

TOWN OF CLARENCE
One Town Place, Clarence, NY
Zoning Board of Appeals Agenda
June 9, 2015 at 7:00 p.m.

ALL APPLICANTS MUST ATTEND THIS MEETING

****ALL PROPERTY MUST BE PROPERLY STAKED FOR INSPECTION AND REMAIN STAKED UNTIL AFTER THE MEETING. ALL ZONING BOARD OF APPEALS MEMBERS WILL PERFORM AN INSPECTION****

Old Business

Appeal No. 5

Arthur Fuerst
Residential Single Family

Requests the Board of Appeals approve and grant:
A.) A 1,152 square foot variance to allow a 1,152 square foot detached accessory.
B.) An 8' variance to allow for a 24' tall detached accessory structure
C.) A 3' variance to allow for a 12' tall overhead door.

All requests apply to a proposed detached accessory structure at 9705 Clarence Center Road.

Appeal No. 5 is in variance to A.) §229-55(H), B.) §229-55(E) (2), C.) §229-55(I).

Appeal No. 6

Charlie Kelkenberg
Agricultural Rural Residential

Requests the Board of Appeals approve and grant:
-for proposed building lot 1:

- A.) A 16.25' variance to allow for a lot split with the frontage of 133.75'.
- B.) A .48 acre variance to allow for a lot split with a total acreage of .85 acres.

-for proposed building lot 2:

- C.) A 16.29' variance to allow for a lot split with the frontage of 133.71'.
- D.) A .5 acre variance to allow for a lot split with a total acreage of .83 acres.

All requests apply to SBL# 30.00-3-39.111.

Appeal No. 6 is in variance to A & C) §229-40 (A), B & D) §229-39(B).

New Business

Appeal No. 1

Upstate Cellular Network
Restricted Business

Requests the Board of Appeals approve and grant:

- A.) A 20' variance to allow for a 120' tall commercial cellular tower.
- B.) A 46' variance to allow for a 74' setback to lot line.

Both requests apply to 7377 Transit Road.

Appeal No. 1 is in variance to §173-4(D) and §173-5(C)(3)(a).

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Appeal No. 2

Thomas Krug
Residential Single Family

Requests the Board of Appeals approve and grant:
A.) A 1,000 square foot variance to allow a 1,200 square foot detached accessory.

B.) A 9.3' variance to allow for a 25.3' tall detached accessory structure.

Both requests apply to a proposed detached accessory structure at 5370 Old Goodrich Road.

Appeal No. 2 is in variance to §229-55(H) and §229-55(E)(2).

Appeal No. 3

Robert E. Wilczak
Residential Single Family

Requests the Board of Appeals approve and grant a 284 square foot variance to allow for a 484 square foot detached accessory structure at 4970 Thompson Road.

Appeal No. 3 is in variance to §229-55(H).

Appeal No. 4

Dennis Miller
Residential Single Family

Requests the Board of Appeals approve and grant:
A.) A 48 square foot variance to allow for a 768 square foot detached accessory structure.

B.) A 3' variance to allow for a 2' rear yard setback.

Both requests apply to 10840 Stage Road.

Appeal No. 4 is in variance to §229-55(D) and §229-55(E)(1).

Appeal No. 5

Annette Pfentner
Traditional Neighborhood District

Requests the Board of Appeals approve and grant:
A.) For Lot 1: a 45' variance to allow for 105' lot frontage.

B.) For Lot 2: a 35' variance to allow for a 115' lot frontage.

Both requests apply to 8375 Lapp Road.

Appeal No. 5 is in variance to §229-61.

Appeal No. 6

Michael S. Phelps
Residential Single Family

Requests the Board of Appeals approve and grant:
A.) A 424 square foot variance to allow for a 624 square foot detached accessory structure.

B.) A 2' variance to allow for an 18' overall height.

Both requests apply to 8891 Michael Douglas Drive.

Appeal No. 6 is in variance to §229-55(H) and §229-5(E)(2).