

# TOWN OF CLARENCE

One Town Place, Clarence, NY 14031

## In-Person Zoning Board of Appeals Meeting Agenda

May 14, 2024 at 5:30 pm

\* 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. \*\***

### NEW BUSINESS

#### Appeal No. 1

Chris & Meredith Lavocat  
Agricultural Rural Residential

Applicant requests a variance to allow a 250' front yard setback fronting Croop Road located at 6510 Salt Road.

Town Code Reference:  
§229-41(A)

#### Appeal No. 2

Brett Rawdin  
Residential Single-Family

Applicant requests variances:

1. to allow a secondary detached garage; and
2. of 808 sq.ft. to allow a 1,008 sq.ft. detached accessory structure (garage);

located at 5021 Kraus Road.

Town Code Reference:  
1. §229-55(H)  
2. §229-55(H)

#### Appeal No. 3

Richard Kubiak  
Residential Single-Family

Applicant requests a variance of 2' to allow a 6' fence to be located within the front yard setback located at 5472 Martha's Vineyard.

Town Code Reference:  
§101-3(C)(2)

#### Appeal No. 4

Margaret M. Smeeding  
Residential Single-Family

Applicant requests variances:

1. to allow a secondary detached garage (shed); and
2. of 360 sq.ft. to allow a 560 sq.ft. detached accessory structure (shed); and
3. to allow an accessory structure (shed) greater than 400 sq.ft. to use materials different from the principal structure;

located at 8960 The Fairways.

Town Code Reference:  
1. §229-55(H)  
2. §229-55(H)  
3. §229-55(F)

**Appeal No. 5**

Jamie & Nathaniel Streicher  
Residential Single-Family

Town Code Reference:  
Relief from Zoning Board of Appeals  
Condition of Approval on 6/14/2011.

Applicant requests relief from a previously imposed Zoning Board condition of approval limiting the total amount of living space; therefore, the applicant is seeking a variance of 437 sq.ft. to allow a total of 2,687 sq.ft of living space for a single-family home located at 4921 Kraus Road.

**Appeal No. 6**

David Fischer  
Residential Single-Family

Town Code Reference:  
§229-55(B)

Applicant requests a variance to allow a detached accessory structure (emergency generator) to be located within the front yard setback located at 5260 Via Del Sole.

**Appeal No. 7**

Joel & Katie Blanchet  
Planned Unit Residential Development

Town Code Reference:  
§229-55(D)

Applicant requests a variance of 127 sq.ft. to allow for a total of 1,087 sq.ft. of attached garage space located at 9762 Cobblestone Drive.

**Appeal No. 8**

Michael Rogowski  
Residential Single-Family

Town Code Reference:  
§229-56

Applicant requests a variance of 3% to allow for a 21% lot coverage to allow for the addition to a single-family home located at 8911 Michael Douglas Drive.

**Appeal No. 9**

Steven Fisher  
Residential Single-Family

Town Code Reference:  
§101-3(C)(2)

Applicant requests a variance of 2' to allow a 6' fence to be located within the front yard setback located at 8373 Black Walnut Drive.

This meeting will be recorded