

**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, February 8, 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 Mark Dean, Design Works, LLC., 3284 Walden Avenue, Depew, New York 14043 for one [1] variance for the purpose of constructing a building and one [1] variance for a dumpster enclosure on premises locally known as 473 Aurora Street, 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 an eighty [80] foot, three [3] inch setback in a required front yard.

Chapter 50, Zoning Section 32 of the Code of the Town of Lancaster requires a ninety [90] foot front yard set back from the center line of William Street. The petitioner, therefore, requests a nine [9] foot, nine [9] inch front yard variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 18C.(3) of the Code of the Town of Lancaster. The proposed dumpster enclosure to be located two [2] feet, four [4] inches from the north property line.

Chapter 50, Zoning, Section 18C.(3) of the Code of the Town of Lancaster requires that there be a twenty five [25] foot set back. The petitioner, therefore, requests a twenty two [22] foot, eight [8] inch north property line set back variance.

2. The petition of Robert Breidenstein, 16 Spruceland Terrace, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a fence in a required front yard and one [1] variance to allow a pool to remain as currently positioned on premises owned by the petitioner at 16 Spruceland Terrace, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The request calls for erecting 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.

- B. A variance from the requirements of Chapter 50, Zoning, Section 17A.(3) of the Code of the Town of Lancaster. The existing pool is positioned thirty [30] feet from the front property line along Bluejay Circle.

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 five [5] foot property line variance.

Signed \_\_\_\_\_  
Diane M. Terranova, TOWN CLERK and  
Clerk to Zoning Board of Appeals

