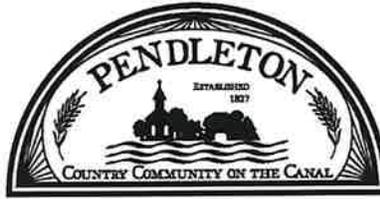


TOWN OF PENDLETON
6570 Campbell Boulevard
Lockport, NY 14094



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:

Randy and Natalie Johnson
SBL # 136.04-1-30
Lockport, NY 14094

Owner wishes to construct a single-family home on the above referenced property. Proposed structure does not meet the minimum side yard setbacks of 15 ft per Town Code. A variance of 6.11 ft for each side yard is being requested.

Town Ordinance Affected: §247-11E Min. Side Yard Setback
Variance Sought: 6.11 Ft. Side Yards
Size of Parcel: 100 Ft. x 800 Ft.
Current Zoning: R-2 Residential

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

Deborah K. Maurer

Deborah K. Maurer, Town Clerk

Dated: October 21, 2025

Please Publish: October 23, 2025



PUBLIC HEARING REQUEST TO PETITION FOR A VARIANCE



Fee: \$125.00

TO BE HELD BY: Zoning Board of Appeals

DATE OF HEARING: 10-28-2025

TIME: 7:00 PM

REQUESTED BY: Randy + Natalie Johnson

PHONE: [REDACTED]

ADDRESS OF PROPERTY: Tax Map ID: 136.04-1-30

ADDRESS OF OWNER: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

To Consider the Following Request: The size of our parcel is 100x800. When placing the home on the lot, we realized the 100' is the measurement on an angle. When you square it up to the perpendicular to the side lot lines, the measurement is shorter.

Town Ordinances Affected: 247-11, E

Variance Sought: Exception of ordinance requiring side yards 15 feet on both sides of a single family residence to avoid having to redesign home and placement on the lot.

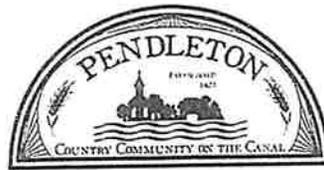
Size of Parcel: 100' x 800'

Current Zoning: R1

Natalie E. Johnson
Applicant Signature

10/10/25
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: Vacant lot between 6378 and 6384 Campbell Blvd.

SBL NUMBER: 136.04-1-30

OWNER: Randy & Natalie Johnson

OWNER ADDRESS: 8 Grafton Court, Lancaster, NY 14086

E-MAIL ADDRESS: andyj2001@gmail.com

REASON FOR DENIAL

Owner is proposing to construct a single family dwelling on the above referenced property in an R-2 Residential district with 8.89 Ft. side yard setbacks that do not meet the minimum required side yard setback per Town Code 247-11E 15 Ft. min. side yard setback.

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

Natalie E. Glasoe
Applicant

10/14/25
Date

[Signature]
Code Enforcement Officer

10/14/2025
Date

