

TOWN OF CLARENCE
One Town Place, Clarence, NY
Zoning Board of Appeals Agenda
July 8, 2014 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****

Appeal No. 1

Gerald Thomas
Residential Single Family

Requests the Board of Appeals approve and grant a 3' variance to allow for a 7' side yard setback for an existing accessory structure (generator) at 8451 Lakemont Drive.

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

Appeal No. 2

Richard Santucci
Residential Single Family

Requests the Board of Appeals approve and grant a 16' variance to allow for a 9' rear yard setback for the construction of a wood framed patio enclosure at 4070 Thornwood Lane.

Appeal No. 2 is in variance to §229-52(C), Map Cover defined rear yard setback of 25'.

Appeal No. 3

Richard Freeman
Residential Single Family

Requests the Board of Appeals approve and grant a 184 sq. ft. variance to allow for a 384 sq. ft. secondary detached garage at 5241 Shimerville Road.

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

Appeal No. 4

Robert Hoffman
Agricultural Rural Residential and
Industrial Business Park

Requests the Board of Appeals approve and grant:

- 1.) A 20' variance to allow for the creation of a parcel with 130' frontage.
- 2.) A variance to allow for the construction of two single family homes within the Industrial Business Park zoning classification.
- 3.) A variance to allow for up to a 400' front yard setback for two proposed single family homes.

All requests apply to 9520 Wehrle Drive.

Appeal No. 4 is in variance to §229-40(A), §229-100(A), §229-41(A).

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Appeal No. 5

Clarence Center VFC
Traditional Neighborhood District

Requests the Board of Appeals approve and grant a variance to allow for an LED changeable copy panel within the existing freestanding sign at 9415 Clarence Center Road.

Appeal No. 5 is in variance to §181-3(D)(5).

Appeal No. 6

Charles and Jane Vallone
Residential Single Family

Requests the Board of Appeals approve and grant a variance to allow for an existing fence greater than 6' in height located at 5102 Donnington Road.

Appeal No. 6 is in variance to §101-3(B).

This meeting will be taped.