NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the Town of Evans will meet at the Evans Town Hall, 8787 Erie Road, Angola, NY 14006 on September 10, 2026, at 6:00 P.M. The purpose of this meeting is to conduct a Public Hearing on the following appeals pursuant to Article IX of the Zoning Law of the Town, and hear all persons in favor of, or opposed to, the relief requested in said appeal:

1. John Stock of 727 Bennett Rd, Angola, NY 14006, is requesting to obtain a variance for an existing site located at 0 Erie Rd, Angola, NY 14006 SBL #220.00-3-24, in violation of the Town of Evans Zoning Law Section 200-24(C)(l)(d)[5]: Outdoor storage is not permitted in any front yard. Outdoor storage may be permitted in a side or rear yard abutting a residential district or other yard abutting a front yard of an adjacent parcel. Permitted outdoor storage areas shall be screened from adjacent parcels and shall not exceed 16 feet in height or be closer than 50 feet to any property line, wherein applicant is proposing storage to be +/- 20 feet in height.
2. Barbara Peterson of 176 Chapin Pkwy, Buffalo, NY 14209, is requesting to construct an addition at 8563 Patton Ave, Angola, NY 14006, in violation of the Town of Evans Zoning Law Sections 200-12(C)(1)(f)[1]: Front yard setback 25 feet and 200-12(C)(1)(f)[4]: Rear yard setback 30 feet, wherein applicant is requesting +/- 7 feet front yard setback and +/- 11 feet rear yard setback.
3. Michelle Ruggiero of 8568 Walk Ave, Angola, NY 14006, is requesting to construct a Single Family Dwelling at 8564 Patton Ave, in violation of the Town of Evans Zoning Law Sections 200-12 (C)(1)(f)[1]: Front yard setback 25 feet, 200-12(C)(1)(f)[4]: Rear yard setback 30 feet, 200-12(C)(1)(f)[2]: Combined side yard setback 15 feet, 200-12(C)(1)(f)[3]: Minimum side yard setback 5 feet, 200-12(C)(d)[1]: Minimum width of lot abutting a dedicated street for one-family 80 feet, 200-12(C)(1)(a): Minimum lot area 10,000 square feet, 200-12(C)(1)(g): Maximum lot coverage by building 35%, and 200-12(C)(1)(i)[3]: Minimum floor area per two or more story dwelling unit 1400 square feet, wherein applicant is requesting +/- 1 foot front yard setback, +/- 10 feet rear yard setback, +/- 8 feet combined side yard setback, +/- 4 feet minimum side yard setback, +/- 23 feet of frontage of an undedicated street, +/- 1,012 square feet lot area, +/- 51% lot coverage, and +/- 1,024 square feet for two-story dwelling unit.
4. Aaron Rizzo of 6565 Revere Dr, Derby, NY 14047, is requesting to construct a deck in violation of the Town of Evans Zoning Law Sections 200-12(C)(1)(f)[3]: Minimum side yard setback 5 feet, and 200-12(C)(1)(f)[1]: Front yard setback 25 feet, wherein applicant is requesting +/- 1 foot side yard setback and +/- 23 feet front yard setback.

5. Tim Kent of 288 Roat Ave, Angola, NY 14006, is requesting to construct an accessory structure in violation of the Town of Evans Zoning Law Section 200-10(C)(2)(a)[2]: Minimum side yard setback 5 feet, wherein applicant is requesting +/- 3 feet side yard setback.
6. Lawrence and Rebecca Bednarz of 6671 Schuyler Dr, Angola, NY 14006, are requesting to construct a shed in violation of the Town of Evans Zoning Law Section 200-10(C)(2)(a)[1]: Minimum 10 feet setback from any structure, wherein applicant is requesting +/- 6 feet from structure.
7.. Eric Dexter of 1453 Cardinal Court, Derby, NY 14047, is requesting a variance for a shed that has already been constructed in violation of Town of Evans Zoning Law Section 200-10(C)(2)(a)[1]: Minimum 10 feet setback from any structure, wherein applicant is requesting +/- 6 feet from structure.
8. Anthony Helta of 1883 Eden Evans Center Rd, Angola, NY 14006, is requesting to subdivide 1847 Eden Evans Center Rd in violation of Town of Evans Zoning Law Section 200-8.1(C)(1)(a): Minimum lot area of 5 acres, wherein applicant is requesting +/- 3.58 acres for one lot.

And any other business that may presently be before the board.

John Flading
Town of Evans Code Enforcement Officer