

**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
Donna L. Braun City Clerk-Treasurer**

January 27, 2021

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, February 8, 2021 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeals:

***Due to the COVID-19 (Coronavirus) the meeting will ONLY be open to applicants.**

OLD BUSINESS

#1.

AREA VARIANCE TO ERECT A 4' PICKET STYLE FENCE IN FRONT YARD. [§103-15B (4)(b) FENCES CANNOT EXCEED FOUR (4) FEET WHERE LOCATED IN FRONT OF THE PRINCIPAL BUILDING AND IN EXCESS OF 15 FEET FROM THE FRONT PROPERTY LINE AND NO MORE THAN 3 FEET WHERE LOCATED WITHIN 15 FEET OF THE FRONT PROPERTY LINE. ANY FENCE CONSTRUCTED IN THE FRONT YARD MUST BE LESS THAN 50% SOLID WITH NO LESS THAN 2 ¼ INCHES OF SPACE BETWEEN EACH PICKET OR, UPON THE APPROVAL OF THE BOARD OF APPEALS, SUBJECT TO CONFORMANCE WITH THE CORNER VISIBILITY PROVISIONS ESTABLISHED UNDER THIS SECTION].

**Vincent J. Kalota
139 Eleventh Avenue
North Tonawanda, NY 14120**

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**Re: Area Variance to erect a 4' picket style
fence in front yard located at 139
Eleventh Avenue**

NEW BUSINESS

#1.

AREA VARIANCE TO ERECT A 24' X 26' DETACHED GARAGE. [§103-6 (A) (9) (e) PRIVATE GARAGES ARE LIMITED TO 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION]. EXISTING GARAGE IS 308 SQUARE FEET.

**Robert O'Connor
1130 Ruie Road
North Tonawanda, NY 14120**

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**Re: Area Variance to erect at 24' x 26'
detached garage, located at 1130 Ruie
Road**

#2.

USE VARIANCE TO CONVERT AN EXISTING BUILDING INTO A MUSIC AND PHOTOGRAPHY STUDIO BUSINESS. [§103-8 GENERAL RESIDENTIAL DISTRICT DOES NOT ALLOW BUSINESSES AS A PERMITE USE-BUSINESS FIRST PERMITTED IN AN RC BUSINESS DISTRICT].

**David Kelly
849 Oliver Street
North Tonawanda, NY 14120**

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Re: Use Variance to convert an existing building into a music and photography studio, located at 108 12th Avenue

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

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

**Donna L. Braun
City Clerk-Treasurer**

Published January 30, 2021

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.