

**City of North Tonawanda
BOARD OF APPEALS**

**Edward Smolinski
Chairman
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Scott Kuebler**

**c/o City Clerk's Office
City Hall – 216 Payne Avenue
North Tonawanda, NY 14120
(716) 695-8555
Robert C. DePaolo, Building Inspector
Donna L. Braun, City Clerk-Treasurer**

May 31, 2023

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on **MONDAY, JUNE 12, 2023 at 6:00PM** in the Common Council Chambers, City Hall, 216 Payne Avenue, North Tonawanda, New York on the following appeal:

OLD BUSINESS

#1.

AREA VARIANCE TO ERECT A 30' X 60' ACCESSORY STRUCTURE 5' FROM REAR AND SIDE PROPERTY LINES. (EXISTING 440 SQ FT + NEW 1800 SQ FT). [§103-6 (A) (9) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].

**Leroy Junn
198 Rumbold Avenue
North Tonawanda, NY 14120**

Re: Area Variance to erect a 30' x 60' detached garage 5' from property line, located at 198 Rumbold Avenue

NEW BUSINESS

#1.

AREA VARIANCE TO ERECT A 29' X 9' COVERED FRONT ENTRY PORCH MORE THAN 3' THAN THE AVERAGE FRONT SETBACK. [§103-15(c)(9)(a)(3a) PROHIBIT A VARIATION OF THREE FEET FROM THE COMPUTED AVERAGE SETBACK, IF SUCH SETBACK IS AT LEAST THREE FEET GREATER THAN THE MINIMUM SPECIFIED IN THE DISTRICT REGULATIONS].

**James Smolka
683 Shad Street
North Tonawanda, NY 14120**

Re: Area Variance to erect a 29' x 9' covered front entry porch, located at 683 Shad St.

#2.

AREA VARIANCE TO INSTALL A 24' X 21' (504 SQ/FT) ADDITION TO THE REAR OF THE EXISTING ATTACHED GARAGE. (EXISTING GARAGE IS 648 SQ/FT). [§103-6 (9)(e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].

**Brian Bortz
607 Witmer Road
North Tonawanda, NY 14120**

Re: Area Variance to erect a 24' x 21' addition to the rear of existing 648 sq/ft garage, located at 607 Witmer Road

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

**Edward Smolinski
Board of Appeals Chairman**

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

Published June 3, 2023

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.