-8555  
**Cosimo R. Capozzi, Building Inspector**  
**Daniel R. Quinn City Clerk-Treasurer**

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February 28, 2018

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on Monday, March 12, 2018 at 6:00PM in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

**OLD BUSINESS**

#1

**AREA VARIANCE TO ERECT A 34' X 45' ONE STORY OFFICE/STORAGE BUILDING. [§103-10 (D) (2) (c) REAR YARD DEPTH MUST BE 25% OF LOT DEPTH OR A DEPTH EQUAL TO THE HEIGHT OF THE PRINCIPAL BUILDING.] [§103-14 (A) (2) (f) ONE OFF-STREET PARKING SPACE IS REQUIRED FOR EVERY 150 SQUARE FEET OF BUILDING SPACE.]**

**Steven Toth**  
382 Homestead Drive  
North Tonawanda, NY 14120

**Re: Area Variance to erect a 34' x 45' office space on corner vacant lot located at 358 Ward Road.**

**Clark Patterson Lee**  
26 Mississippi Street, Suite 300  
Buffalo, NY 14203

#2

**AREA VARIANCE TO ERECT A 90' X 43'-5" ADDITION TO THE NORTH SIDE OF THE BUILDING. [§103-11 (D) (2) (c) REAR YARD DEPTH REQUIRED TO BE TEN (10) FEET MINIMUM.] [§103-14 (A) (2) (f) ONE OFF-STREET PARKING SPACE REQUIRED FOR EVERY 150 SQUARE FEET OF BUILDING.] [§103-15 (C) (1) (c) AREA AND YARDS, CORNER LOT MODIFICATION-BUILDING REQUIRED TO BE 60% OF REQUIRED FRONT SETBACK OF ADJACENT R DISTRICT PARCEL.]**

**Kathleen Carr**  
1348 Doebler Drive  
North Tonawanda, NY 14120

**Re: Area Variance to erect a 90' x 43'-5" addition to side of building "Matt's Music" located at 937 Oliver Street**

**Ashwood Architectural, PC**  
908 Niagara Falls Blvd.  
North Tonawanda, NY 14120

**NEW BUSINESS**

#1

**USE VARIANCE TO CONTINUE A NONCONFORMING USE AS A MULTIPLE DWELLING, THREE DWELLING UNITS IN AN R1-2 ZONING DISTRICT. [§103-16G WHEN A NONCONFORMING USE DISCONTINUED FOR MORE THAN ONE YEAR SUCH NONCONFORMING USE SHALL THEREAFTER BE REESTABLISHED AND ALL FUTURE USE SHALL BE CONFORMING].**

**Edward A. Zebulske III**  
Attorney At Law  
150 Payne Avenue, PO Box 159  
North Tonawanda, NY 14120

**Re: Use variance to continue a non-conforming use as a multiple dwelling, three units in and R1-2 Zoning District.**

#2

**AREA VARIANCE TO CONSTRUCT A 1,609 SQ. FT. GARAGE. [§103-6 A (9) (e) ACCESSORY STRUCTURE NOT PERMITTED TO EXCEED 750 SQ. FT. IN ANY RESIDENTIAL DISTRICT.]**

**Rosal Construction Co. Inc.  
3060 Niagara Falls Blvd.  
North Tonawanda, NY 14120**

**Re: Area Variance to construct a 1,609 sq. ft.  
garage at 1413 Walck Road**

**The applications are available for public review during normal business hours at the City Clerk's Office.**

**Kenneth D. Braun  
Board of Appeals Chairman**

**Daniel R. Quinn  
City Clerk-Treasurer**

**Published March 3, 2018**

**NOTICE TO APPELLANTS: Your attendance at this hearing, to clarify any questions the Zoning Board may have regarding your application, is required. A duly authorized representative who is familiar with details of your application is acceptable, if necessary.**