

**TOWN OF CLARENCE**  
Zoning Board of Appeals Agenda  
September 13, 2011 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**

Marcus and Cindy Romanowski  
Planned Unit Residential Development

Requests the Board of Appeals approve and grant a 1' variance to allow for the extension of a driveway 2' setback from the side lot line at 8222 Golden Oak Circle.

Appeal No. 1 is in variance to §229-52(B).

**Appeal No. 2**

Chris and Roxanne Cook  
Residential Single Family

Requests the Board of Appeals approve and grant:  
1.) a 22' variance to allow for a front yard setback of 32'.  
2.) a 3' variance to allow for a front yard setback of 32'.

Both requests apply to the construction of a new garage addition at 5018 Clearview Drive.

Appeal No. 2 is in variance to §229-52 (A) (1) & (3).

**Appeal No. 3**

Dan Rohan  
Residential Single Family

Requests the Board of Appeals approve and grant:  
1.) a 2.21 acre variance to allow for a customary agricultural use on a property consisting of 2.79 acres.  
2.) a 160 square foot variance to allow for the construction of an accessory structure 360 square feet in size.

Both requests apply for the operation of a horse farm and construction of an associated accessory structure at 10680 Stage Road.

Appeal No. 3 is in variance to §229-47 (B) & 229-55 (H).

**Appeal No. 4**

Innovision LED Displays/Frank Lazarus  
Major Arterial

Requests the Board of Appeals approve and grant:

- 1.) a variance to allow for constant animation within an LED display board sign.
- 2.) a 43 square foot variance to allow for an LED display board 64 square feet in size.

Both requests apply to the installation of an LED display board at 4545 Transit Road (Eastern Hills Mall).

Appeal No. 4 is in variance to §181-2 (C) (5) & §181-3 (A) (2).

**Appeal No. 5**

Eric Schuessler  
Residential Single Family

Requests the Board of Appeals approve and grant:

- 1.) a 416 square foot variance to allow for the construction of a 616 square foot detached accessory structure.
- 2.) a variance to allow for both an attached and detached garage.

Both requests apply to the construction of a detached garage at 5335 Old Goodrich Road.

Appeal No. 5 is in variance to §229-55 (H).

**Appeal No. 6**

Clayton Ertel (Realty USA)  
Agricultural Floodzone

Requests the Board of Appeals approve and grant:

- 1.) a 44' variance to allow for a building lot having 106' of public road frontage.
- 2.) a .49 acre variance to allow for a building lot consisting of .84 acres.
- 3.) a 61' variance to allow for a building lot having 89' of public road frontage.
- 4.) a 560' variance to allow for a 650' front yard setback to a primary residence.

All requests apply for the subdivision of two (2) residential building lots and construction of a new single family residence on existing vacant property along the south side of Sesh Road (SBL #18.00-1-3.1).

Appeal No. 6 is in variance to §229-30 (B) & §229-29 (B)(1) & §229-31.Setbacks.