

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
In-Person Zoning Board of Appeals Agenda
April 12, 2022
5:30 p.m.

ALL APPLICANTS OR THEIR REPRESENTATIVES MUST ATTEND THIS MEETING

****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. 2 (from the March, 2022 meeting)

Doug and Tina Engl
Residential Single-Family

Applicant requests a variance to allow a 92' front yard setback for the construction of a single family home located at 8800 Stahley Road.

Town Code Reference;
§229-51(A) *Established front yard setback of 114'

NEW BUSINESS

Appeal No. 1

Grace Sokolowski
Residential Single-Family

Individual requests a reversal of the determination made by a Zoning Inspector that chickens are not allowed at the property located at 4545 Greenbriar Road.

Town Code Reference;
§229-163(E)

Appeal No. 2

Alexander Rankie
Traditional Neighborhood District and
Residential Single-Family

Applicant requests a variance:

1. of 0.209 acres to allow for a 0.25 acre parcel; and
2. of 26' to allow a lot frontage of 99' fronting Bodine Road;

located at 10821 Main Street.

Town Code Reference;

1. §229-49
2. §229-50 *newly proposed lot within Residential Single-Family zone.

Appeal No. 3

Juan Rumbo
Agricultural-Rural Residential

Town Code Reference;
§229-41(A) *Average front yard setback of 43’

Applicant requests a variance to allow a 150’ front yard setback for the construction of a single family home located at 7380 Goodrich Road.

Appeal No. 4

Patrick and Nancy Higgins
Residential Single-Family

Town Code Reference;
§229-55 (D)
*1600 sq. ft. principle structure.
40% max allowable attached accessory structure
= 640 sq. ft.

Applicant requests a variance of 465 sq. ft. to allow for a 630 sq. ft. attached garage addition resulting in a total of 1,105 sq. ft. located at 6440 Goodrich Road.

Appeal No. 5

Charles Weimer III
Residential Single-Family

Town Code Reference;
1. §229-55 (D)
2. §229-52 (A)
*1,905 sq. ft. principle structure.
40% max allowable attached accessory structure
= 762 sq. ft.

Applicant requests a variance:
1. of 106 sq. ft. to allow for a 450 sq. ft. attached garage addition resulting in a total of 868 sq. ft.; and
2. of 8’ to allow for a 37’ front yard setback; located at 8120 Red Clover Avenue.

Appeal No. 6

Vincent P. Nanula
Residential Single-Family

Town Code Reference;
§229-52 *Map Cover rear yard setback of 25’

Applicant requests a variance of 9’ to allow a 16’ rear yard setback for the construction of a single family home located at 8997 Willyoungs Overlook.

Appeal No. 7

Michael Thorpe
Residential Single-Family

Applicant requests a variance of 2' to allow a 6' fence to be located in the front yard setback located at 4760 Brentwood Drive.

Town Code Reference;

§101-3 (C) (2)

*A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.

Appeal No. 8

Bernard Zephro
Agricultural-Rural Residential

Applicant requests a variance to allow a detached accessory structure (garage) to be located within the front yard setback located at 10630 County Road.

Town Code Reference;

§229-44 (E)

Appeal No. 9

David and Gayle Brace
Traditional Neighborhood District

Applicant requests a variance:

1. of 144 sq. ft. to allow an 864 sq. ft. (24'x36') detached accessory structure (garage); and
2. of 2 ft. to allow a 3 ft. side yard setback for a detached accessory structure (garage);

located at 6129 Goodrich Road.

Town Code Reference;

1. §229-66

2. §229-66

Appeal No. 10

Vitaliy Aponchuk
Residential Single-Family

Applicant requests a variance to allow a 380' front yard setback for the construction of a single family home located at 5925 Thompson Road (Lot 1).

Town Code Reference;

§229-52

This meeting will be recorded