

TOWN OF CLARENCE
Zoning Board of Appeals Agenda
September 11, 2012 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. 6

Cesare Banach
Residential Single Family
(Property has previously received a Commercial Use Variance)

Requests the Board of Appeals approve and grant:
1.) a 65.5 square foot variance to allow a plaza sign 97.5 square feet in size.
2.) a 26 square foot variance to allow an LED display sign board 36 square feet in size.
Both variances apply to the request to allow for the construction of a new combination tenant panel and LED display board plaza sign at 8500 Roll Road.

Appeal No. 6 is in variance to §181-3(B)(1) and § 181-3(B)(4).

New Business

Appeal No. 1

Lorna Heim
Residential Single Family

Requests the Board of Appeals approve and grant a 6' variance to allow for a 4' side yard setback to an accessory structure (generator) at 4645 Schurr Road.

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

Appeal No. 2

Kenneth Thompson
Residential Single Family

Requests the Board of Appeals approve and grant a 35' variance to allow for a building lot having 90' of public road frontage at 8880 Clarence Center Road.

Appeal No. 2 is in variance to §229-50(A).

Appeal No. 3

Cindy Youngers/Cara Mia Pet Spa
Major Arterial

Requests the Board of Appeals approve and grant a variance to allow for the installation of four (4) separate signs upon the exterior window space of a single business establishment within a plaza building at 6429 Transit Road.

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

Appeal No. 4

Joe Mattina
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a 10' variance to allow for a 5' side yard setback for the construction of a new residence at 7131 Salt Road.

Appeal No. 4 is in variance to §229-41(B)(2).

Appeal No. 5

Justin Zahn
Agricultural Rural Residential

Requests the Board of Appeals approve and grant a variance to allow for the construction of a detached accessory structure (shed) within the front yard space of a primary residence at 10603 Miland Road.

*Shed is currently partially constructed.

Appeal No. 5 is in variance to §229-44(E).

Appeal No. 6

Dale Cowan
Agricultural Flood Zone

Requests the Board of Appeals approve and grant a 2.1' variance to allow for the construction of a detached accessory structure 1.1' below the base flood elevation of an existing building lot within the Floodway Density Zone at 7760 Northfield Road.

Appeal No. 6 is in variance to §107-5(C)(1).

Appeal No. 7

William and Deborah Fedor
Residential Single Family

Requests the Board of Appeals approve and grant a 130 square foot variance to allow for the construction of a 330 square foot detached accessory structure (shed) at 5025 Red Tail Run.

Appeal No. 7 is in variance to §229-55(H).

Appeal No. 8

Brian and Randa Wright
Residential Single Family

Requests the Board of Appeals approve and grant:
1.) a 24' variance to allow for a 21' front yard setback to a primary residence.
2.) a variance to allow for a front yard setback less than 35'.

Both variances apply to the request to allow for the construction of an addition to an existing attached garage on a corner lot at 4828 Smiley Terrace.

Appeal No. 8 is in variance to §229-52(A)(3).

Appeal No. 9

Lindy Ruff

Residential Single Family

Requests the Board of Appeals approve and grant:

- 1.) a 1,240 square foot variance to allow for a detached accessory structure 1,440 square feet in size.
- 2.) a variance to allow for both an attached and detached garage.

Both variances apply to the request to allow for the construction of a new detached accessory structure (garage) at 5006 Winding Lane Farms.

Appeal No. 9 is in variance to §229-55(H).

This meeting will be taped.