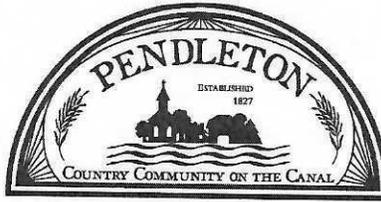


# TOWN OF PENDLETON

6570 Campbell Boulevard  
Lockport, NY 14094



**Deborah K. Maurer, Town Clerk**

Phone: (716) 625-8833

Fax: (716) 625-6295

dmaurer@pendletonny.us

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 23<sup>rd</sup> day of September 2025 for:

Rexford Howard  
5303 Oakwood Drive  
North Tonawanda, NY 14120

Owner wishes to construct a 24' x 32' accessory structure on the above referenced property. Proposed structure will exceed maximum allowable area of 600 sq ft per Town Code. An area variance for 168 sq ft is being requested. Also, the proposed structure does not meet the minimum front yard setback of 150 ft or side yard setback of 15 ft per Town Code. Area variances of 20 ft for the front yard and 10 ft for the side yard are being requested.

Town Ordinance Affected: §247-34E(1) Max. Size, §247-34F(2)(a) Min. Front Yard Setback, §247-34F(2)(b) Min. Side Yard Setback

Variance Sought: 168 Sq. Ft. Area, 20 Ft. Front Yard, 10 Ft. Side Yard

Size of Parcel: 0.6 Acres

Current Zoning: R-2 Residential

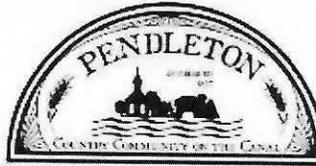
Additional information pursuant to this public hearing may be available at <https://pendletonny.us/calendar-events/>.

A handwritten signature in cursive script that reads "Deborah K. Maurer".

Deborah K. Maurer, Town Clerk

Dated: September 10, 2025

Please Publish: September 16, 2025



**PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE**

Fee: \$125.00

EMAIL: [REDACTED]

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: September 23, 2025

REQUESTED BY: Rexford Howard



TIME: 7:00 P.M.

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 5303 Oakwood Dr., North Tonawanda, NY, 141

ADDRESS OF OWNER: 5303 Oakwood Dr, North Tonawanda, NY, 14120

To Consider the Following Request: to construct an accessory structure on the above referenced property

Proposed accessory structure is 768 sq. ft. (24'x32')

Town Ordinances Affected: §247-34E(1) Max. Area, §247-34F(2)(a) Front Setback, §247-34F(2)(b) Side Setback

Variance Sought: 168 Sq. Ft. Area Variance / 20' Front Yard Setback Distance Variance / 10' Side Yard Setb:

Distance Variance

Size of Parcel: 0.6 Acres

Current Zoning: R-2 Residential

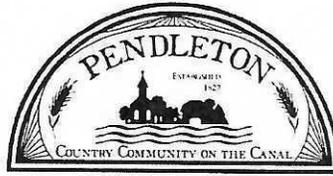
Rexford Howard

08/29/25

Applicant Signature

Date

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 BUILDING APPLICATION**

PROPERTY LOCATION: 5303 OAKWOOD DR.

SBL NUMBER: 165.02-3-6.3

OWNER: KAITLIN HOWARD

OWNER ADDRESS: 5303 OAKWOOD DR, N. TONAWANDA, NY 14120

E-MAIL ADDRESS: \_\_\_\_\_

REASON FOR DENIAL

PROPOSED 24' x 32' ACCESSORY STRUCTURE EXCEEDS  
MAX. ALLOWABLE AREA OF 600 Sq. Ft. PER TOWN CODE.  
PROPOSED STRUCTURE DOES NOT MEET MIN. FRONT AND  
SIDE YARD SETBACKS OF 150' AND 15' RESPECTIVELY.  
OWNER IS PROPOSING 130' FRONT YARD SETBACK AND  
5' SIDE YARD SETBACK.

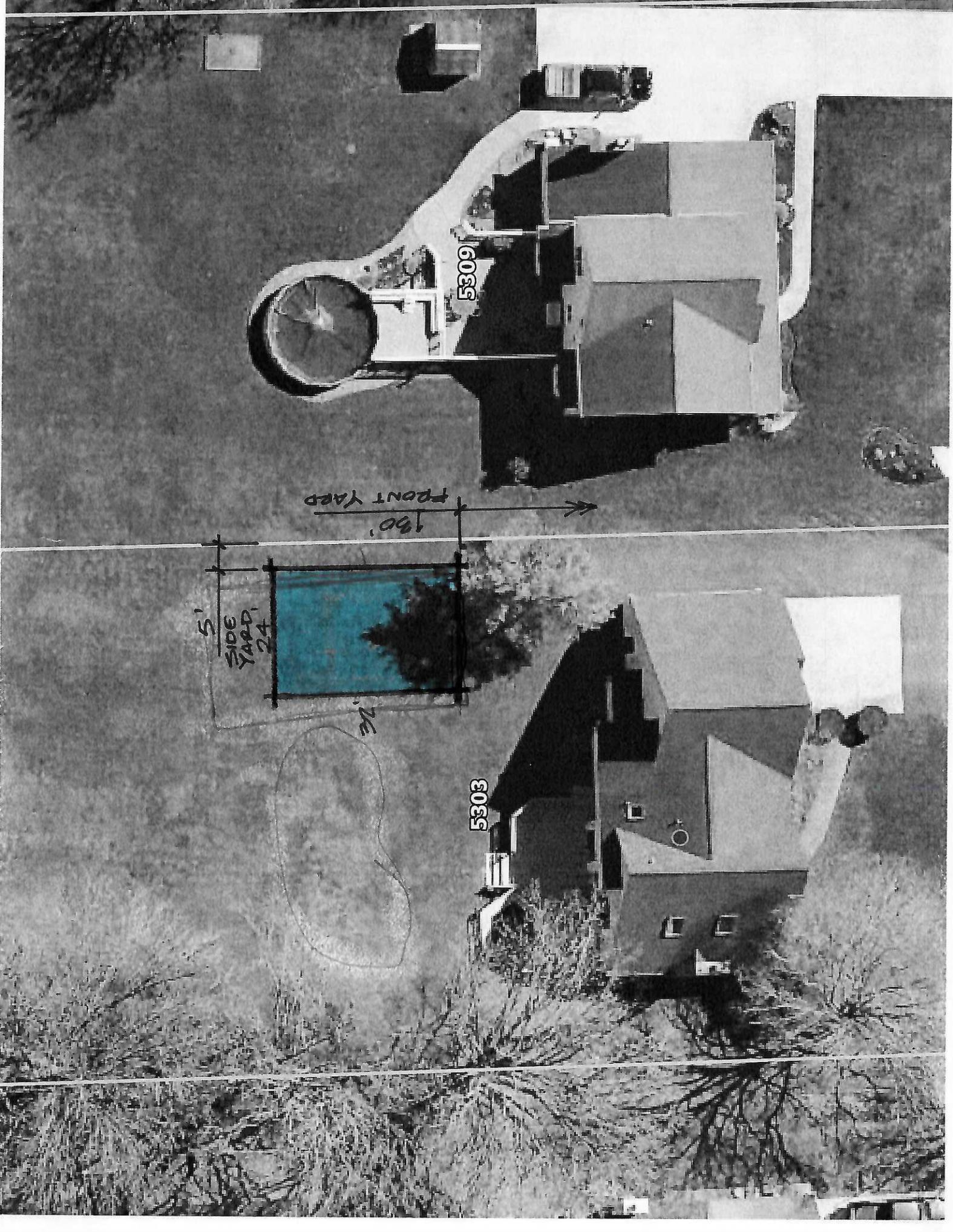
**NOTE: This form and supporting documentation must be filed with the Board of Appeals**

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

*Ray Barnes*  
Code Enforcement Officer

9/10/2025  
Date



5309

5303

130'  
FRONT YARD

5'  
SIDE  
YARD,  
24'

NE