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 July 31, 2015

Action Desired Applicant requests a variance of:

A) 7' to allow for a 3' side yard setback

B) 13' to allow for 12' rear side setback

for the addition of detached accessory structure located at 8435 Lapp Road in the Agricultural Rural Residential zone.

Reason Town Code Reference:

§229-44(F)(2-3)

PLEASE PRINT

Name John and Sandra Smith

Address 8435 Lapp Road

Clarence Center NY 14031

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

Phone 607-765-8065

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 ..... 20.....

Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Hearing Held by ..... on ..... 20.....

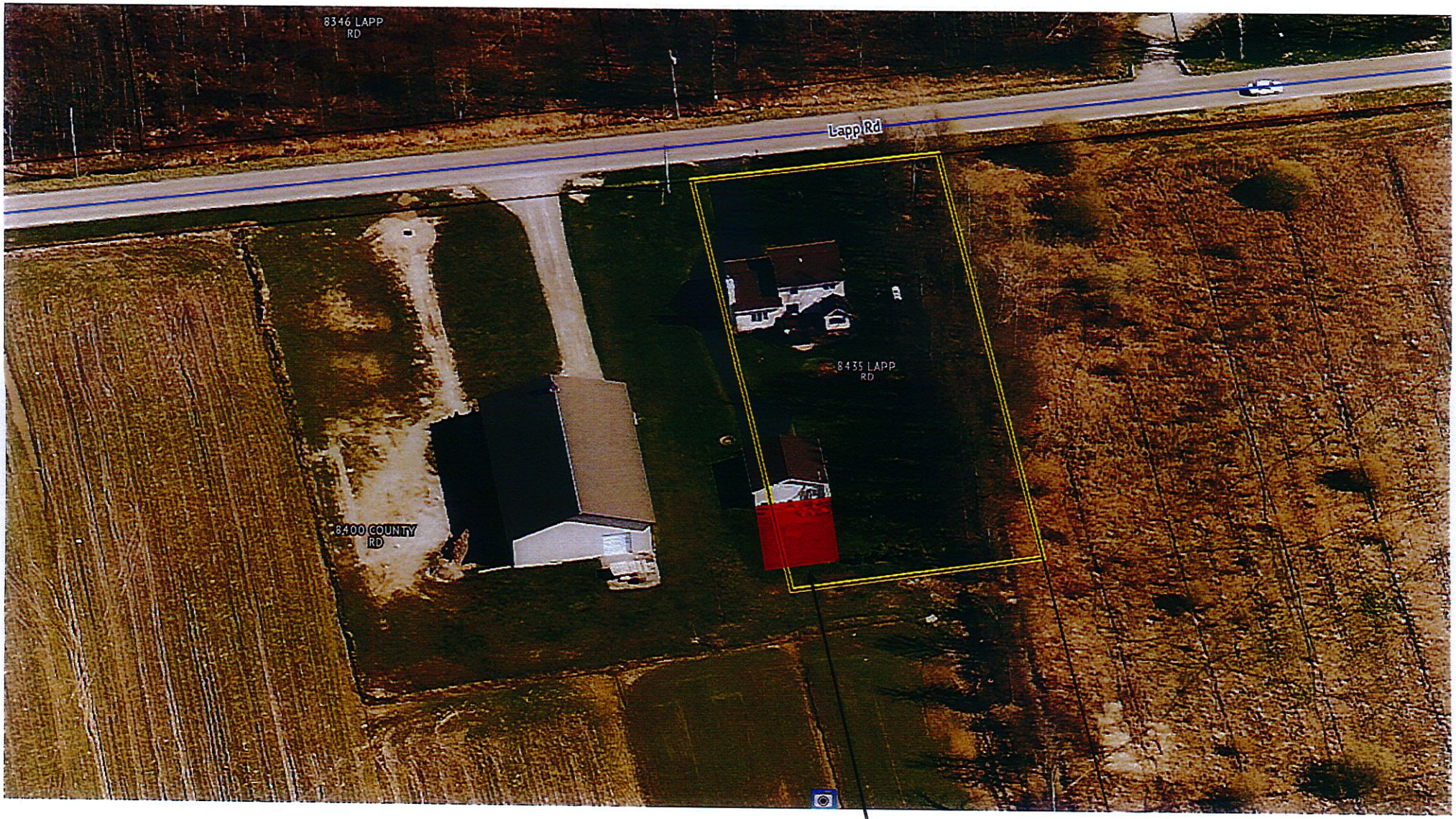
Final Action Taken

Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Filed with Town Clerk on ..... 20.....

Filed with County Clerk on ..... 20.....

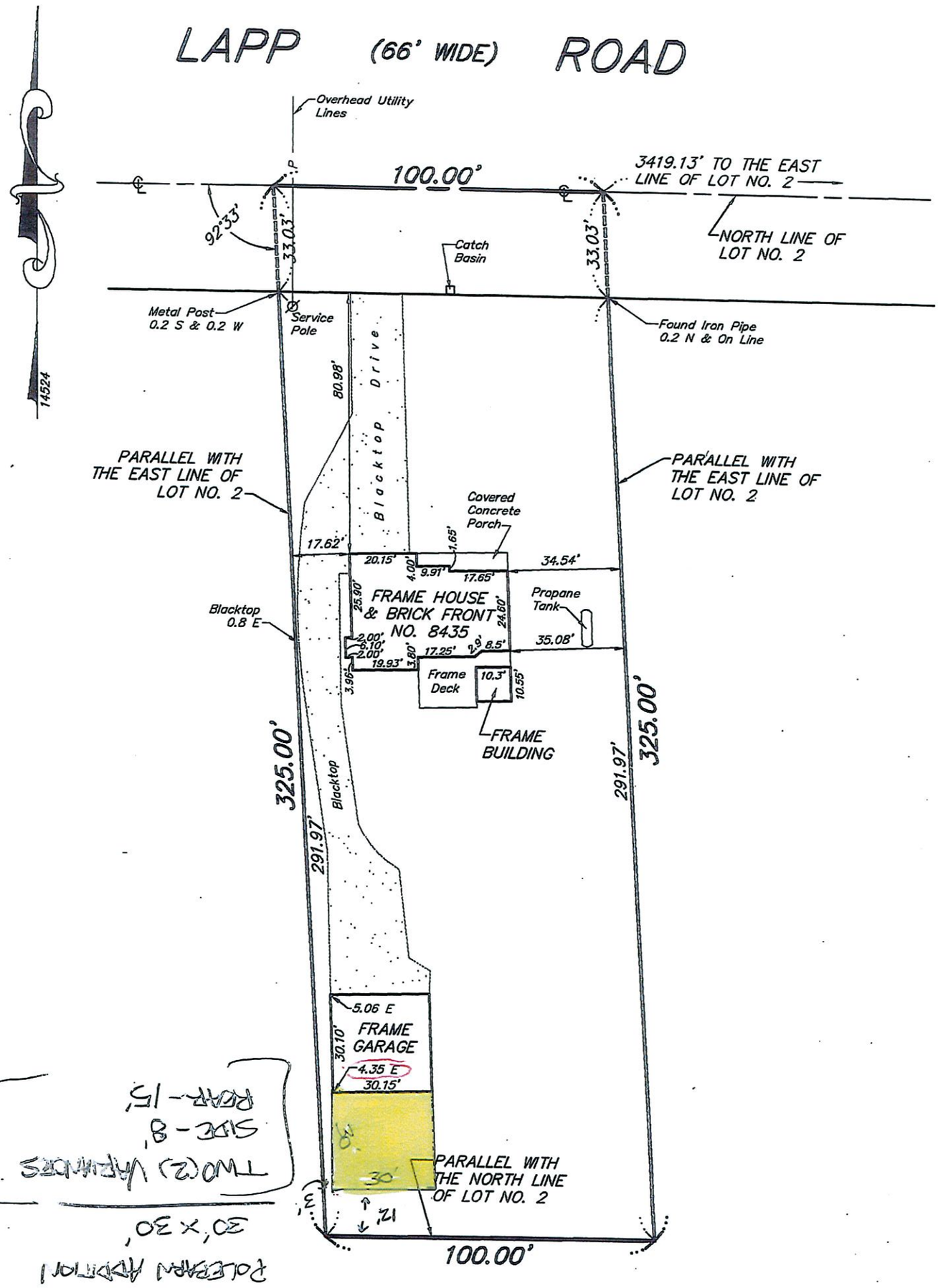


N

* note the parcel lines displayed are approximate

8435 Lapp Road

Proposed addition to existing detached accessory structure with 3' side yard setback and 12' rear yard setback.



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 10906 Deeds Page 4048

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Melissa Tocha Esq.

FRANCIS C. DELLES NYSPLS No. 050477

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Millard, MacKay & Delles
LAND SURVEYORS, LLP
150 AERO DRIVE
BUFFALO, NEW YORK 14225
PHONE (716) 631-5140 ~ FAX 631-3811

AMEND:

SURVEY DATE: 10-21-14

©DRAWING DATE: 10-22-14

SCALE: 1" = 40'

"ALL RIGHTS RESERVED"

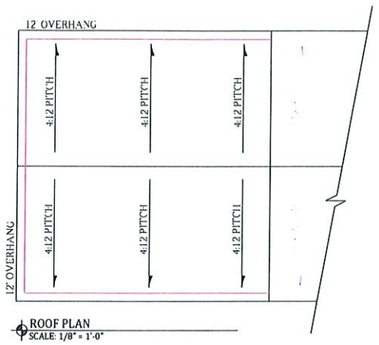
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

PART OF LOT 2 SECTION 16 TOWNSHIP 12 RANGE 6 OF THE: Holland Land Company's SURVEY - Erie COUNTY, N.Y.

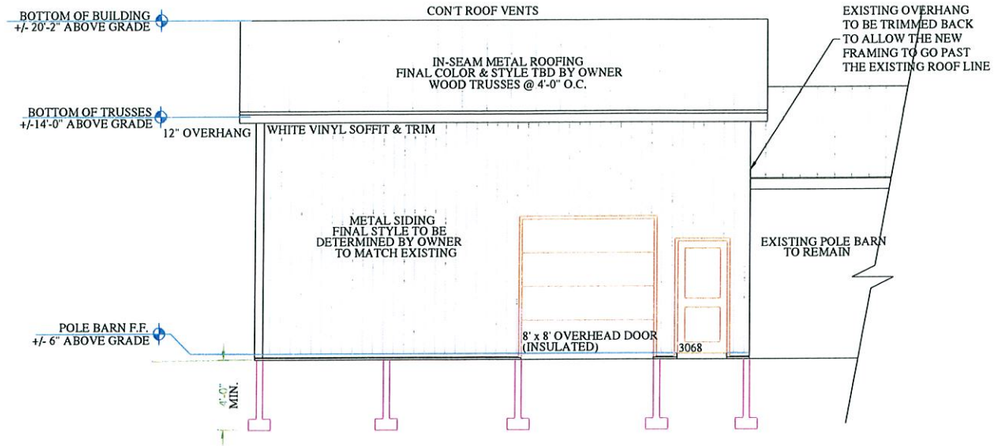
SURVEY OF: 8435 Lapp Road, Town of Clarence

SBL No. 29.00-2-19

FILE No. 29.00-2-19



ROOF PLAN
SCALE: 1/8" = 1'-0"



SOUTH-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

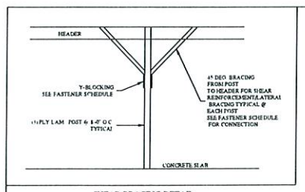
LIST OF DRAWINGS	
1 of 2	DESIGN DATA, ROOF PLAN FLOOR PLAN/ POST LOCATION, DETAIL(S) SOUTH-SIDE ELEVATION
2 OF 2	GENERAL NOTES, WALL SECTION FASTENER SCHEDULE WEST-SIDE ELEVATION, FRONT ELEVATION

DESIGN DATA

AS PER NEW YORK STATE 2010
BUILDING CODE AND ENERGY
CONSERVATION CONSTRUCTION CODE.

Ground Snow Load = 50 psf
Design Wind Speed = 90 mph, Exposure 'C'
Seismic Design Category = B
Site Class D, Design Group 1
Frost Line Depth = 48"
Live Load = 100 psf
Roof Live Load = 50 psf

RECEIVED
JUL 3 1 2015
ZONING OFFICE

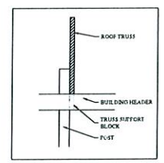


SHEAR BRACING DETAIL
NTS

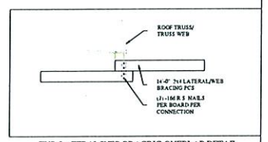
HEADER SCHEDULE
UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2x8	(2) 2x8
5'-0"	(3) 2x8	(2) 2x8
6'-0"	(3) 2x10	(2) 2x10
7'-0"	(3) 2x10	(2) 2x12
8'-0"	(3) 2x12	(2) 2x12

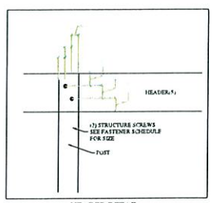
NOTE PROVIDE (2) 1/2" PLY. WD. GUSSETS -2X6 WALL
PROVIDE (1) 1/2" PLY. WD. GUSSETS -2X4 WALL
GLUE AND NAIL ALL HEADERS



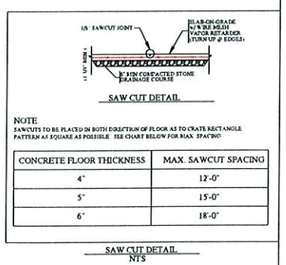
GABLE EXTENSION DETAIL
NTS



TYP. LATERAL/WEB BRACING OVERLAP DETAIL
NTS



HEADER DETAIL
NTS

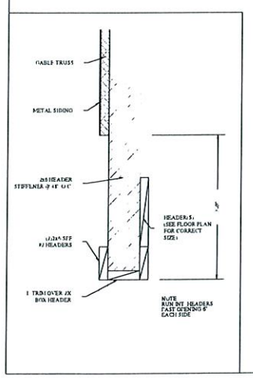


SAW CUT DETAIL

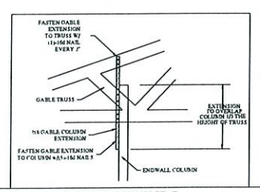
NOTE
SAWCUTS TO BE PLACED IN BOTH DIRECTION OF FLOOR AS TO CREATE RECTANGLE PATTERN AS SQUARE AS POSSIBLE. SEE CHART BELOW FOR MAX. SPACING

CONCRETE FLOOR THICKNESS	MAX. SAWCUT SPACING
4"	12'-0"
5"	15'-0"
6"	18'-0"

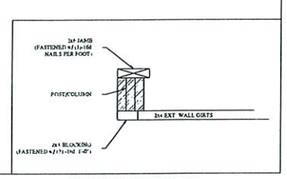
SAW CUT DETAIL
NTS



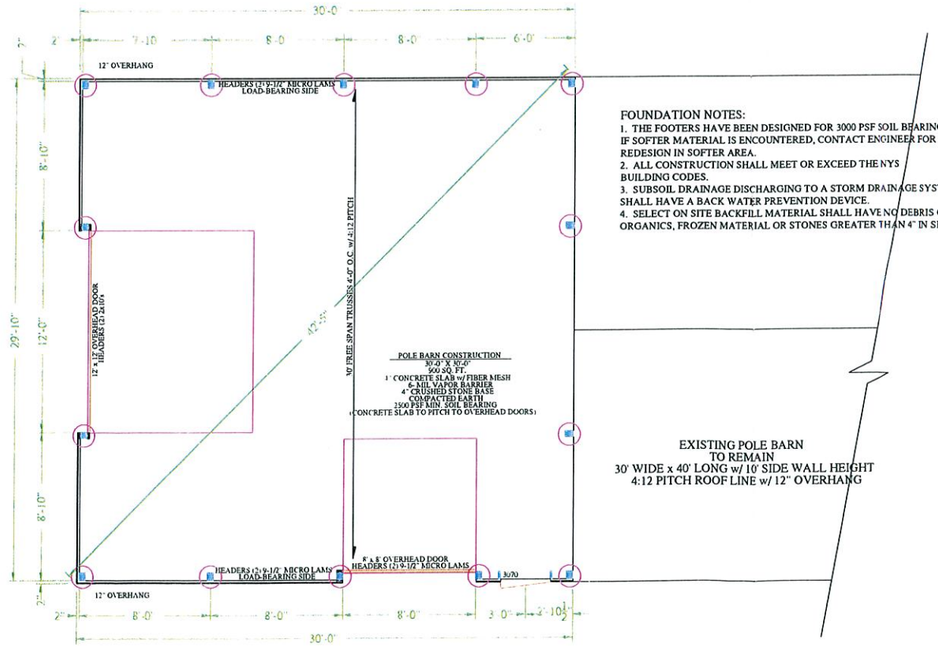
OVERHEAD DOOR JAMB DETAIL
NTS



GABLE EXTENSION DETAIL
NTS



OVERHEAD DOOR JAMB DETAIL
NTS



FLOOR PLAN/POST LOCATION(S)
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

1. THE FOOTERS HAVE BEEN DESIGNED FOR 3000 PSF SOIL BEARING IF SOFTER MATERIAL IS ENCOUNTERED, CONTACT ENGINEER FOR REDESIGN IN SOFTER AREA.
2. ALL CONSTRUCTION SHALL MEET OR EXCEED THE NYS BUILDING CODES.
3. SUBSOIL DRAINAGE DISCHARGING TO A STORM DRAINAGE SYSTEM SHALL HAVE A BACK WATER PREVENTION DEVICE.
4. SELECT ON SITE BACKFILL MATERIAL SHALL HAVE NO DEBRIS CLAY ORGANICS, FROZEN MATERIAL OR STONES GREATER THAN 4" IN SIZE.

EXISTING POLE BARN
TO REMAIN
30' WIDE x 40' LONG w/ 10' SIDE WALL HEIGHT
4:12 PITCH ROOF LINE w/ 12" OVERHANG

Project Name & Address:

Smith Residence
John Smith
8435 Lapp Road
Clarence Center, New York 14032

New Constructed Pole Barn
30'-0" X 30'-0" X 14' high = 900 sq. ft.

Unheated Area - NYS
ResCheck not required

Consultant/Designer:

Design & Drafting by Gina, LLC
Gina Pestillo
Architectural Designer
8468 Seven Springs Road
Batavia, New York 14020
(585) 469-1113
gpestillo@gmail.com

Architect:
ANDREW H. HINTENACH III, AIA
ARCHITECT
92 Pulteney Street
Geneva, New York 14456
(585) 748-5522
sailwindsbb@verizon.net

Seal:

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Revisions: Date:

List of Drawings, Design Data
South Side Elevation
Floor Plan/Pole Location
Roof Plan, Details

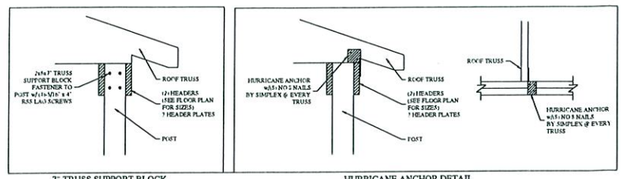
Drawing Name:	
Date:	July 27, 2015
Drawn By:	GMP
Project #:	2015.45
Scale:	AS SHOWN
Sheet #:	1 of 2

GENERAL NOTES:

1. MINIMUM FOUNDATION DEPTH BELOW FINISHED GRADE IS 4'-0".
   FOOTING HAVE BEEN DESIGNED ON A MINIMUM BEARING PRESSURE OF 2500 PSF.
   CONCRETE STRENGTH PER ACI 301-72 WITH TYPE II CEMENT AT 28 DAYS: 4000 PSI.
   MASONRY SPECIFICATIONS: ASTM C90 GRADE N-1, Fm = 1350 PSI
   MORTAR SPECIFICATIONS: ASTM C270 TYPE S
   GROUT SPECIFICATIONS: ASTM C476, Fc = 2000 PSI
   STEEL SPECIFICATIONS: STRUCTURAL STEEL: ASTM A36, Fy = 36 KSI
   REINFORCING STEEL: ASTM A615, Fy = 40 KSI
   WIRE MESH: ASTM A185, 6x6 10/10 WWM REINFORCING
   WOOD CONSTRUCTION: FRAMING LUMBER SPF#2 OR BETTER
   PLYWOOD OR OSB APA RATED = 2900 PSI, E = 2,000,000 PSI
2. BUILDER ASSUMES ALL LIABILITY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF ALL BEAMS, JOISTS, COLUMNS AND STUDS THAT ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES.
3. FRAMING LUMBER TO BE NO.1 OR NO. 2 SPF UNLESS OTHERWISE INDICATED.
4. ANY AND ALL TRUSS DESIGNS SHALL BE BY THE MANUFACTURER.
   MANUFACTURER SHALL BE RESPONSIBLE FOR ALL ENGINEERING, LAYOUT AND INSTRUCTIONS.
5. CERTAIN DIMENSIONS WILL VARY DEPENDING ON THE MATERIALS USED AND/OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND THE PLANS THE CONTRACTOR MUST ADVISE THE ENGINEER AS SOON AS POSSIBLE.
6. BUILDING CONTRACTOR MUST:
   1) VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
   2) RESPECT, IF APPLICABLE, REQUIREMENTS OF DOCUMENTATION ATTACHED TO THESE PLANS (E.G. MANUFACTURER'S SPECIFICATIONS, VENTILATION PLAN, ETC.) AND INFORM THE CLIENT OF ANY CONSEQUENCES RESULTING FROM CHANGES TO THIS PLAN.
3) THE CONTRACTOR SHALL LOCATE ALL SEPTIC FACILITIES PRIOR TO MOBILIZING EQUIPMENT AND/OR PERFORMING EXCAVATIONS AND BE RESPONSIBLE FOR MARKING AND PROTECTING SAID FACILITIES FROM ANY DISTURBANCE, DAMAGE OR COMPACTION.
4) THE ENGINEER DOES NOT ASSUME LIABILITY FOR ANY OMISSIONS ON THESE PLANS.

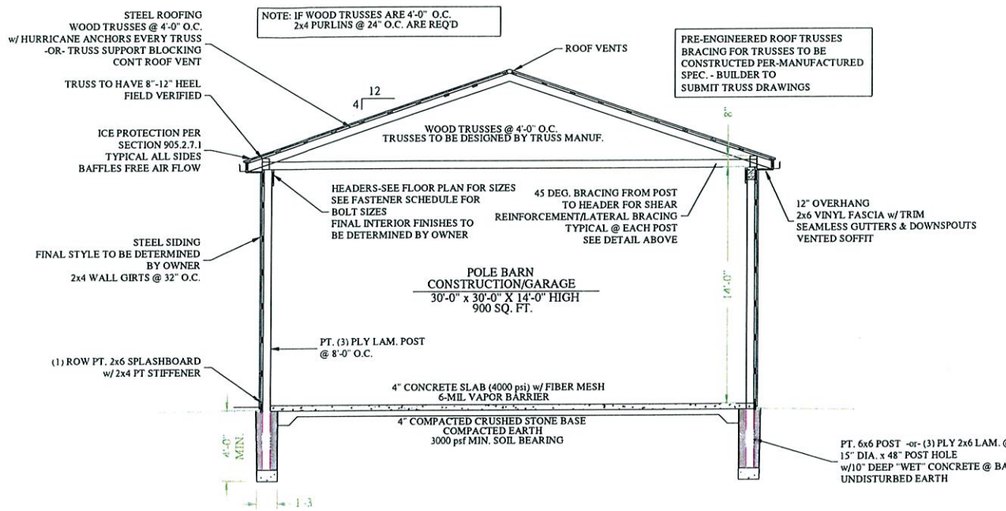
FASTENER SCHEDULE

	WOOD FRAMING					ROOFING			
Item	Qty	Type	Qty	Type	Comments	Item	Qty	Type	Comments
2 x 12 Header	10	5/16" X 4" RSS LAG	12	20d RS HAND NAIL	PER POST. PER SIDE	29 GA. GRAND RIB III	1	1 1/2" WG SCREW	1 SCREW 9" O.C. @ EA. PURLIN
2 x 10 Header	8	5/16" X 4" RSS LAG	10	20d RS HAND NAIL	PER POST. PER SIDE	.018 STRONG RIB ALUM.	1	1" SS WG SCREW	1 SCREW 9" O.C. @ EA. PURLIN
2 x 8 Header	6	5/16" X 4" RSS LAG	8	20d RS HAND NAIL	PER POST. PER SIDE	5/8" PLYWOOD SHEATHING	1	8d RS POWDER NAIL	1 NAIL 8" O.C. @ EA. PURLIN
2 x 6 Header	4	5/16" X 4" RSS LAG	6	20d RS HAND NAIL	PER POST. PER SIDE				
1.75 x 7.25 LVL	6	5/16" X 4" RSS LAG	8	20d RS HAND NAIL	PER POST. PER SIDE				
1.75 x 9.25 LVL	8	5/16" X 4" RSS LAG	10	20d RS HAND NAIL	PER POST. PER SIDE				
1.75 x 11.875 LVL	10	5/16" X 4" RSS LAG	12	20d RS HAND NAIL	PER POST. PER SIDE				
1.75 x 14 LVL	12	5/16" X 4" RSS LAG	14	20d RS HAND NAIL	PER POST. PER SIDE				
1.75 x 16 LVL	14	5/16" X 4" RSS LAG	16	20d RS HAND NAIL	PER POST. PER SIDE	Item	Qty	Type	Comments
1.75 x 18 LVL	16	5/16" X 4" RSS LAG	18	20d RS HAND NAIL	PER POST. PER SIDE	29 GA. GRAND RIB III	1	1 1/2" WG SCREW	1 SCREW 9" O.C. @ EA. CONN
Splashboard	4	16d RS HAND NAIL	4	16d RS HAND NAIL	PER POST	7/16 & 1/2" PLYWOOD	1	6d RS POWDER NAIL	1 NAIL 8" O.C. @
FASCIA	3	16d RS HAND NAIL	3	16d RS HAND NAIL	PER CONNECTION	5/8" T1-11	1	6d RS POWDER NAIL	1 NAIL 8" O.C. @
EXT. GIRTS/INT. GIRTS	2	16d RS HAND NAIL	2	16d RS HAND NAIL	PER CONNECTION	ROUGH SAWN BOARD	2	8d RS POWDER NAIL	2 NAIL TO EA. GIRT, SPLASH & HDR
24" OHD HEADER TRUSS	8	5/16" X 4" RSS LAG	10	20d RS HAND NAIL	PER CONNECTION	ROUGH SAWN BATTEN	1	12d RS POWDER NAIL	2 NAIL TO EA. GIRT, SPLASH & HDR
2 X 2 SMOKE STOPS	2	12d RS POWER NAIL	2	12d RS POWER NAIL	PER CONNECTION	HARDIPANEL SIDING	1	6D SS POWDER NAILS	BLIND NAIL 12" O.C.
PURLINS	2	16d RS HAND NAIL	2	16d RS HAND NAIL	PER CONNECTION	HARDIPANEL SIDING	1	6D SS POWDER NAILS	1 NAIL 8" O.C. @ EA. CONN.
TRUSS BRACING	2	16d RS HAND NAIL	2	16d RS HAND NAIL	PER CONNECTION	VINYL SIDING	1	1 1/2" SIDING NAIL	1 NAIL 16" O.C.
48" Y-BRACE BLKS	8	16d RS HAND NAIL	8	16d RS HAND NAIL	PER CONNECTION	CEDAR CLAPBOARD SIDING	1	6D SS POWDER NAILS	BLIND NAIL 24" O.C. (MAX)
12" Y-BRACE BLKS	8	16d RS HAND NAIL	8	16d RS HAND NAIL	PER CONNECTION				
TRUSS UNDER 31'	5	20d RS HAND NAIL	5	20d RS HAND NAIL	PER CONNECTION				
TRUSS 31'-60'	10	20d RS HAND NAIL	10	20d RS HAND NAIL	PER CONNECTION				
TRUSS 61'-81'	13	20d RS HAND NAIL	13	20d RS HAND NAIL	PER CONNECTION				
TRUSS BLOCK FOR BLDGS UNDER 31' W	4	16d RS HAND NAIL	4	16d RS HAND NAIL	PER SIDE OF HEADER	ITEM	Qty	TYPE	COMMENTS
TRUSS BLOCK FOR BLDGS 31'-60' W	7	16d RS HAND NAIL	7	16d RS HAND NAIL	PER SIDE OF HEADER	2 X 12 TRACK BOARD	10	RSS LAGS	PER BOARD
TRUSS BLKS FOR BLDGS 61'-81' W	9	16d RS HAND NAIL	9	16d RS HAND NAIL	PER SIDE OF HEADER	2 X 8 TRACK BOARD	6	16D	PER BOARD
UPLIFTED BLOCK	8	12d RS POWER NAIL	8	12d RS POWER NAIL	PER BLOCK				
STUDS	2	12d RS POWER NAIL	2	12d RS POWER NAIL	PER CONNECTION				
1 X 3 FURRING STRIPS	1	6d RS POWER NAIL	1	6d RS POWER NAIL	PER CONNECTION				
2 X 6 T & G	3	16d RS HAND NAIL	3	16d RS HAND NAIL	PER CONNECTION				



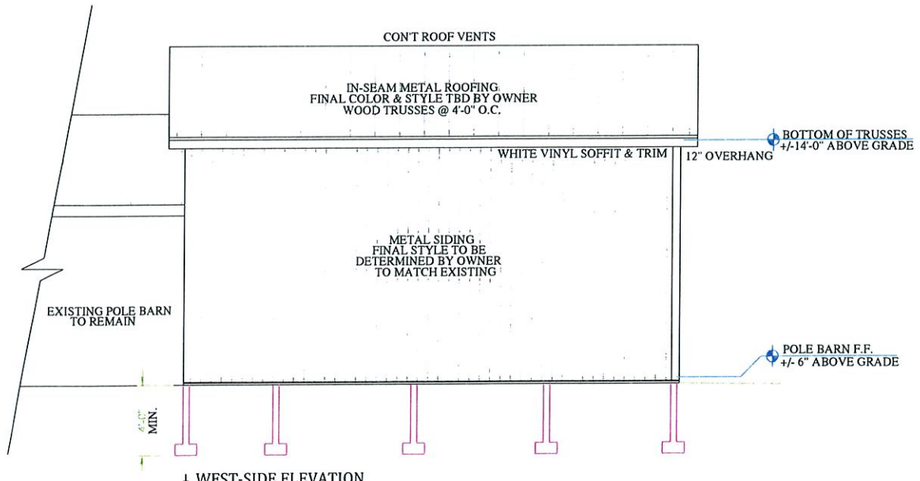
7" TRUSS SUPPORT BLOCK
NTS

HURRICANE ANCHOR DETAIL
NTS

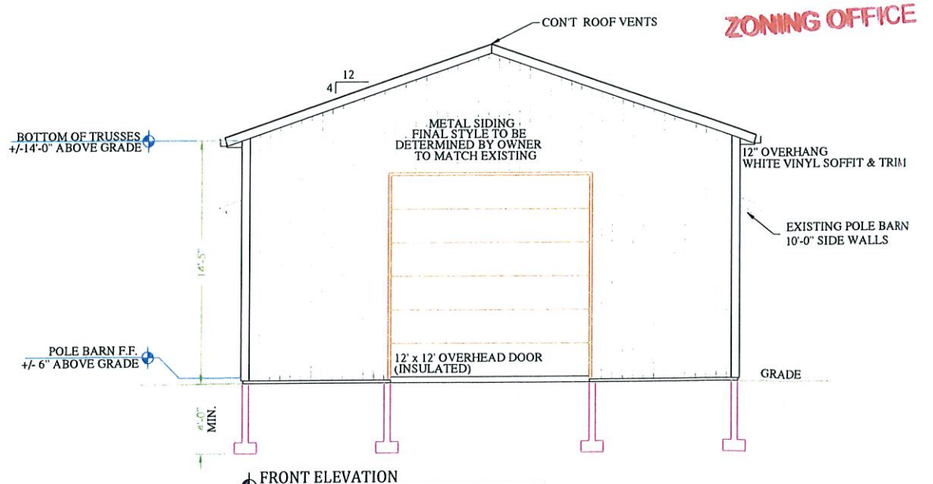


WALL SECTION
SCALE: 1/4" = 1'-0"

RECEIVED
JUL 31 2015
ZONING OFFICE



WEST-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Project Name & Address:

Smith Residence
John Smith
8435 Lapp Road
Clarence Center, New York 14032

New Constructed Pole Barn
30'-0" X 30'-0" X 14' high = 900 sq. ft.

Unheated Area - NYS
ResCheck not required

Consultant/Designer:
Design & Drafting by Gina, LLC
Gina Pestillo
Architectural Designer
8468 Seven Springs Road
Batavia, New York 14020
(585) 469-1113
gpestillo@gmail.com

Architect:
ANDREW H. HINTENACH III, AIA
ARCHITECT
92 Pulteney Street
Geneva, New York 14456
(585) 748-5522
sailwindsbb@verizon.net

Seal:

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Revisions: Date:

Wall Section, General Notes
Fastener Schedule
West-Side Elevation
Front Elevation

Drawing Name:

Date:	July 27, 2015
Drawn By:	GMP
Project #:	2015.45
Scale:	AS SHOWN

Sheet #:

REQUEST FOR ACTION BY:
TOWN OF CLARENCE, N.Y.

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

Rec'd. by: Jonathan Bleuer

Date August 3, 2015

Action Desired Applicant requests a variance of 25' to allow for a 125' front yard setback for a proposed single family home located at 10193 Shamus Lane in the Agricultural Rural Residential zone.

Reason Town Code Reference:

§229-41 *map cover defined front yard setback of 100'

PLEASE PRINT

Name James Volk

Address 10966 Stage Road

Clarence NY 14031

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

Phone 807-1286

Signed SIGNATURE ON FILE

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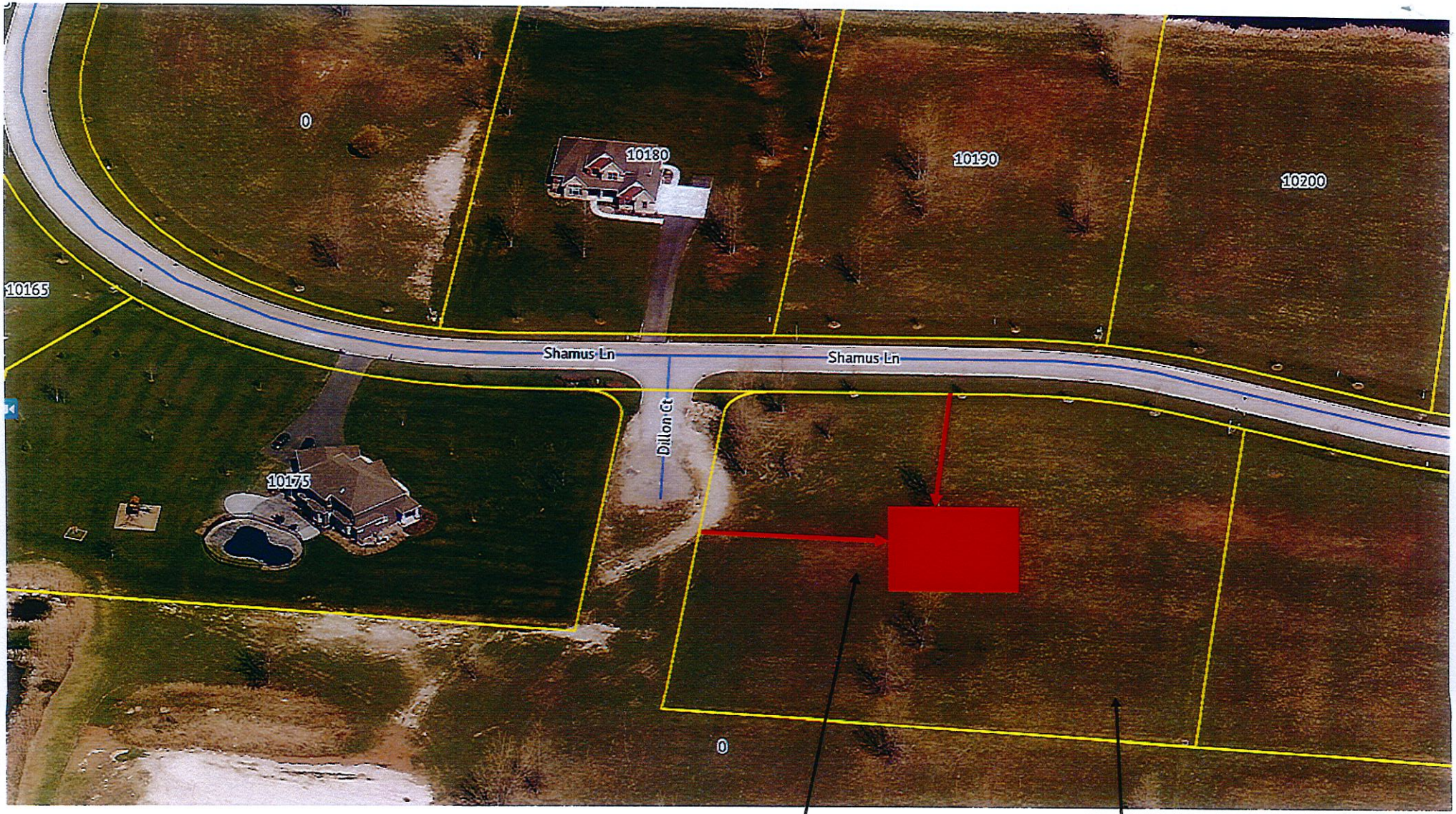
Final Action Taken

Approved ☐
Rejected ☐ by ..... on ..... 20.....

Published (Attach Clipping) on ..... 20.....

Filed with Town Clerk on ..... 20.....

Filed with County Clerk on ..... 20.....



N

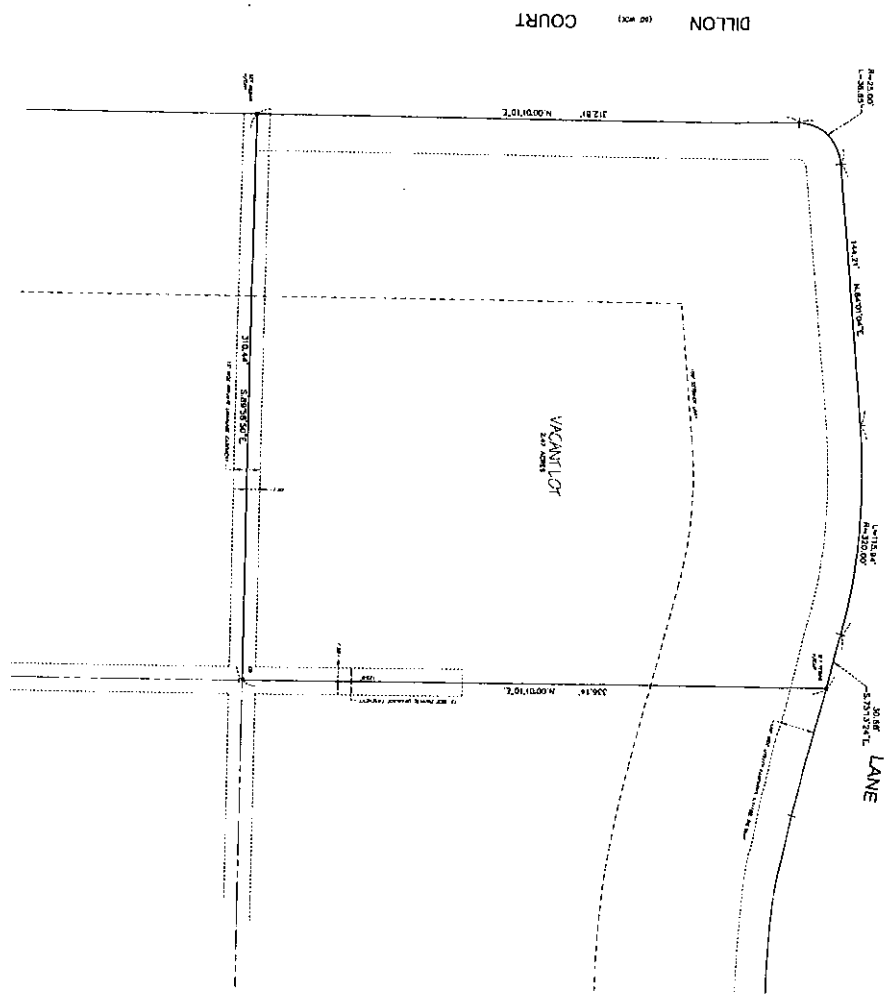
* note the parcel lines displayed are approximate

10193 Shamus Lane

Estimated 125' setbacks with building footprint for illustrative purposes only

10193 Shamus Lane

Proposed front yard setback of 125'



NORTH

TOWN OF CLARENCE
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 1, SECTION 7, TOWNSHIP 12, RANGE 6
SUBLOT 13, MAP COVER 3401

VACANT LOT
BOUNDARY SURVEY

BS-1

WM SCHUTT ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0169
WWW.WMSCHUTT.COM

DESIGNED BY	
DRAWN BY	GCW
CHECKED BY	GCW
DATE	10/24/2014

WARNING
ALTERING THIS DOCUMENT IN VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209 PART 2 OF THE NEW YORK STATE EDUCATION LAW.
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WM SCHUTT & ASSOCIATES P.C.

DRAWING REVISIONS

ITEM	DATE	DESCRIPTION

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: James Callahan

Date August11, 2015

Action Desired Applicant requests a variance of 66' to allow for a 116' front yard setback for a proposed single family home located at 10915 Stage Road in the Agricultural Rural Residential zone.

Reason Town Code Reference:

§229-41 established front yard setback of 50'

PLEASE PRINT

Name Ann Christopher

Address 8202 Golden Oak Circle

Williamsville NY 14221

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

Phone 573-4048

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.

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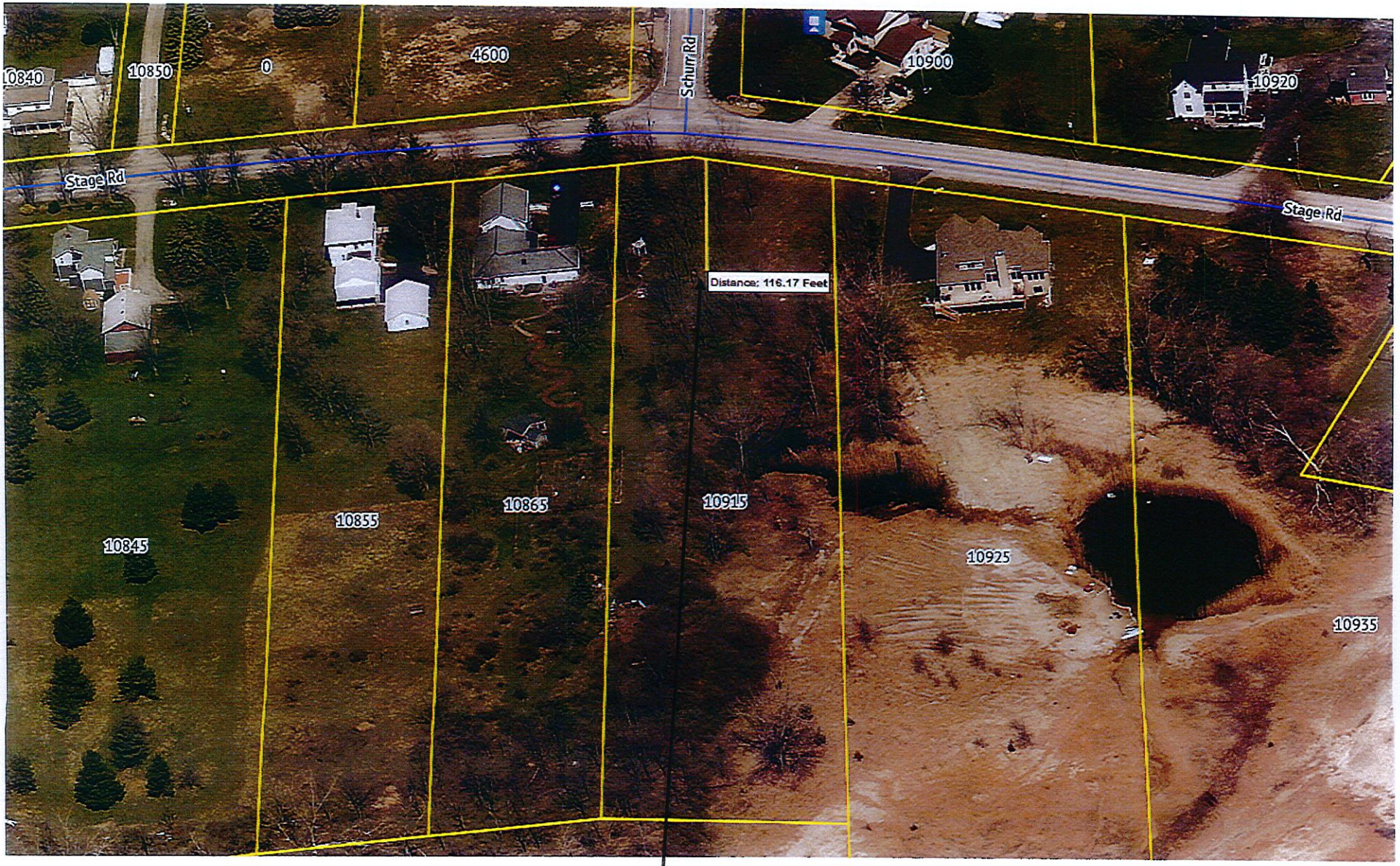
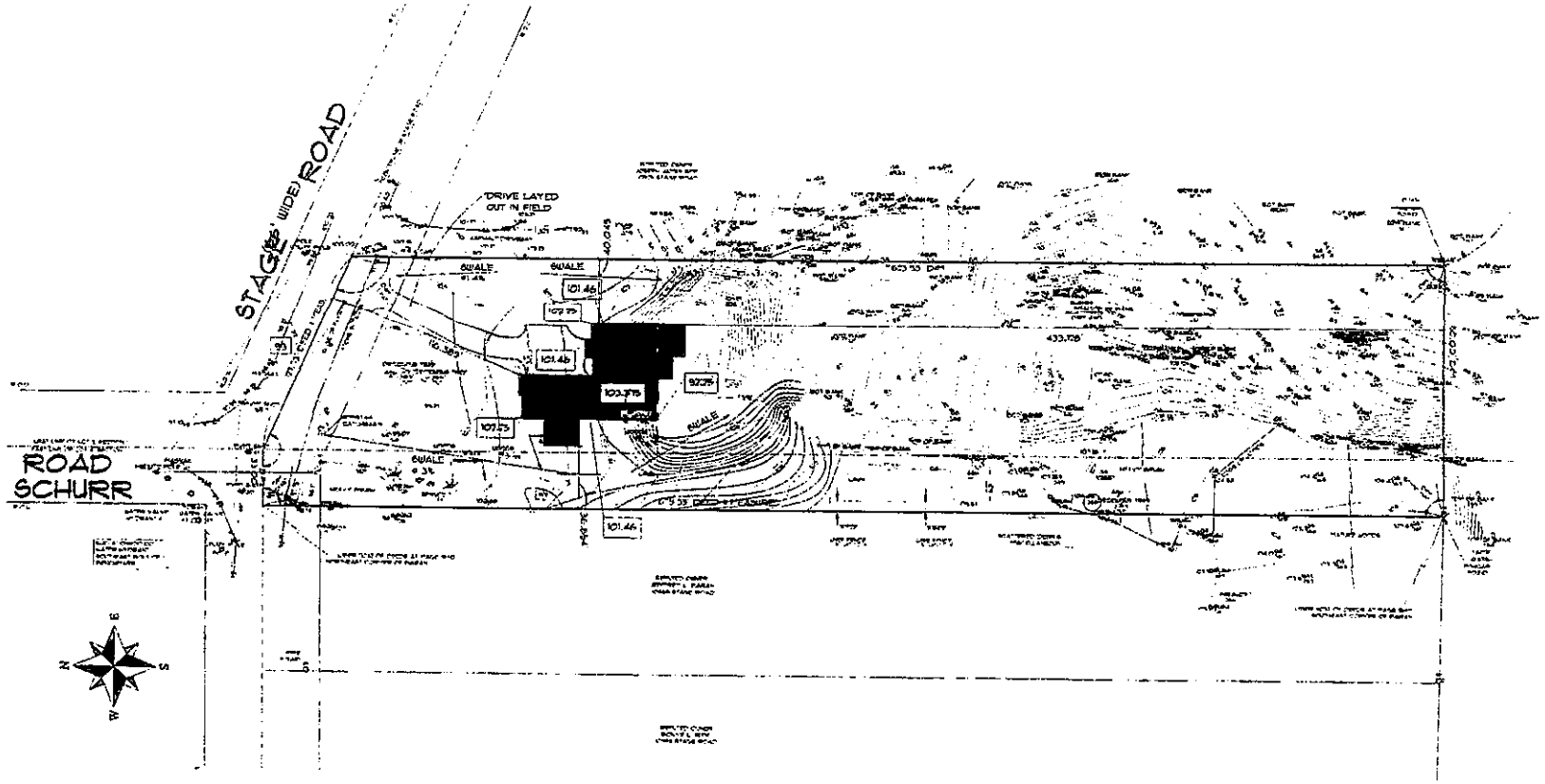


Estimated 116' proposed front yard setback

N

* note the parcel lines displayed are approximate

10915 Stage Road



LEGEND

- BENCHMARK: ELEVATION=100.00 — 120 — SOUTHEAST BOLT OF WATER HYDRANT
- 99 — CENTERLINE OF ROAD
- 101.25 — TOP OF FOUNDATION WALL
- 103.375 — TOP OF FIRST FLOOR
- 101.46 — GARAGE LIP
- 91.58 — BASEMENT SLAB
- 101.46 — GRADE AT FRONT OF HOUSE
- 107.25 — GRADE AT BACK OF HOUSE

PLOT PLAN/DRAINAGE PLAN

SCALE : 1" = 30'-0"

- ANY VARIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR
- SEE ALSO OVERALL SURVEY BY OTHERS
- CONTRACTOR TO VERIFY SETBACKS WITH LOCAL MUNICIPAL REQUIREMENTS
- THIS IS NOT A SURVEY
- COORDINATE SPU DRAINAGE PLAN BY OTHERS
- COORDINATE GEOTECHNICAL REPORT BY OTHERS
- ARCHITECT HAS NOT ASSUME OF DRAINAGE OR ELEVATION
- FOOTING DEPTHS MAY NEED TO BE ADJUSTED PER GRADES
- ARCHITECT HAS NOT PROVIDED ANY SITE INFORMATION BY THE GENERAL CONTRACTOR, AND ASSUMES NO LIABILITY THAT MAY BE SITE RELATED
- PLANS DO BE APPROVED BY THE LOCAL BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF EXCAVATION/CONSTRUCTION
- TOP OF WALL ELEVATION IS BASED ON TOWN RULE, NOT TO EXCEED 40' FROM CENTERLINE OF ROAD

PROPOSED SINGLE FAMILY RESIDENCE FOR:

JAY AND ANN CHRISTOPHER

10915 STAGE ROAD

CLARENCE, NEW YORK 14031

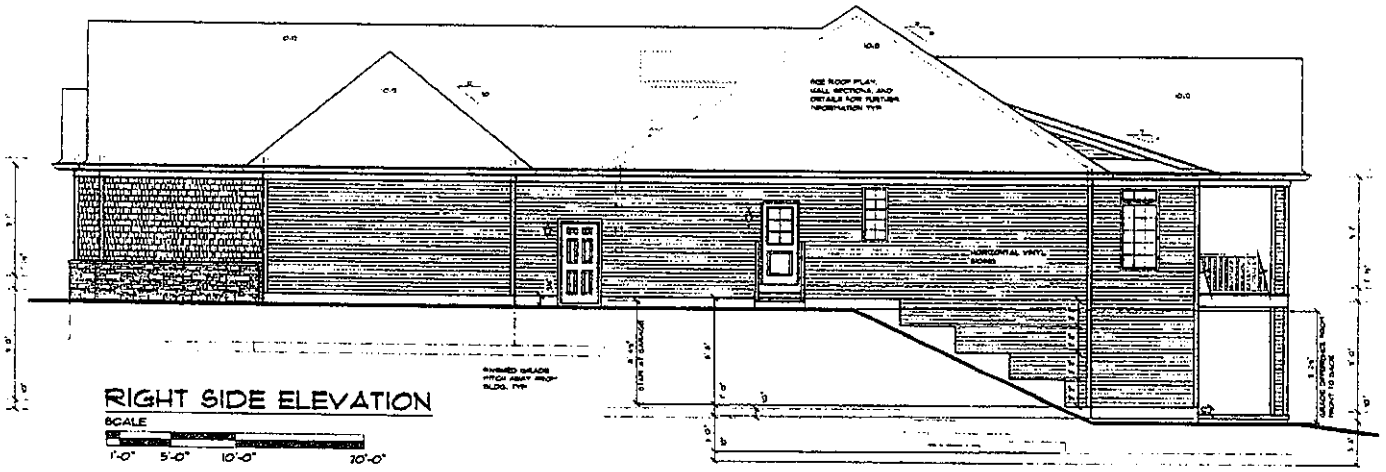
SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE (ON 24" X 36" PAPER) (IF PRINTED ON 11" X 17" PAPER ALL LISTED SCALES ARE HALF SIZE, VERIFY W/ GRAPHIC SCALES ON DRAWINGS)

SIGNATURE IN RED INK

JRZ ARCHITECTURE PLLC

DATE: JAN 20[illegible]

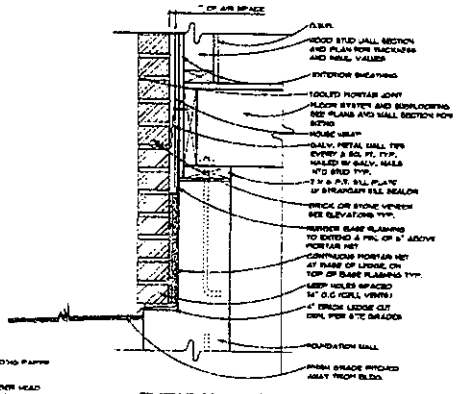
1 of 1



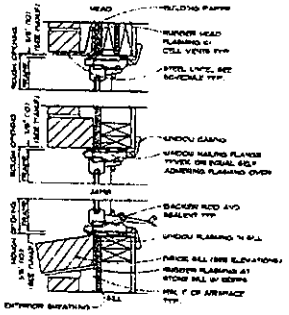
RIGHT SIDE ELEVATION

SCALE

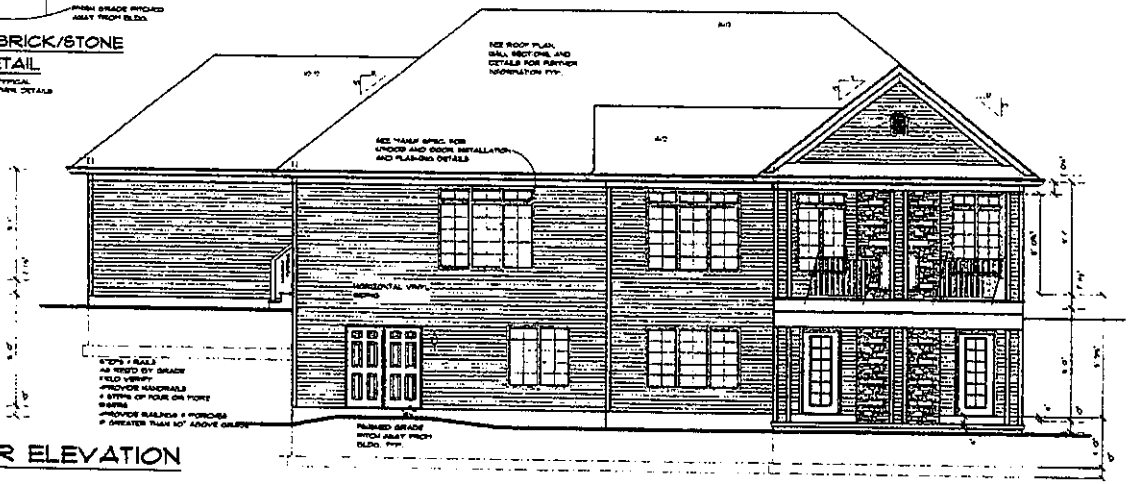
1'-0" 5'-0" 10'-0" 20'-0"



TYPICAL BRICK/STONE LEDGE DETAIL



TYPICAL WINDOW FLASHING



REAR ELEVATION

SCALE

1'-0" 5'-0" 10'-0" 20'-0"

PROPOSED SINGLE FAMILY RESIDENCE FOR:

JAY AND ANN CHRISTOPHER

10915 STAGE ROAD

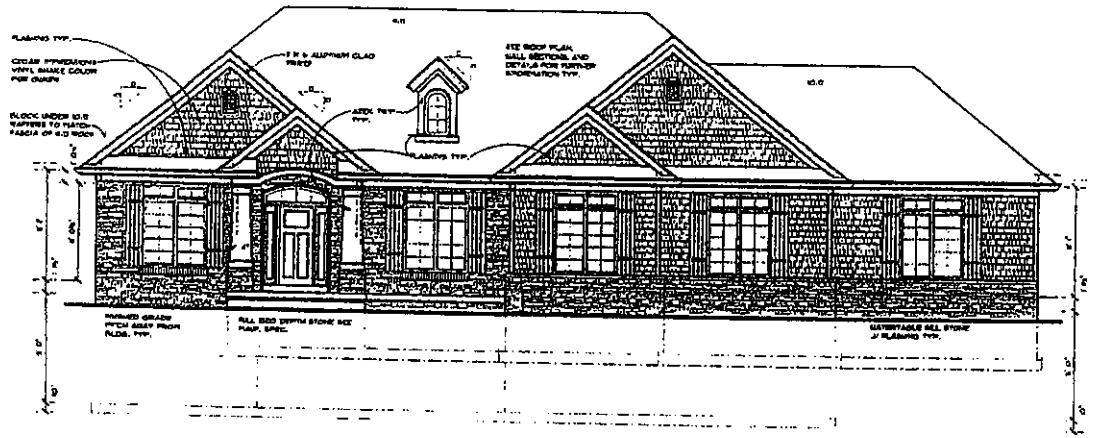
CLARENCE, NEW YORK 14031

5-21-15

SIGNATURE IN RED INK

JR7 ARCHITECTURE PLLC

2 of 7



FRONT ELEVATION

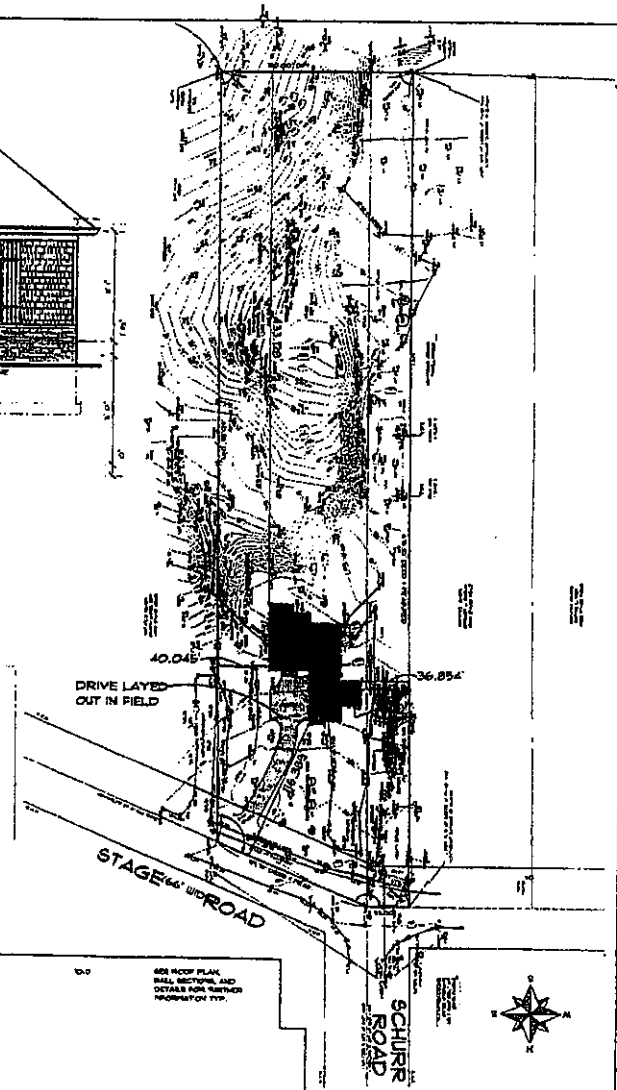
SCALE

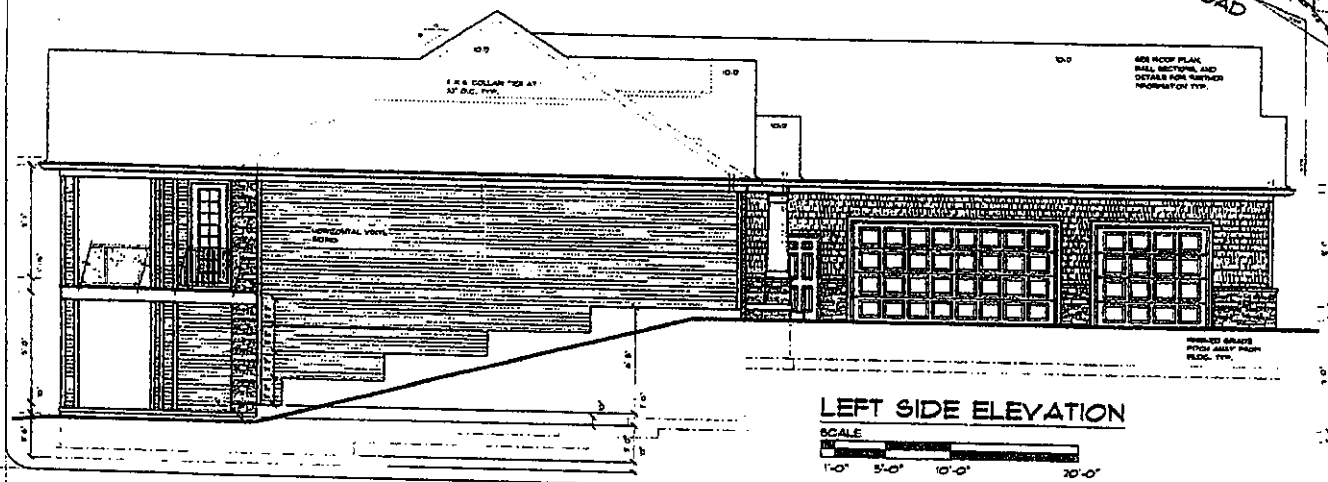
1'-0" 5'-0" 10'-0" 20'-0"

PLOT PLAN/DRAINAGE PLAN AND SURVEY

SCALE: 1" = 40'-0"

- ANY VARIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR
- SEE AUTO CAD/MISC. SURVEY BY OTHERS
- CONTRACTOR TO VERIFY SETBACKS WITH LOCAL MUNICIPALITY REQUIREMENTS
- THIS IS NOT A SURVEY
- COORDINATE WITH DRAINAGE PLAN BY OTHERS
- COORDINATE WITH GEOTECHNICAL REPORT BY OTHERS
- ARCHITECT HAS NOT AWARE OF DRAINAGE OR ELEVATION ISSUES, FOOTING DEPTHS MAY NEED TO BE ADJUSTED FOR GRADES
- ARCHITECT HAS NOT PROVIDED ANY SITE INFORMATION, BY THE GENERAL CONTRACTOR, AND ASSUMES NO LIABILITY THAT MAY BE INVOLVED





LEFT SIDE ELEVATION

SCALE

1'-0" 5'-0" 10'-0" 20'-0"

PROPOSED SINGLE FAMILY RESIDENCE FOR:

JAY AND ANN CHRISTOPHER

10915 STAGE ROAD

5-29-15

SIGNATURE IN RED INK

A-1

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: Planning & Zoning

Date August 27, 2015

Action Desired Applicant requests a variance to allow an 8' by 10' storage shed to be placed on the northwest corner of the vacant property located at 6032 Long Street, prior to a principal use on the property. Property is zoned Residential Single Family.

Reason Long term storage shed for house to be built next year.

Town Code reference: §229-55 (J).

PLEASE PRINT

Name Matt Doherty

Address 9480 Maple St., PO Box 284

Clarence Center NY 14032

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

Phone 585-355-8523

Signed Signature on file

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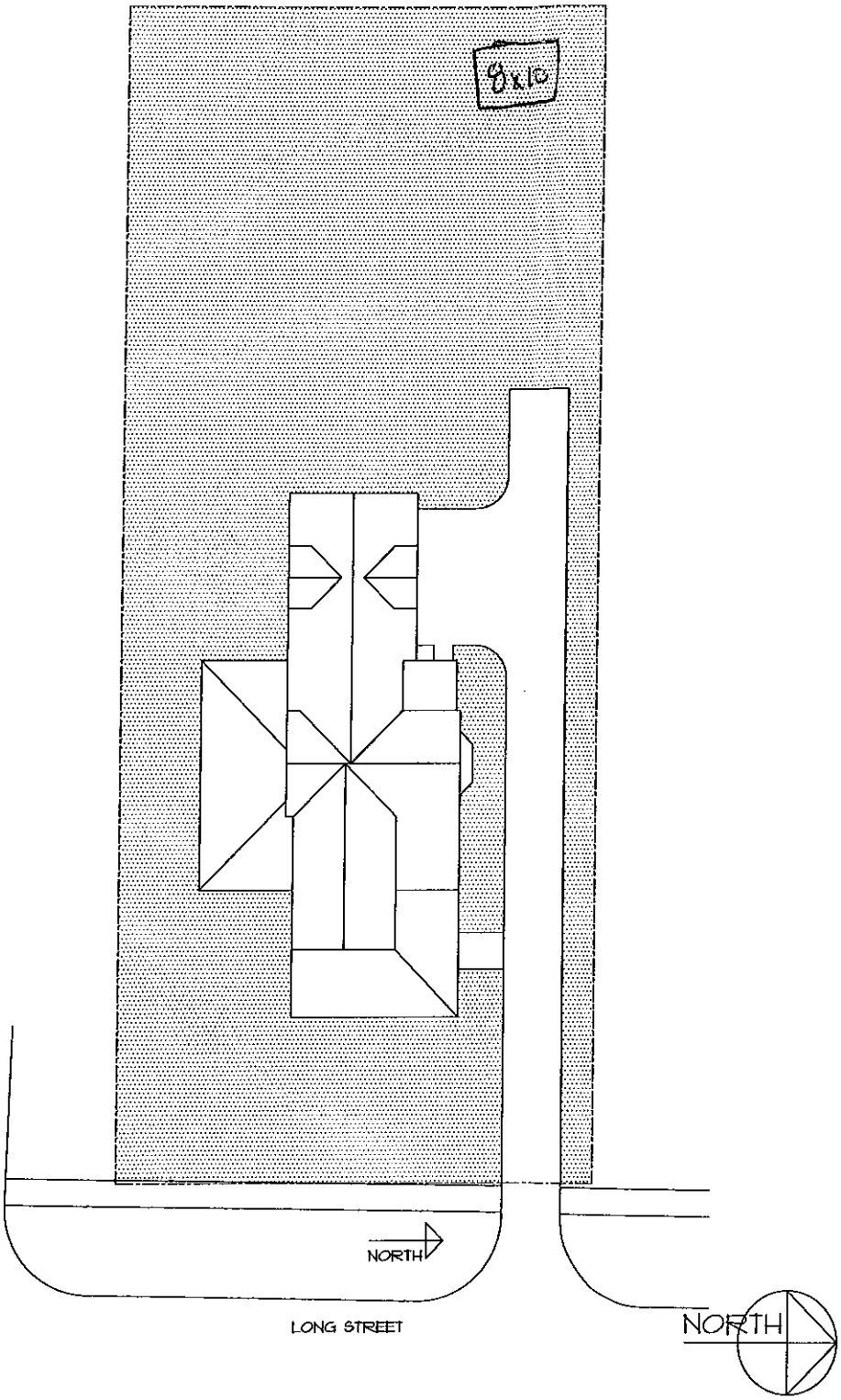


DOHERTY HOUSE

6032 LONG STREET
CLARENCE CENTER, NY

1/16" = 1'-0"

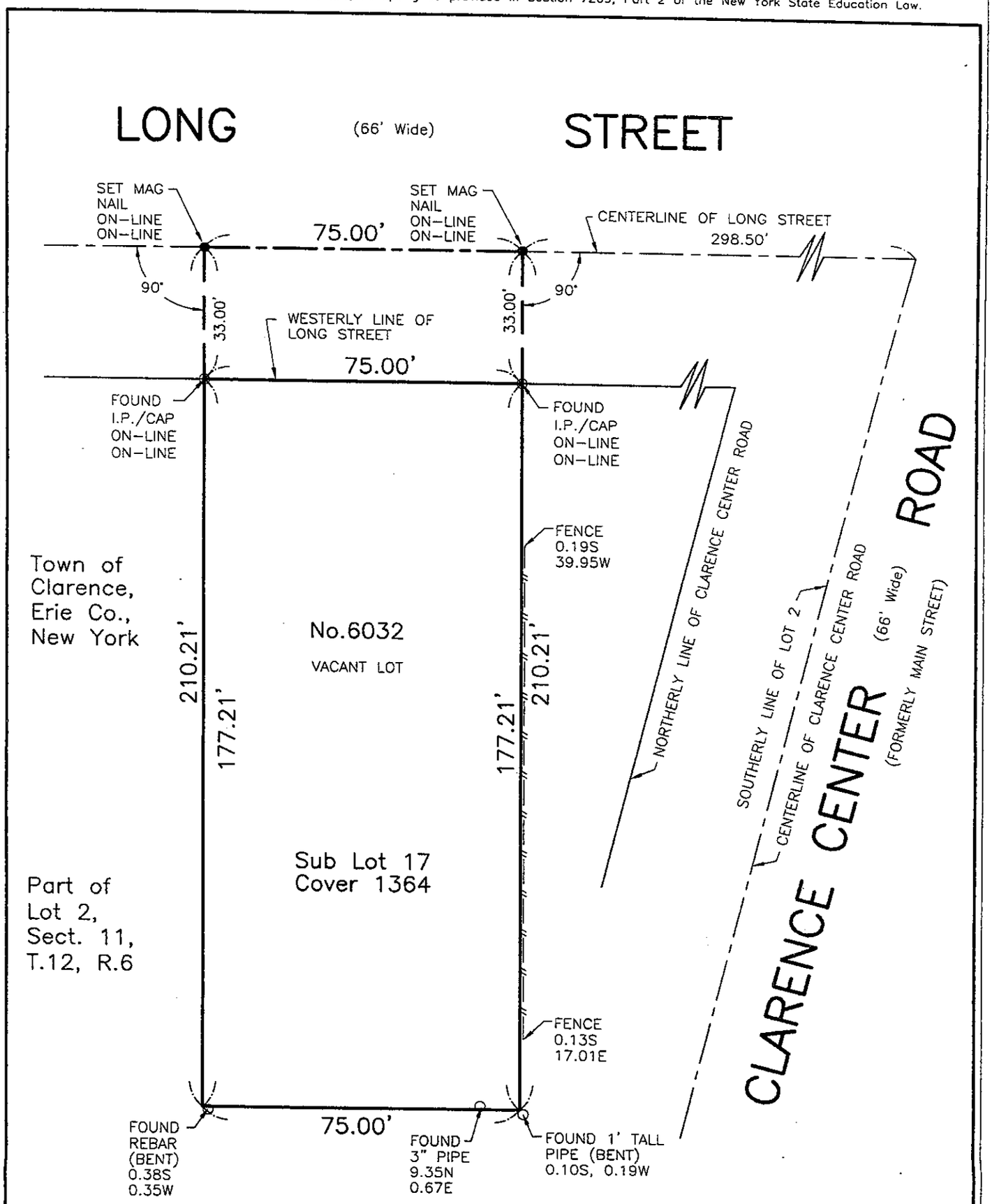
P1

SITE PLAN
08.25.2015

ANTHONY O. JAMES, ARCHITECT
160 GREENFIELD STREET, BUFFALO, NY 14214
716-243-1261

6032

NOTE: Altering this document is violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.



SURVEY

made for

BENGART & DeMARCO, LLP

2655 Sheridan Drive

Tonawanda, N.Y.
Job No. 87159

Nov. 17, 2011
Scale-1"=30'

©

MARK A. FENTER – Professional Licensed Surveyor No.49810
5355 Main Street, Williamsville, N.Y.14221, Phone (716)631-1515, Fax 631-1085

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