

(This meeting is being taped)  
**TOWN OF CLARENCE**  
Board of Appeals Agenda  
February 14, 2006 at 7:00 PM

**\*ALL APPLICANTS MUST ATTEND THIS MEETING\***

**Old Business:**

Appeal No. 5

Charles Kelkenberg  
Agricultural Rural Residential

Requests the Board of Appeals approve and grant two variances:

1. A 50' variance to allow the construction of a single-family home on a 100' wide lot at 10680 Croop Road.
2. A 25' variance to allow the construction of a single-family home on a 125' wide lot at 10716 Croop Road.

Appeal No. 5 is in variance of section 3.2.5 Lot Width.

Appeal No. 6

Charles Kelkenberg  
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a 50' variance to allow a single-family home on a 100' wide lot at 7060 Salt Road.

Appeal No. 6 is in variance of section 3.2.5 Lot Width.

**New Business:**

Appeal No. 1

Joseph Mannarino  
Residential Single Family

Requests the Board of Appeals approve and grant three variances:

1. An 80' variance creating a 135' front yard setback.
2. A 1,485 sq. ft. variance to create a 2,205 sq. ft. garage.
3. A 1.5' variance to create a 36.5' high home.

All to allow for the construction of a new home at 5225 Donnington Road.

Appeal No. 1 is in variance to Chapter 229, Article VI, sections 52, 54 & 55.

Appeal No. 2

Brian and Laurie Wisniewski  
Residential Single-Family

Requests the Board of Appeals approve and grant two variances:

1. A 3' variance creating a 32' front yard setback.
2. A 2' variance creating an 8' side yard setback.

All to allow the construction of an addition to the existing home at 8600 Nottingham Terrace.

Appeal No. 2 is in variance of Chapter 229, Article VI, section 52, (Setbacks).

Appeal No. 3

Walgreen's  
Traditional Neighborhood

Requests the Board of Appeals approve and grant a 30' variance to create a 10' front yard setback to erect a new free-standing sign at 6785 Transit Road.

Appeal No. 3 is in variance of Chapter 181, section 3.C.1.

Appeal No. 4

Walgreen's  
Commercial

Requests the Board of Appeals approve and grant nine variances:

1. Parking in the front yard setback area.
2. A 30' variance to allow a 50' front yard setback.
3. A 29 parking stall variance to allow 69 parking stalls.
4. A 130' variance to allow a manufactured home park 20' from an existing public road.
5. A 27' variance to allow a 3' setback from an internal roadway centerline to a manufactured home.
6. A 20' variance to allow a 5' setback between manufactured

homes.

7. A 48' variance to allow a 2' greenbelt between the manufactured home park and other properties.
8. A 5,400 sq. ft. variance to allow for 2,100 sq. ft. manufactured home sites.
9. A 15-home variance to allow for the existence of the manufactured home park with only 35 home sites.

All to allow for the construction of a 14,750 sq. ft. retail store at 9200 Sheridan Drive.

Appeal No. 4 is in variance of Chapter 229, Article X, sections 87-88, and Chapter 135, section 3.

Appeal No. 5

James Cook  
Agricultural Floodzone

Requests the Board of Appeals approve and grant a 92' variance creating a 98' front yard (along Kenfield Road) to allow the construction of a pole barn at 8649 Wolcott Road.

Appeal No. 5 is in variance of Chapter 229, Article IV, section 31.

Appeal No. 6

Jerry Logan  
Residential Single Family

Requests the Board of Appeals approve and grant a 25' variance creating an 80' front yard setback to allow for the construction of a single-family home at 9285 Greiner Road.

Appeal No. 6 is in variance of Chapter 229, Article VI, section 52 (setbacks).

Appeal No. 7

Nancy Miller  
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a 12,935 sq. ft. variance to create a 45,000 sq. ft. building lot (150' x 300') at 10120 Lapp Road.

Appeal No. 7 is in variance of Chapter 229, Article V, section 39 (lot provisions).

Appeal No. 8

Larry Hull  
Agricultural Floodzone

Requests the Board of Appeals approve and grant a variance to allow for the construction of an addition below the base flood elevation at 8110 Goodrich Road.

Appeal No. 8 is in variance of Chapter 107, section 5 (c).

**\*\*ALL PROPERTY MUST BE PROPERLY STAKED FOR INSPECTION.**