

**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  
Robert C. DePaolo, Building Inspector  
Donna L. Braun, City Clerk-Treasurer**

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**December 1, 2021**

The Board of Appeals of the City of North Tonawanda, New York will hold a Special Session Public Hearing on MONDAY, DECEMBER 13, 2021 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 NEW POLE SIGN TO REPLACE AN EXISTING SIGN. [§103-9 (A) (10) (b) ACCESSORY USES AND STRUCTURES, PROVIDED THAT NO EXTERIOR SIGNS SHALL BE ALLOWED UNLESS IT: [1] PERTAINS ONLY TO PERMITTED USES ON THE PREMISES; [2] DOES NOT EXCEED ONE SQUARE FOOT PER LINEAR FOOT OF BUILDING FRONTAGE]. ALLOWABLE SIGNAGE IS 26 SQUARE FEET; PROPOSED IS 84 SQUARE FEET (2 SIDES @ 42 SQUARE FEET EACH)**

**Vitaliy Aponchuk  
AVA Roofing and Sidings, Inc.  
3790 Captains Way  
North Tonawanda, NY 14120**

**Re: Area Variance to replace an existing pole sign, with a new 84 square foot pole sign, located at 672 Niagara Falls Blvd.**

**NEW BUSINESS**

**#1.**

**AREA VARIANCE TO INSTALL A 528 SQUARE FOOT ADDITION TO EXISTING 1104 SQUARE FOOT GARAGE. [§103-6(A) (9) (e) RESIDENTIAL GARAGES NOT PERMITTED TO EXCEED 750 SQUARE FEET].**

**Scott Zulawski  
899 Walck Road  
North Tonawanda, NY 14120**

**Re: Area Variance to install a 528 square foot addition to an existing 1104 square foot garage, located at 899 Walck Road**

**#2.**

**AREA VARIANCE TO INSTALL A 12'X12' 3-SEASON ROOM OVER EXISTING DECK. [§103-15 (9) (a) FRONT YARD EXECPTIONS. (a) WHERE THE IMMEDIATELY ADJOINING LOTS ON EACH SIDE OF A PARCEL OF LAND IN ANY R DISTRICT AND ON THE SAME SIDE OF THE STREET THEREWITH OR IN ANY OTHER CASE WHERE AT LEAST 1/3 OF THE R DISTRICT LOTS ON THE SAME SIDE OF THE STREET AS SUCH PARCEL AND BETWEEN THE SAME TWO INTERSECTING OR INTERCEPTING STREETS HAVE DWELLINGS LOCATED THEREON, THE MINIMUM FRONT SETBACK FOR SUCH PARCEL SHALL BE THE AVERAGE SETBACK OF SUCH EXISTING DWELLING.]**

**Reaghan Wirley & Kody Huggins  
1474 Nash Road  
North Tonawanda, NY 14120**

**Re: Area Variance to install a 12' x 12' 3-  
season room on front deck of property,  
located at 1474 Nash 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**

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

**Published December 4, 2021**

**NOTICE TO APPELANTS: 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.**