

**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, January 9, 2020 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 Benderson Development Company LLC, 570 Delaware Avenue, Buffalo, New York 14202 for three [3] variances for the purpose of erecting a sign on premises owned by the applicant at 4733 William Street, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 30D.(1) of the Code of the Town of Lancaster to install a sign advertising Rachel's Mediterranean located at 4931 Transit Road on an existing pole sign at 4733 William Street.

Chapter 50, Zoning, Section 30D.(1) of the Code of the Town of Lancaster requires no sign shall be used to attract attention to a business not available or located on the premises where the sign is located. The petitioner, therefore, requests a variance to allow offsite advertising to be placed on a parcel.

- B. 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 pole sign face is sixty [60] square feet.

Chapter 50, Zoning, Section 30F.(2)(c)[3][e] of the Code of the Town of Lancaster limits the total maximum pole sign face to thirty-two [32] square feet in a GB District with a 170 foot wide lot frontage. The petitioner therefore, requests a forty-eight [48] square foot variance of the total maximum pole sign face.

- C. A variance from the requirements of Chapter 50, Zoning, Section 30F.(2)(a) of the Code of the Town of Lancaster for the purpose of erecting a sign with a total sign face of 199.5 square feet.

Chapter 50, Zoning, Section 30F.(2)(a) of the Code of the Town of Lancaster limits the total maximum sign face in a GB District with an eighty-one [81] foot wide building to 180 square feet. The petitioner, therefore, requests a 19.5 square foot variance of the total sign face area permitted on the premises.

2.) The petition of Rodney and Wendy Lorenz, 1202 Ransom Road, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a detached garage on premises owned by the petitioners at 1202 Ransom Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster. The height of the proposed pole barn is twenty-five [25] feet, six [6] inches.

Chapter 50, Zoning, Section 9D.(2) of the Code of the Town of Lancaster limits the height of accessory structures to sixteen [16] feet. The petitioners received a four [4] foot height variance on November 14, 2019 bringing the acceptable height to twenty [20] feet. The petitioners, therefore, request a five [5] foot, six [inch] height variance.

3.) The petition of Kevin Grzybek, 35 Running Brook Drive, Lancaster, New York 14086 for one [1] variance for the purpose of replacing a storage shed on premises owned by the petitioner at 35 Running Brook Drive, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(a) of the Code of the Town of Lancaster to permit the replacement of a storage shed within seven [7] feet of the principal structure.

Chapter 50, Zoning, Section 10D.(1)(a) of the Code of the Town of Lancaster requires an accessory structure to be located ten [10] feet from any other structure. The petitioner, therefore, requests a three [3] foot variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
Date: January 2, 2020