

**City of North Tonawanda
BOARD OF APPEALS**

**Edward Smolinski
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**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**

November 2, 2022

The Board of Appeals of the City of North Tonawanda, New York will hold a Public Hearing on MONDAY, NOVEMBER 14, 2022 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 6' SOLID FENCE ACROSS THE FRONT YARD. [§103-15 (4) (b) NO MORE THAN FOUR FEET WHERE LOCATED IN FRONT OF THE PRINCIPAL BUILDING AND IN EXCESS OF 15 FEET FROM THE FRONT PROPERTY LINE AND NO MORE THAN THREE FEET WHERE LOCATED WITHIN 15 FEET OF THE FRONT PROPERTY LINE. NO SOLID-TYPE FENCE OR WALL SHALL BE PERMITTED IN 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 OR, UPON THE APPROVAL OF THE BOARD OF APPEALS].

**Michael Wells
1290 Pierce Avenue
North Tonawanda, NY 14120**

Re: Area Variance to erect a 6' solid fence in the front yard of property, located at 1290 Pierce Avenue

#2.

AREA VARIANCE TO REMOVE EXISTING AND INSTALL AN 8' X 12' ADDITION CLOSER THAN THE REQUIRED 25' FRONT SETBACK, (20') INSTALL A 12' X 14' TWO STORY ADDITION INSIDE THE REQUIRED 5' REQUIRED SIDE YARD (3'). [§103-7 (D) (1) (2) D. REQUIRED YARDS. (1) FRONT YARD DEPTH: 25 FEET. (2) SIDE YARD WIDTH: (a) DWELLINGS. MINIMUM, FIVE FEET; THE TOTAL OF BOTH SIDE YARDS SHALL BE NOT LESS THAN 13 FEET].

**Anthony Geraci
277 North Avenue
North Tonawanda, NY 14120**

Re: Area Variance to remove existing addition and install an 8' x 12' addition closer than the required 25' front setback, and install a 12' x 14' two story addition inside the required 5' side yard setback, located at 277 North Ave.

NEW BUSINESS

#1.

USE VARIANCE TO ERECT AND OPERATE A SINGLE STORY 12 UNIT OFFICE BUILDING IN AN R-2 ZONE (PROHIBITED) RESIDENCE-BUSINESS DISTRICT. [§103-9A (3) BANK, TELEPHONE EXCHANGE, PUBLIC UTILITY OFFICE, BUSINESS AND UTILITY OFFICES].

**Michael Wachowicz
391 River Road
North Tonawanda, NY 14120**

Re: Use Variance to erect and operate a single story 12-unit office building in an R-2 Zone, located at 460 Schenck Street

#2.

AREA VARIANCE TO INSTALL A 24' X 24' DETACHED GARAGE 5' FROM SOUTH AND EAST PROPERTY LINES. TOTAL SQUARE FOOTAGE IN EXCESS OF 750 SQ FT. [§103-3A (9) (e) PRIVATE GARAGES WITH A LIMIT OF 750 SQUARE FEET IN SIZE AND OF SIMILAR CONSTRUCTION STYLE AS THE SURROUNDING NEIGHBORHOOD].

**Anthony Pulvirenti
885 Nash Road
North Tonawanda, NY 14120**

**Re: Area Variance to install a 24' x 24' detached
garage less than 5' from property lines,
located at 885 Nash 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 November 5, 2022

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.