

TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



Deborah K. Maurer, Town Clerk
Phone: (716) 625-8833
Fax: (716) 625-6295
dmaurer@pendletonny.us

**TOWN OF PENDLETON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the ZONING BOARD OF APPEALS, Town of Pendleton, at the Town Hall, 6570 Campbell Boulevard, Lockport, NY 14094, at 7:00 p.m. on Tuesday, the 24th day of June 2025 for:

Jane Lombardo
6972 Monroe Street
Lockport, NY 14094

Owner wishes to construct an attached carport structure over the existing concrete driveway with a proposed 1' side yard setback. Town Code requires a minimum 15' side yard setback. An area variance for 14' is being requested.

Town Ordinance Affected: § 247-11E
Variance Sought: 14' side yard distance
Size of Parcel: 150' x 160' Irregular
Current Zoning: R-2 Residential

Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

A handwritten signature in black ink, reading "Deborah K. Maurer". The signature is written in a cursive style.

Deborah K. Maurer, Town Clerk

Dated: June 16, 2025

Please Publish: June 19, 2025



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 6-24-2025

RECEIVED
JUN 05 2025 TB
BUILDING DEPT.
TOWN OF PENDLETON

TIME: 7:00 P.M.

REQUESTED BY: Jane Lombardo

PHONE: _____

ADDRESS OF PROPERTY: 6972-Monroe St.

ADDRESS OF OWNER: Lockport, N.Y. 14094

E-MAIL ADDRESS: _____

To Consider the Following Request: Variance for side yard set

- ① Back next Cemetery !!
 - ② ask me for 14' or variance
 - ③ And existing house is 3'-6" off property line!
- Town Ordinances Affected: 247-11 E MINIMUM SIDE YARD SETBACK

Variance Sought: 14'

Size of Parcel: 0.49 ~~acres~~ acres 150' x 160' irregular

Current Zoning: 2-2 RESIDENTIAL

Applicant's Signature: [Signature] Date: 6-5-2025

Notes: This form must be filed with the Town Clerk, along with the filing fee, 10 days before the date of the Public Hearing. Please bring all documents to the Public Hearing including, Denial for Building Application, Site Survey showing proposed variance, documented reasons for the benefit of relief and any other documents that will support your need for relief. Structures over 1800 SF require a full site plan review by the Town Planning Board, per Town Code §247.34.F (4).



DENIAL OF PARCEL SPLIT

PROPERTY LOCATION: 6972 MONROE ST.

SBL NUMBER: 166.01-2-2

OWNER: JANE LOMBARDO

OWNER ADDRESS: 6972 MONROE ST, LOCKPORT, NY 14094

E-MAIL ADDRESS: _____

REASON FOR DENIAL

PROPOSED CARPORT STRUCTURE IS WITHIN
MINIMUM SIDE YARD SET BACK PER SECTION 247-11E
MINIMUM SIDE YARD SET BACK: 15 FEET FOR RESIDENCE
AND PRIVATE GARAGES.
PROPOSED SIDE YARD SETBACK IS 1 FOOT.

NOTE: This form and supporting documentation must be filed with the Board of Appeals

[Signature]
Applicant

6-5-2025
Date

[Signature]
Code Enforcement Officer

6-6-2025
Date



Swogier Construction Inc.

6461 Walmore Rd
Wheatfield, NY 14304
7167314240
office@swogier.com

Estimate

ADDRESS

Jane Lombardo
6972 Monroe St.
Lockport, NY 14094

ESTIMATE # 1554

DATE 05/27/2025

DESCRIPTION	QTY	RATE	AMOUNT
Maintenance Free Carport Roof: approx. 20' x 12'			
* Permit (if necessary will bill cost)			
* Carport to match pitch of roof but lower, it will fit perfect onto house and have same 1' overhang to match house. House color and trim to match as close as possible.			
* To consist of 3 piers 42" deep 12" round augered out, outside of concrete area and fill with concrete			
* Wood frame 16" on center, triple plate construction LVL's used for beams and 2x10 for ledger boards, 2x8 for rafters and 2x6 for ceiling joist.			
* Columns to be white decorative, picked out by owner *not included in price at this time. Time/materials charge when known.			
* Roofing to match existing house with all ice and water shields and flashings. All accessories to complete.			
* Siding: Gable ends to match blue as close as possible with all accessories to complete.			

DESCRIPTION

QTY RATE

AMOUNT

PVC white aluminum and white vinyl soffit on eaves and overhangs. All accessories to complete.

* White vinyl soffit on underside of carport ceiling.

* Install white gutter and downspout.

* Electrical: Add switch and 2 LED lights under porch ceiling.

Materials and labor to complete:

* Meter supply line and phone lines will be accomplished at Time/Materials rates to feed through new roof and flash.

*Note: if permit needs a drawing, it will be extra.

Thank you for the opportunity to quote your project TOTAL

Any changes or additions to estimate will be accomplished at a T/M rate or quoted.
If materials fluctuate, pricing may also.

Accepted By

Accepted Date

Existing House

18'-6"

1'-0" overhang

Existing House

Side View

Front View

← 6x6

30 asphalt shingle
1/2" OSB

← Flashing to house

← 2x10 Lag to house

← 2x8 Lag to house

2x8

2x6

2-1 1/4" L.V.L.'S

← 11'-6" →

← Simpson Cdy bracket

15" ← 15" (37) Concrete Piece



Swogier Construction inc
6461 Walmore Rd
Niagara Falls, NY
14304
(716) 731-4240
office@swogier.com
www.swogier.com



COVERED PORCH PERMIT APPLICATION

credit
FEE: \$90.00

Jobsite Location: 6972 Monroe St Date: 5-20-2025

Contractor/Applicant: Swooger Cost St. Phone: [REDACTED]

Address: 6461 Wilmore rd

E-Mail Address: Office@Swooger.com

Property Owner: Jane Lombardo Phone: ---

Address: 6972 Monroe St.

RECEIVED
JUN 04 2025
BUILDING DEPT.
TOWN OF PENDLETON

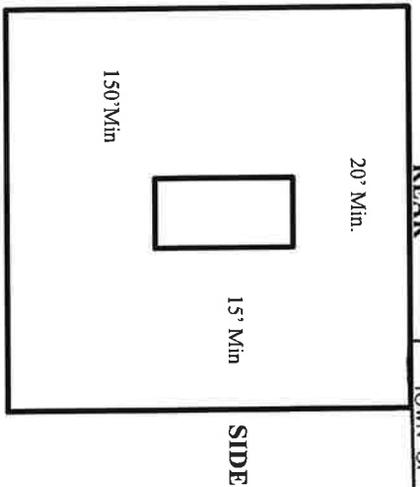
Size of Porch: 18'-6" x 11'-6"

Height: approx 9'-6" One Story Two Story

Estimated Cost: 14,500.00

Building Use: Recreational Storage

Electrical: Yes No



Additional Information:

- Current Survey is required for permit to be issued showing all buildings, septic, grinder, easements and setbacks.
- Two sets of Construction Drawings are required showing sufficient detail for the structure to be constructed.
 - Per Section 403 of the 2020 Uniform Residential Code, all freestanding structures over 600 sq. ft. and/or over 10' tall at the eave must meet frost protection requirements.
 - All freestanding structures over 600 sq. ft. must be designed by a design professional and bearing their stamp.
 - If using trusses, we must have a copy of the stamped truss certificate.
- Electrical work must be inspected by a certified electrical inspector. This will require both a rough and final inspection.
- Allowable size of the structure will be directly related to lot sizes. Oversized buildings will require a variance.
- Setbacks from side yard lot line is 15'. Setbacks from front yard lot line is 150'. Applicant shall call for required inspections. A final inspection is also needed, to include a final electrical inspection, before a Certificate of Occupancy can be given. There shall be no occupancy or storage in the structure until the Certificate is given.

Applicant Signature: [Signature] Date: 6-4-2025

Inspector Approval: _____