

**NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, August 9, 2018 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

1. The petition of Scott Pfeil, 12226 Westwood Road, Alden, New York 14004, Vice President, Triton Realtors, for one [1] variance for the purpose of erecting a pole sign on premises owned by the petitioner at 5150 Genesee Street, Bowmansville, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(c)[3][e] of the Code of the Town of Lancaster. The total face area of the proposed pole sign is forty seven point five [47.5] square feet.

Chapter 50, Zoning, Section 30F.(2)(c)[3][e] of the Code of the Town of Lancaster limits the total maximum face area of a pole sign on the premises to thirty two [32] square feet. The petitioner, therefore, request a fifteen point five [15.5] square foot variance of the total maximum face area permitted for this proposed pole sign.

2. The petition of Salvatore Curella, 15 Crabapple Lane, Lancaster, New York 14086 for one variance for the purpose of erecting a six [6] foot high fence in a required front yard area on premises owned by the petitioner at 15 Crabapple Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50 Zoning, Section 35C. of the Code of the Town of Lancaster. The petitioner proposes to erect a six [6] foot high fence in a required front yard.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard area to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

3. The petition of Artel DeVries, 1 Muirfield Drive, Lancaster, New York 14086 for two variances for the purpose of installing a chain link fence on property owned by the petitioner at 1 Muirfield Drive, Lancaster, New York; to wit:

- A. A variance from the requirements of Chapter 50, Zoning Section 32 of the Code of the Town of Lancaster to allow a sixty three [63] foot front yard setback from the centerline of Pavement Road.

Chapter 50, Section 32 of the Code of the Town of Lancaster requires a 90 foot front yard setback from the center line of Pavement Road. The petitioner, therefore, requests a twenty-seven [27] foot front yard setback variance.

- B. A variance from the requirements of Chapter 50 Zoning, Section 35C. of the Code of the Town of Lancaster. The petitioner proposes to erect a four [4] foot high fence in a required front yard.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits The height of a fence or wall extending into a front yard area to three [3] feet in height. The petitioner, therefore, requests a one [1] foot fence height variance.

4. The petition of David Bogdan, 1173 Penora Street, Depew, New York 14043 for one [1] variance for the purpose of constructing a garage addition on premises owned by the petitioner at 1173 Penora Street, Depew, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster. The proposed location of the garage addition results in a 3.56 feet side yard lot line setback.

Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster requires a five [5] foot side yard lot line set back. The petitioner, therefore, requests a 1.44 feet side yard lot line setback variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
Date: August 2, 2018