

TOWN OF CLARENCE
Zoning Board of Appeals Agenda
December 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****

Appeal No. 1

Don Lavocat
Agricultural Rural Residential

Requests the Board of Appeals approve and grant 2 variances to allow for the construction of an accessory structure (parking field) in association with a customary agricultural use at 8441 County Road:

- 1.) A variance to allow for an accessory structure in the front yard space of a primary structure.
- 2.) A 40' variance to allow for a 5' setback to an accessory structure in the front yard space of a primary structure.

Appeal No. 1 is in variance to §229-44 (E) and 229-41 (A).

Appeal No. 2

Dan Zegarelli/Brownstone Homes
Residential Single Family

Requests the Board of Appeals approve and grant an 8" variance to allow for a top of foundation wall to be 48" above the centerline grade of the public right of way for sublots #3-#10 of Garden Walk within the Spaulding Green Subdivision Phase 2A (Map Cover #3498). (Note: top of foundation wall is not to exceed 48" as per the grading plan dated April 27th, 2012).

Appeal No. 2 is in variance to §229-23 (A).

Appeal No. 3

Gary and Annette Kojtoch
Residential Single Family

Requests the Board of Appeals approve and grant 2 variances to allow for the construction of a new accessory structure (detached garage) at 8960 Hillview Drive:

- 1.) A variance to allow for both an attached and detached garage.
- 2.) A 250 square foot variance to allow for a detached accessory structure 450 square feet in size.

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

Appeal No. 4

Larry Stolzenburg
Residential Single Family

Requests the Board of Appeals approve and grant a 196 square foot variance to allow for a 396 square foot detached accessory structure (shed) at 10041 Pineledge Drive West.

Appeal No. 4 is in variance to §229-55 (H).

Appeal No. 5

MASH Urgent Care
Major Arterial

Requests the Board of Appeals approve and grant 2 variances to allow for the construction of a detached accessory structure (generator) at 5965 Transit Road:

- 1.) A 15' variance to allow for a 10' side yard setback to a detached accessory structure (generator).
- 2.) A variance to allow for an accessory structure in the front yard space of a principal structure.

Appeal No. 5 is in variance to §229-95 (B).

Appeal No. 6

Joe Zimolong and Anjali Sharma
Planned Unit Residential Development (PURD)

Requests the Board of Appeals approve and grant a 4.5' variance to allow for an 8' side yard setback to a primary residence for the construction of an addition to the existing residence at 5508 Oak Field Lane.

Appeal No. 6 is in variance to §229-52 (B).