REQUEST FOR ACTION BY:

TOWN OF CLARENCE, N.Y.

- ☑ Appeal Board
- ☐ Planning Board
- ☐ Town Board

- ☑ Appeal
- ☐ Rezone
- ☐ Revise Ordinance
- ☐ Subdivision
- ☐ Limited Use Permit
- ☐ Other

Rec'd. by: Jonathan Bleuer

Date January 29, 2015

Action Desired Applicant requests a variance of 36 sq. ft. to allow for a 40 sq. ft. freestanding sign. Applicant requests a variance of 2' to allow for an 8' fence. Both items are in request to 8441 County Road, located within the Agricultural Rural Residential Zone.

Reason

Town Code Reference:

§181-3 (E)(1)

§101-3 (B)

PLEASE PRINT

Name Chris Lavocat

Address 9855 Heroy Road

Clarence Center NY 14032

Town/City **State** **Zip**

Phone 741-3976

Signed SIGNATURE ON FILE

Requests for action on zoning should be filled out completely in above spaces if practicable; otherwise give brief description and refer to attached papers. The complete request with all necessary plans, maps, signatures, should be filed with the Secretary of the Planning Board. Requests (except appeals) may be filed with the Town Clerk or Town Board, but will generally be referred to Planning Board with subsequent loss of time.

Initial Action

Approved ☐
Rejected ☐ **by** ..... **on** ..... **19** .....

Approved ☐
Rejected ☐ **by** ..... **on** ..... **19** .....

Published (Attach Clipping) **on** ..... **19** .....

Hearing Held by ..... **on** ..... **19** .....

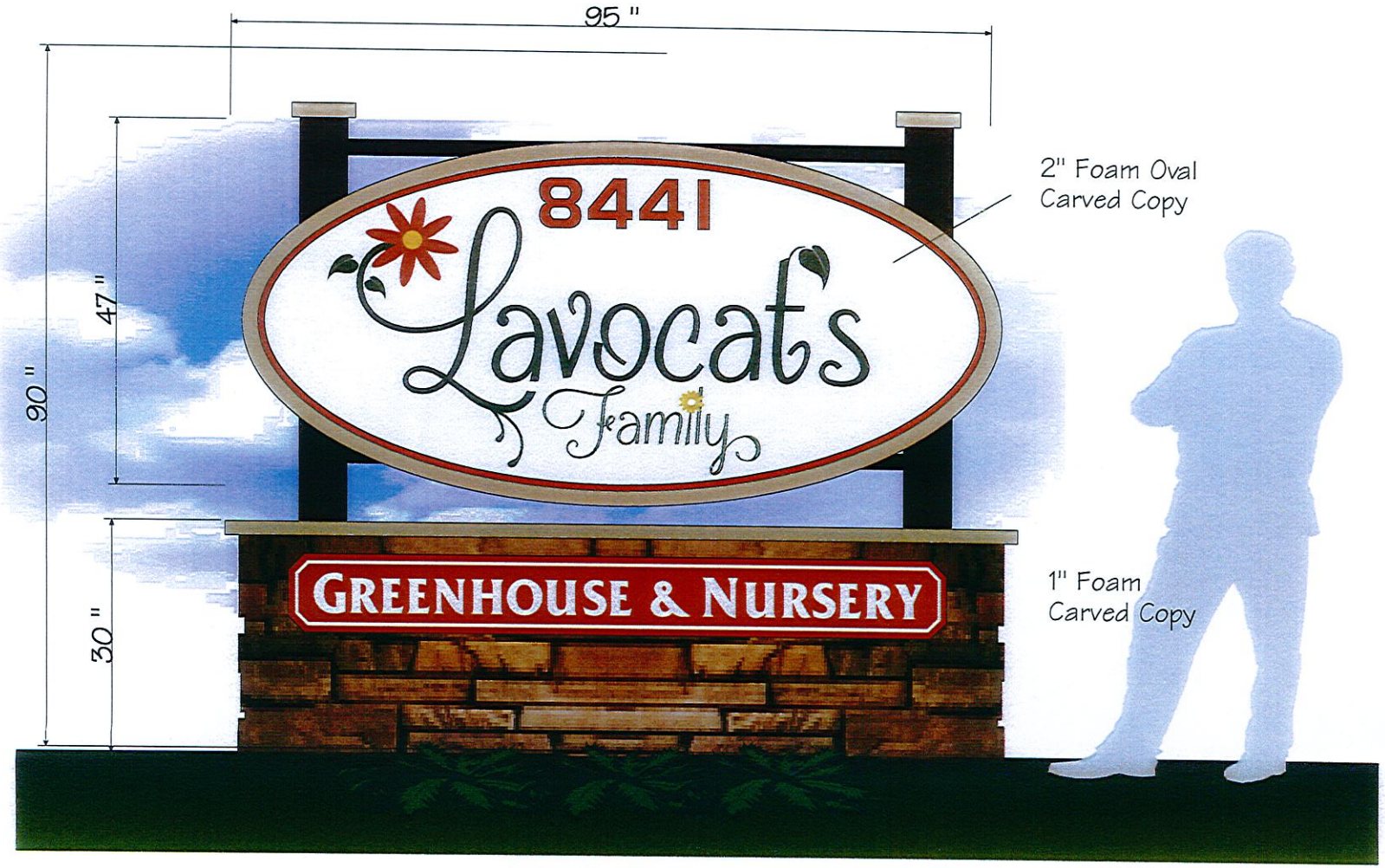
Final Action Taken

Approved ☐
Rejected ☐ **by** ..... **on** ..... **19** .....

Published (Attach Clipping) **on** ..... **19** .....

Filed with Town Clerk **on** ..... **19** .....

Filed with County Clerk **on** ..... **19** .....



D/F Non Illuminated Ground Sign

*THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.

Client Approval _____

DATE

Ulrich Signs

250 State Road
Lockport, New York 14094

Phone (716) 434-0167
Fax (716) 434-0226

www.ulrichsigns.com

Customer
Lavocats

Location
8441 County Road

Date
1/26/14

Sales Representative
Joe

Designer
A. Boehmer

File Name
Lavocats Family Greenhouse

Colors
TBD

Due to differences in monitors and printers, colors you see may vary from final product.

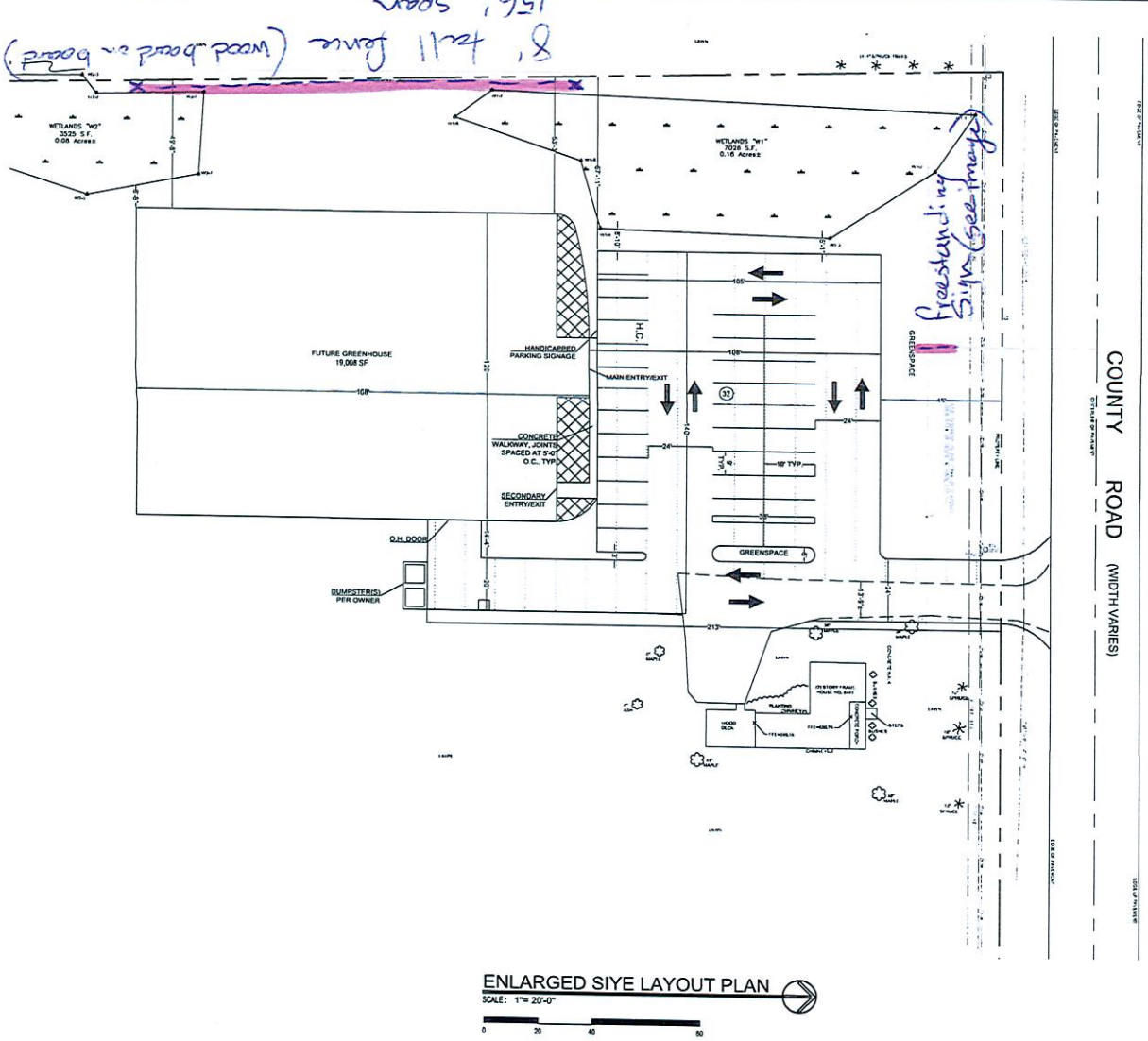
Description
D/F
Non Illuminated Ground Sign

UL LISTED

UL Inspected and labeled in accordance with UL standard #48 for electric signs installed, using UL listed parts and methods of installation in accordance with the National Electric Code.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

THIS DESIGN PROPOSAL IS THE EXPRESS PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.



ENLARGED SIYE LAYOUT PLAN

SCALE: 1"= 20'-0"

0 20 40 80

PROJECT STATISTICS

THIS SITE PLAN WAS CREATED IN ACCORDANCE WITH TOPOGRAPHIC & BOUNDARY SURVEY BY LAWRENCE J. ZYGAJ, PLS. PC DATED MAY 8, 2013.

- PROPERTY SIZE: 385,942 SF, 8.86 ACRES
- TOTAL DISTURBED AREA: 38,621 SF, 0.887 ACRE
- TOTAL DISTURBED AREA + EXCAVATION BUFFER: 40,681 SF, 0.934 ACRE
- ZONING: A-RR, AGRICULTURAL-RURAL RESIDENTIAL
- OCCUPANCY CLASSIFICATION: M
- CONSTRUCTION TYPE: 2B

BUILDING REQUIREMENTS & SETBACKS			
	EXISTING	NEW	TOTAL
BUILDING AREA	841 SF	19,008 SF	19,849 SF
COVERAGE	0.2%	4.9%	5.1%
HEIGHT	20'-0"±	23'-0"	23'-0"
YARD DEPTH:			
• FRONT	49'-8"	153'-0"	EXISTING GOVERNS
• SIDE	227'-5"	49'-8"	49'-8"
• REAR	435'-0"	205'-5"	205'-5"
PARKING SPACES	NA	32 + 1 H.C.	32 + 1 H.C.

GREEN SPACE			
	EXISTING	NEW	TOTAL
AREA	382,498 SF	343,893 SF	342,046 SF
COVERAGE	99.1%	89.1%	88.6%

LEGEND

- EXISTING TREE
- EXISTING TREE
- EXISTING SHRUB
- EXISTING VEGETATION
- EXISTING PAVEMENT
- EXISTING PAVEMENT TO BE DEMOLISHED
- NEW PAVEMENT
- PROPERTY LINE
- PARKING STRIPING
- EASEMENT
- UTILITIES
- DITCH
- EASEMENT
- EXISTING POLE
- EXISTING HYDRANT
- H.C. HANDICAPPED PARKING SPACE
- (39) PARKING SPACE COUNT
- PROPOSED ASPHALT PAVEMENT
- DIRECTIONAL ARROW (NOT PAINTED ON PVMNT.)
- NEW FLOWER BEDS
- WETLANDS

Arete

159 Cedar Ave.
Buffalo, NY 14216

No.	Description	Date

Lavocat's Family Greenhouse
8441 County Rd.
Clarence, NY 14051

Enlarged Site Layout Plan

Project number	102.01
Date	July 13, 2013
Drawn by	JAM
Checked by	JAM

C-1.01

Scale: As Indicated

9/25/2013 11:54 PM

* note the parcel lines displayed are approximate

N

8441 County Road

Proposed 8' tall board on board wood fence

156' span

Proposed 40 sq. ft. freestanding sign