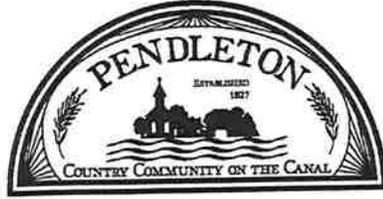


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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

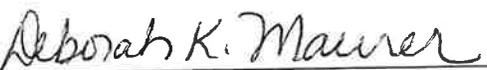
NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the ZONING BOARD OF APPEALS, Town of Pendleton, at the Town Hall, 6570 Campbell Boulevard, Lockport, NY 14094, at 7:00 p.m. on Tuesday, the 28th day of October 2025 for:

Matthew Bishara
4984 Devonshire Lane
Lockport, NY 14094

Owner wishes to construct 18' x 30' and 20' x 12' accessory structures on the above referenced property. Proposed structures will exceed maximum allowable area of 600 sq ft per Town Code. An area variance for 180 sq ft is being requested. Also, the proposed structure does not meet the minimum front yard setback of 150 ft per Town Code. An area variance of 51 ft for the front yard is being requested.

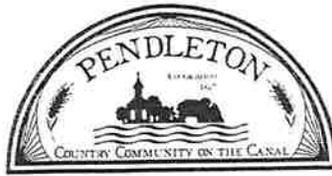
Town Ordinance Affected: §247-34E(1) Max. Size, §247-34F(2)(a) Min. Front Yard Setback
Variance Sought: 180 Sq. Ft. Area, 51 Ft. Front Yard
Size of Parcel: 0.8 Acres
Current Zoning: R-2 Residential

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


Deborah K. Maurer, Town Clerk

Dated: October 21, 2025

Please Publish: October 23, 2025



INVOICE # 12500539

PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE

Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: OCT. 28th



TIME: 7:00 P.M.

REQUESTED BY: Matthew Bishara

PHONE: [REDACTED]

ADDRESS OF PROPERTY: 4984 Devonshire Ln 14094

ADDRESS OF OWNER: 4984 Devonshire Ln 14094

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: Looking to build an ~~one~~ accessory building at the end of my existing driveway and that falls within the 150ft set back area, and a second accessory building exceeding max allowable area.

Town Ordinances Affected: 247-34F2A

Variance Sought: 51 feet front yard set back
180 sq. feet

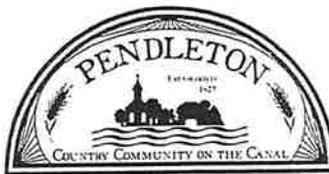
Size of Parcel: 100ft x 348ft

Current Zoning: R-2

[Signature]
Applicant Signature

9-30-25
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: 4984 DEVONSHIRE LN.

SBL NUMBER: 150.04-2-99

OWNER: Matthew Bishara

OWNER ADDRESS: 4984 Devonshire Ln

E-MAIL ADDRESS: [REDACTED]

REASON FOR DENIAL

PROPOSED ACCESSORY STRUCTURE IS WITHIN FRONT
YARD SETBACK PER TOWN CODE 247-34 F(2)(B).

PROPOSED 99.02 FT.

ALLOWED 150 FT.

PROPOSED ACCESSORY STRUCTURES EXCEED MAX. ALLOWABLE
AREA PER TOWN CODE 247-34E(1).

PROPOSED 780 S.F.

ALLOWED 600 S.F.

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

[Signature]
Applicant

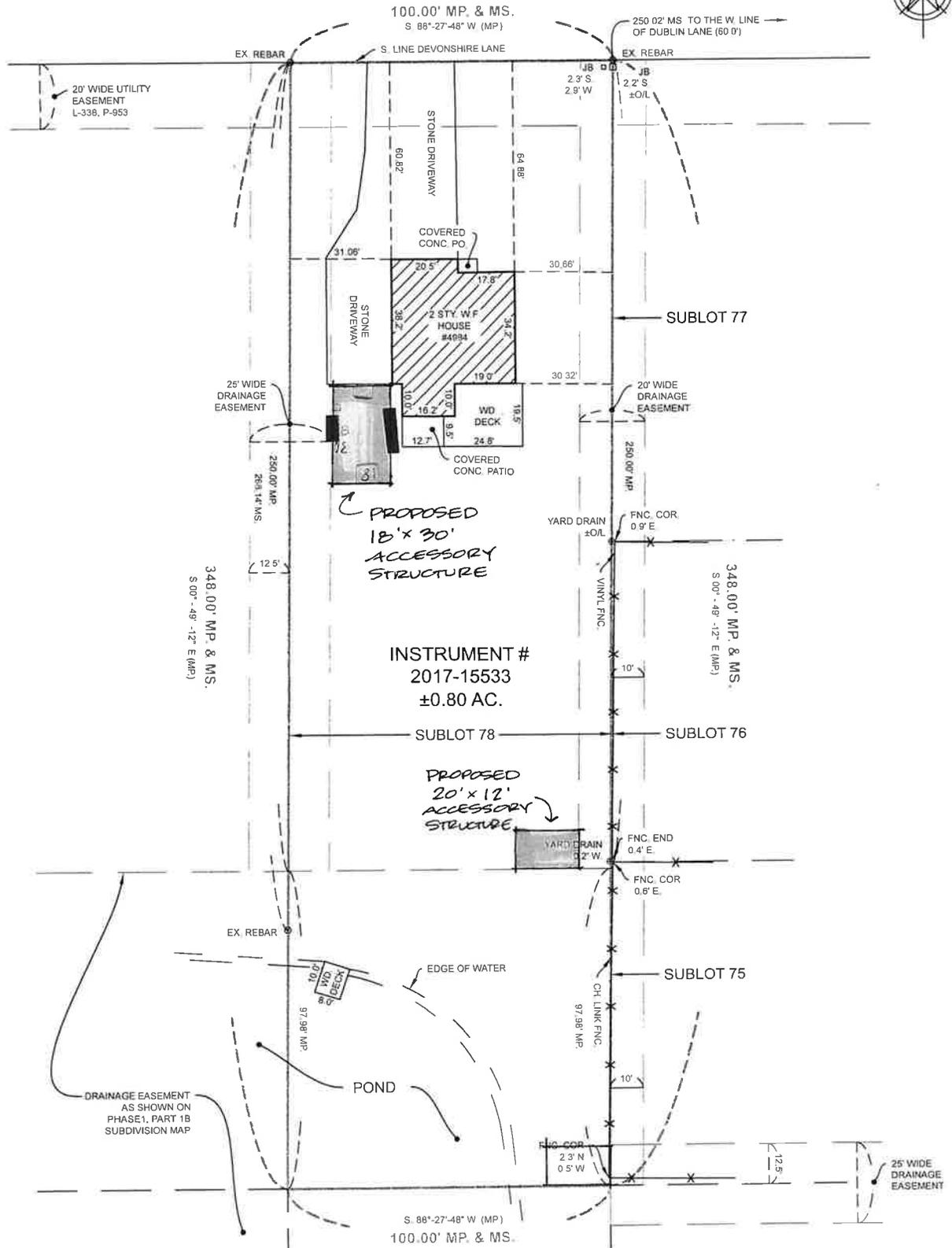
09-30-2025
Date

[Signature]
Code Enforcement Officer

9/30/2025
Date

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY CHANGES THAT AN EXAMINATION OF SUCH MAY REVEAL

DEVONSHIRE LANE (60.0')



SURVEY OF SUBLOT 78

PART OF LOT	75	SEC	-	TWP	13	RNG	7
OF THE HOLLAND LAND COMPANY'S SURVEY							
TOWN	PENDLETON	COUNTY	NIAGARA	NY			
TAX IDENTIFICATION No.	150.04-2-99	PROJ NO	24-628	SCALE	1"=30'		
CREW	MJM	DWN	PTH	CHK	CJS	DATE 12/30/2024	
LEGEND:		D = DEED	IP = IRON PIPE	PP = POWER POLE			
AC = ACRES	DIA = DIAMETER	JJB = JUNCTION BOX	P = PAGE				
APPROX = APPROXIMATE	DIST = DISTANCE	L = LIBER	S = SOUTH				
BIT = BITUMINOUS	E = EAST	MH = MANHOLE	STY = STORY				
CB = CATCH BASIN	ENG = ENCROACHMENT	MP = MAP	TP = TYPICAL				
CH = CHAIN	EX = EXISTING	MS = MEASURED	W = WEST				
CONC = CONCRETE	FNC = FENCE	N = NORTH	W' = WITH				
COR = CORNER	GAR = GARAGE	OH = OVERHEAD	WD = WOOD				
± = CENTERLINE	HSE = HOUSE	OL = ON LINE	WF = WOODFRAME				
		PQ = PORCH					

NOTES:
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY
 MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL
 OF THE LAND SURVEYOR'S SEAL SHALL BE
 CONSIDERED TO BE VALID TRUE COPIES

UNAUTHORIZED ALTERATION OR ADDITION TO
 THIS SURVEY MAP IS A VIOLATION OF SECTION
 7209 PROVISION 2 OF THE NEW YORK STATE
 EDUCATION LAW

MAP REFERENCE
 INSTRUMENT NO. M2016-00027



PO Box 207
 Sanborn, New York 14132
 PHONE: (716) 587-8380
 FAX: 716.587.8379
 WEBSITE: www.360landsurvey.com