

**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, July 9, 2020 at 7:00 P.M., Local Time, via teleconference. The items for consideration by the Zoning Board of Appeals at this meeting are:

- 1). The petition of Justin Zubricky, 42 Streamview Lane, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a shed within a public drainage easement on premises owned by the petitioner at 42 Streamview Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17A.(5) of the Code of the Town of Lancaster. The petitioner requests the approval to install a shed within a public drainage easement.

Chapter 50, Zoning, Section 17A.(5) of the Code of the Town of Lancaster prohibits all structures other than fencing within any drainage or access easement. The petitioner, therefore, requests a five [5] foot public drainage easement variance.

- 2). The petition of Dennis and Mary Ellen Weiss, 3 Petersbrook Circle, Lancaster, New York 14086 for one [1] variance for the purpose of constructing an addition at the rear of the house on premises owned by the petitioners at 3 Petersbrook Circle, 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 construction of an addition at the rear of the house, seven [7] feet from an existing above ground swimming pool.

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 petitioners, therefore, request a three [3] foot variance.

- 3.) The petition of Timothy Labenski, 4 Fieldstone Lane, Lancaster, New York 14086 for one [1] variance for the purpose of replacing an existing fence in a required front yard on premises owned by the petitioner at 4 Fieldstone 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 request calls for installing 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 or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a one [1] foot fence height variance.

- 4.) The petition of Sean O'Connell, 193 Broezel Avenue, Lancaster, New York 14086 for one [1] variance for the purpose of installing a storage shed on premises owned by the petitioner at 193 Broezel Avenue, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster. The request calls for a storage shed positioned five [5] feet from the front property line.

Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster stipulates that no accessory structure shall project into a front yard. The petitioner, therefore, requests a variance to allow an accessory structure within a front yard.

5.) The petition of Lawrence Livergood, 1 Deerpath Drive, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a fence in a required front yard on premises owned by the petitioner at 1 Deerpath Drive, 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 request calls for installing 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 or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

6.) The petition of Christine Collins, 1183 Penora Street, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a carport on premises owned by the petitioner at 1183 Penora Street, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The request calls for locating the proposed carport 5.3 feet from the side lot line.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires a 7.5 foot side yard. The petitioner, therefore, request a side lot line variance of 2.2 feet.

7.) The petition of Arthur and Cheryl Tubisz, 1236 Penora Street, Depew, New York for one [1] variance for the purpose of replacing an existing fence in the rear yard on premises owned by the petitioners at 1236 Penora Street, Depew, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35A. of the Code of the Town of Lancaster. The requests calls for replacing an existing six [6] foot tall fence in a rear yard with an eight [8] foot tall privacy fence.

Chapter 50, Zoning, Section 35A of the Code of the Town of Lancaster limits the maximum height of a fence in a residential district rear or side yard to six [6] feet in height. The petitioners, therefore, request a two [2] foot fence height variance.

8.) The petition of Raymond Mandel, 1 Farmingdale Court, Lancaster, New York 14086 for one [1] variance for the purpose of installing a fence in a front yard on premises owned by the petitioner at 1 Farmingdale Court, 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 request calls for installing a six [6] foot high fence in a 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 or an exterior side yard [considered a front yard equivalent] to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

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