

**City of North Tonawanda
BOARD OF APPEALS**

Kenneth D. Braun
Chairman
Mitchell Dreier
Jacob Haacker
Donald Evans
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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

April 7, 2021

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on MONDAY, APRIL 19, 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 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 ERECT A 30' X 48' DETACHED GARAGE WITH COVERED ROOF STRUCTURE IN REAR YARD. [§103-6 (A) (9)(e) PRIVATE GARAGES ARE LIMITED TO 750 SQUARE FEET IN SIZE]. [§103-15 (B)(1)(a) ACCESSORY BUILDINGS MAY NOT EXCEED 15' IN HEIGHT].

James G. Hanna
297 Drake Drive
North Tonawanda, NY 14120

Re: Area Variance to erect a new 30' x 48' detached garage with covered roof structure in rear yard, located at 297 Drake Drive

#2.

AREA VARIANCE TO CONSTRUCT A 7' X 17' COVERED PORCH AT FRONT OF DWELLING. [§103-15 C (9) (a)(3a) FRONT YARD SET BACK NOT PERMITTED TO VARY BY MORE THAN 3', AVERAGE SET BACK IS 25', NEW SET BACK WILL BE 16.75'].

**Leonard L. Anderson
307 Roncroff Drive
North Tonawanda, NY 14120**

**Re: Area Variance to construct a 7' x 17'
covered porch on front of house located
at 307 Roncroff Drive**

#3.

AREA VARIANCE TO ERECT A 3' SOLID FENCE IN FRONT YARD, LESS THAT (2) FEET FROM THE FRONT PROPERTY LINE. [§103-15 (B)(4)(b). NO SOLID-TYPE FENCE OR WALL SHALL BE PERMITTED IN FRONT YARD OF ANY DISTRICT. 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. "LET STAND VARIANCE"].

**Pamela Gardner
1375 Sherwood Avenue
North Tonawanda, NY 14120**

**Re: Area Variance to erect a 3' solid fence
in front yard less than (2) feet from
property line, located at 1375 Sherwood
Avenue**

#4.

AREA VARIANCE TO ERECT A 3' PICKET FENCE IN FRONT YARD, ONE (1) FOOT FROM THE FRONT PROPERTY LINE. [§103-15 (B)(4)(b)].

**Douglas E. Cervi
46 Felton Street
North Tonawanda, NY 14120**

**Re: Area Variance to erect a 3' picket fence
in front yard one (1) foot from
property line, located at 46 Felton St.**

#5.

AREA VARIANCE TO CONSTRUCT A NEW 24' X 40' SINGLE STORY DETACHED GARAGE WITH AN ATTACHED 8' X 12' OPEN ROOF STRUCTURE. [§103-6 (9) (e) GARAGE NOT PERMITTED TO EXCEED 750 SQUARE FEET IN SIZE NEW GARAGE IS 960 SQUARE FEET].

**Jeremy Martin
921 Ruie Road
North Tonawanda, NY 14120**

**Re: Area Variance to construct a new 24' x
40' single story detached garage with an
8' x 12' open roof structure, located at
921 Ruie Road**

#6.

AREA VARIANCE TO CONSTRUCT A 20' X 22.5' SINGLE STORY GARAGE ADDITION TO EXISTING 506 SQUARE FOOT GARAGE. [§103-6 A (9) (e) PRIVATE GARAGES NOT PERMITTED TO EXCEED 750 SQUARE FEET].

**Timothy O'Neill
524 Woodward Avenue
North Tonawanda, NY 14120**

**Re: Area Variance to construct a 20' x 22.5'
single story garage addition, located at
524 Woodward 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 April 10, 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.