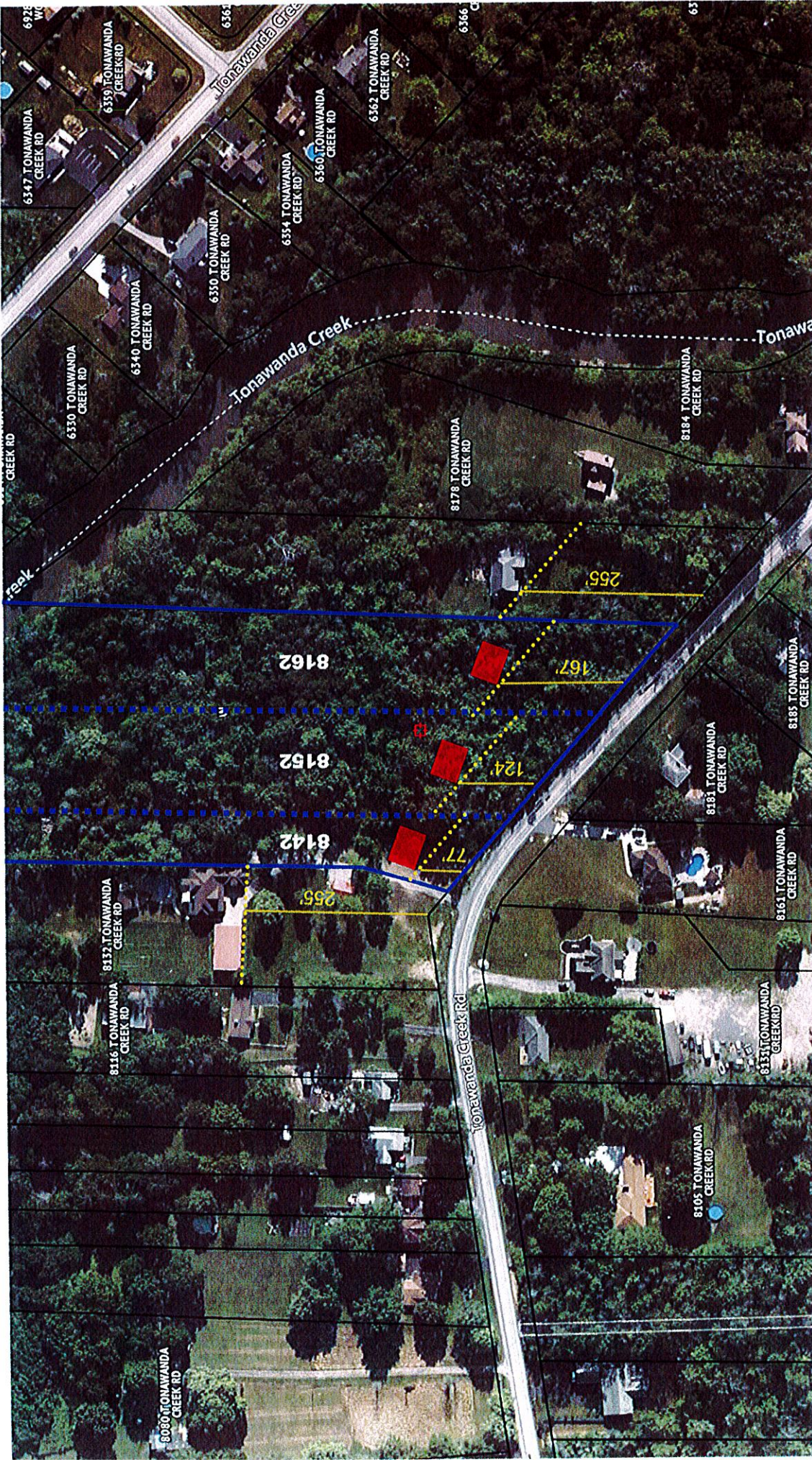


note the parcel lines displayed are approximate

- 8142 Tonawanda Creek Road: Proposed 110' principal structure setback.
- 8152 Tonawanda Creek Road: Proposed 135' principal structure setback.
- 8162 Tonawanda Creek Road: Proposed 160' principal structure setback.

8142 | 8152 | 8162 Tonawanda Creek Road





note the parcel lines displayed are approximate

- 8142 Tonawanda Creek Road: Proposed 77' to 110' principal structure setback.
- 8152 Tonawanda Creek Road: Proposed 124' to 135' principal structure setback.
- 8162 Tonawanda Creek Road: Proposed 160' to 167' principal structure setback.

8142 | 8152 | 8162 Tonawanda Creek Road



Dear Zoning Board Members,

Switala's Construction is filing for a building permit through the town of Clarence to build three duplexes on 8142, 8152 and 8162 Tonawanda Creek Rd.

Switala's is looking to file a request for a variance to build three structures closer to the road than stated guidelines say. Within the paperwork is a property survey with the ideal layout for these structures.

- Property 1: 8142 Switala's would like to build from the right of way of road at 110 feet.
- Property 2: 8152 Switala's is looking to build from the right of way of the road 135 feet.
- Property 3: 8162 Switala's is looking to build from the right of way of the road 160 feet.

The reason for this variance request is due to the angle of the property line in comparison to the angle of the road. Putting the three buildings where they would meet all existing set backs would set property 1: 8142 at 239 feet away from the right of way. Property 2: 8152 would be 209 feet from the right of way and Property 3: 8162 would be 189 feet from the right of way of the road. Following these guidelines it can be seen that a disturbance to the neighboring properties to the left and right is expected, seeing as Property 1 would be encroaching on the neighbors garage and front yard. Additionally, the layout of these buildings would put them all in each other's backyards.

As per the new requested guidelines shown on the attached site plan the requested layout would place the buildings in a straight line within the cleared area, and would prevent disturbances to the surrounding properties.

Switala's also included, in the application, a chart that shows the average setback of surrounding addresses to be 92 feet. This is taken from the surrounding 17 houses. This variance is to bring the three structures forward into the designated 45-200 foot setback.

Thank you for reviewing and considering this request of variance for these Tonawanda Creek addresses.

Sincerely,

Switala's Construction
Jim Martin

Additionally, I myself Jim Martin would be more than happy to meet with the zoning board members at the location one week before the meeting to explain the current and requested layout of the land.

*Applicant
submitted
not confirmed by Town
Planning*

This chart is showing the surrounding 17 properties and their corresponding setbacks from the right of way of the road.

Addresses:	Distance from right of way (feet)
8116 Tonawanda creek rd	220
8110 Tonawanda creek rd	42
8090 Tonawanda creek rd	40
8086 Tonawanda creek rd	36
8172 Tonawanda creek rd	177
8178 Tonawanda creek rd	162
8184 Tonawanda creek rd	15
8161 Tonawanda creek rd	140
8181 Tonawanda creek rd	40
8185 Tonawanda creek rd	57
8105 Tonawanda creek rd	132
8115 Tonawanda creek rd	47
8131 Tonawanda creek rd	125
8187 Tonawanda creek rd	250
8189 Tonawanda creek rd	70
8185 Tonawanda creek rd	52
8205 Tonawanda creek rd	42

SIMILAR PROJECTED HOUSE MODEL:



8710

8710



CHEVROLET

SILVERADO

CUSTOM

76379-MD



Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: July 22, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 9358 Juniper Place

SBL #: 44.10-2-24

Action Desired:

Applicant requests a variance of 16' to allow a 26'7" principal structure rear yard setback located at 9358 Juniper Place in the Residential Single-Family zone.

Reason:

Town Code Reference:
§229-52(C)

CONTACT INFO:

APPLICANT INFO

Name / Business: Gabriella Agostinelli & Alex Neurohr

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Project Sponsor

PROJECT SPONSOR INFO (if Different Than Applicant)

Name / Business: _____

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: Signature On File

Town Use Only:

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

Action: _____ By: _____ On: _____ Fee: _____ Paid: _____



*** note the parcel lines displayed are approximate ***

Proposed addition to the principal structure resulting in a 26'7" principal structure rear yard setback.

9358 Juniper Place

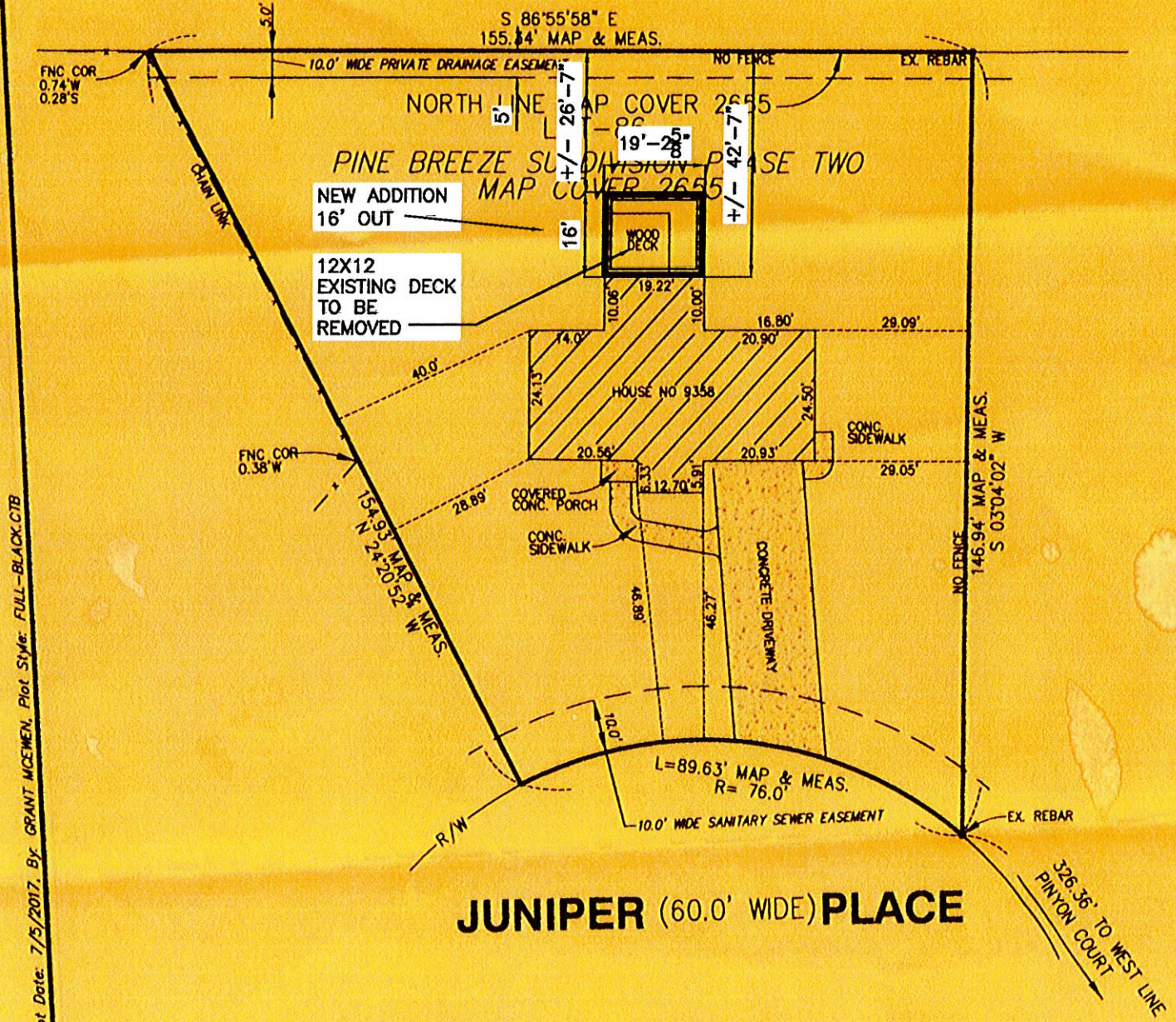
The existing principal structure rear yard setback is 42'7" .



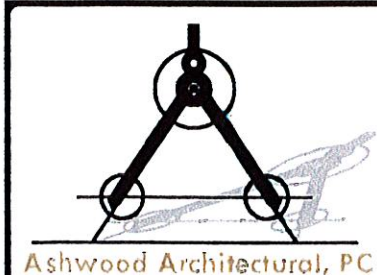
A 16' variance is requested.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

THIS SURVEY IS INTENDED FOR PROPERTY TRANSFER ONLY



63443.dwg, Plot Date: 7/5/2017, By: GRANT MCEMEN, Plot Style: FULL-BLACK.CTB



Ashwood Architectural, PC
 -The Wurlitzer Building-
 908 Niagara Falls Boulevard
 N. Tonawanda, NY 14120
 Office: 716-236-8212

TITLE	REAR ADDITION OVERLAY ON EXIST. SURVEY
PROJECT	9358 JUNIPER PLACE
SCALE	1" = 30'-0"
JOB NO.	24-3470
DATE	7/12/2024

SHEET NO.
SK
COPYRIGHT © 2024 ASHWOOD ARCHITECTURAL, PC



Request for Action

Town of Clarence | Office of Planning & Zoning
(716)741-8933 | 1 Town Place, Clarence, NY 14031

Town Use Only

Date: July 23, 2024

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 5565 Old Goodrich Road

SBL #: 58.10-2-14.1

Action Desired:

Applicant requests variances:

- 1) to allow a secondary detached garage (pole barn); and
- 2) of 1,456 sq.ft. to allow a 1,656 sq.ft. detached accessory structure (pole barn); and
- 3) of 1' to allow a 17' tall detached accessory structure (pole barn); and
- 4) of 1' to allow a 10' tall overhead garage door; and
- 5) to allow an accessory structure (pole barn) greater than 400 sq.ft. to use materials different from the principal structure; located at 5565 Old Goodrich Road in the Residential Single-Family zone.

Reason:

Town Code Reference:

- 1)§229-55(H)
- 2)§229-55(H)
- 3)§229-55(E)(2)
- 4)§229-55(I)
- 5)§229-55(F)

CONTACT INFO:

APPLICANT INFO

Name / Business: Daniel Sonnenreich

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

CORRESPONDENCE

Please indicate the preferred entity that shall receive the appropriate correspondence and billing associated with this Request for Action. Please select only one.

<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Project Sponsor

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: Stately Post Frame LLC

E-Mail: _____

Phone #: _____

Address: _____

Town: _____ State: _____ Zip: _____

ON FILE

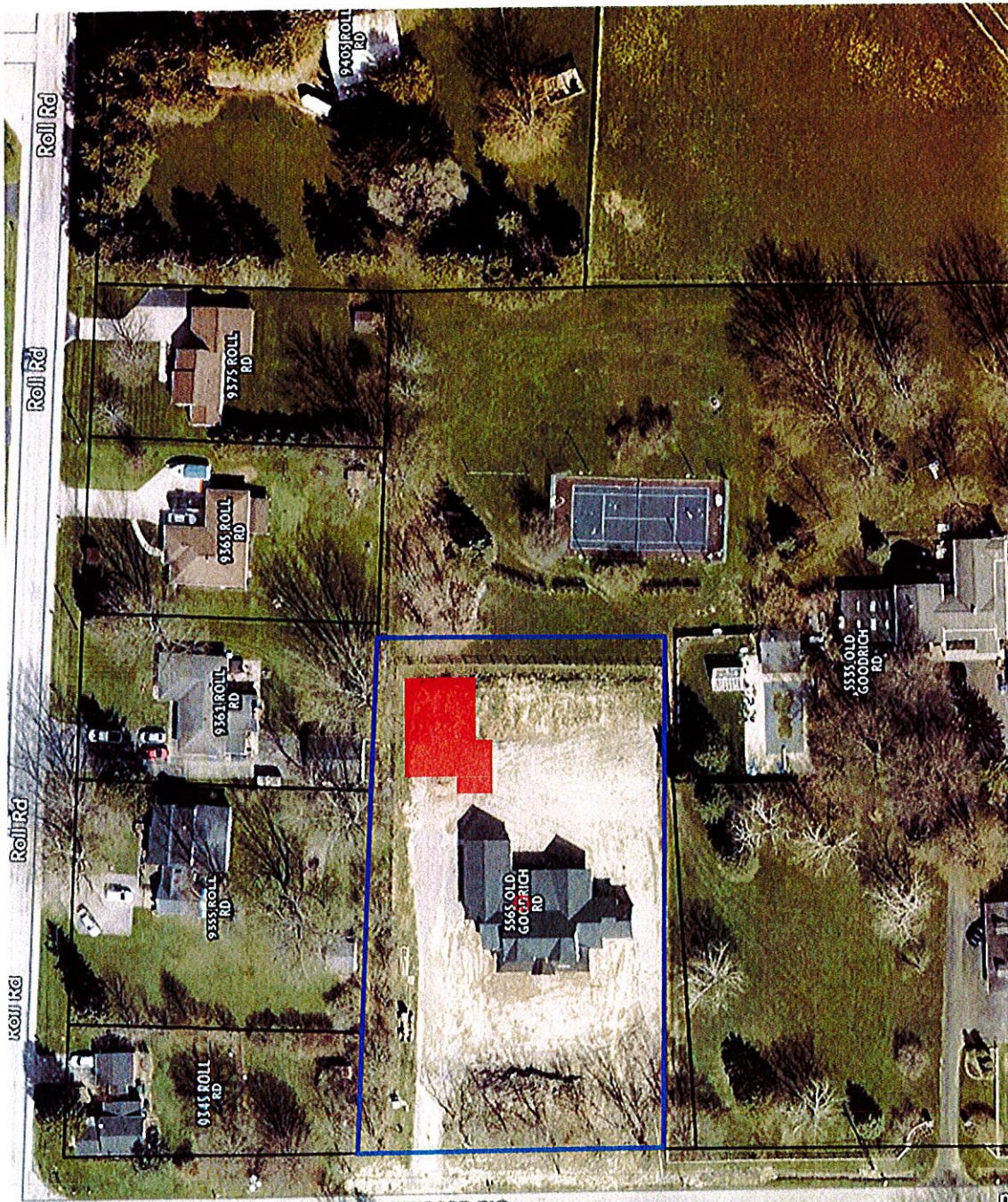
SIGNATURE

Request for Action shall be filled out completely in the spaces provided. The complete Request for Action shall be submitted to the Office of Planning and Zoning along with all necessary plans, maps, and supporting documentation. By signing below I certify that I have the authority to submit this Request for Action, and further certify its contents to be true and correct.

Signed: Signature On File

Town Use Only:

Action:	By:	On:	Fee:	Paid:
_____	_____	_____	_____	_____
Action:	By:	On:	Fee:	Paid:
_____	_____	_____	_____	_____
Action:	By:	On:	Fee:	Paid:
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_____	_____	_____	_____	_____
Action:	By:	On:	Fee:	Paid:
_____	_____	_____	_____	_____



note the parcel lines displayed are approximate

5565 Old Goodrich Road

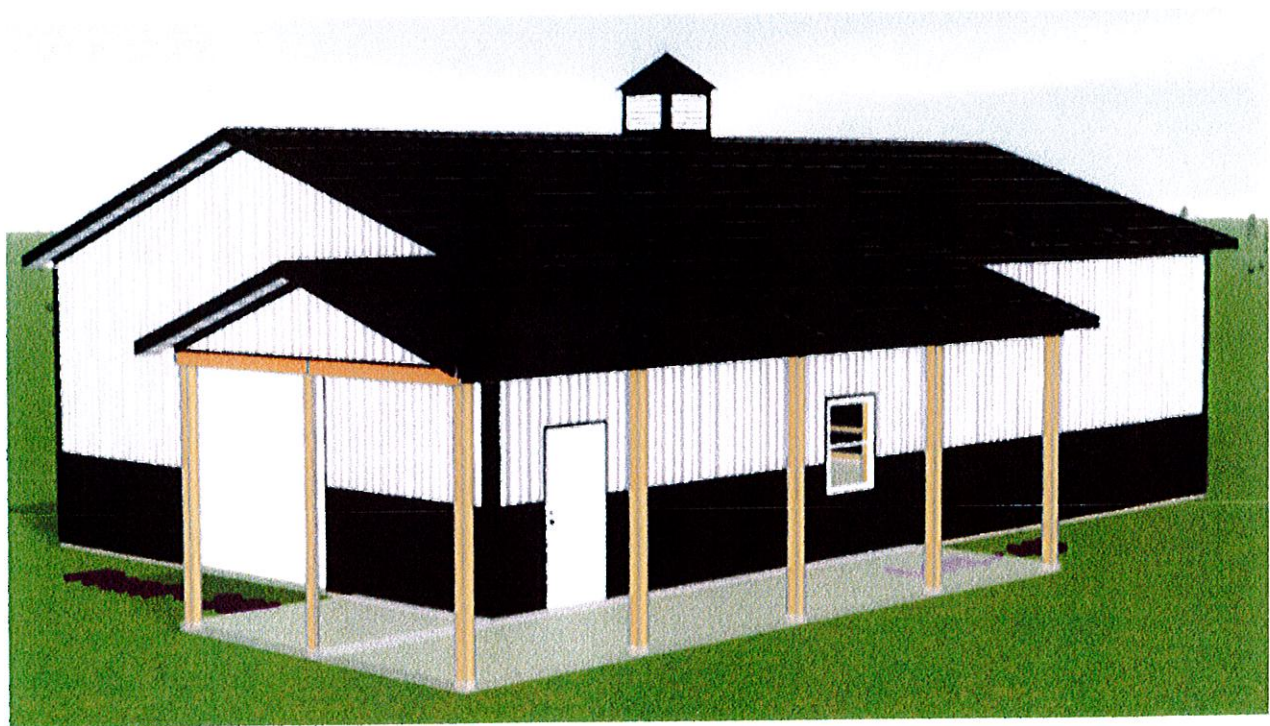


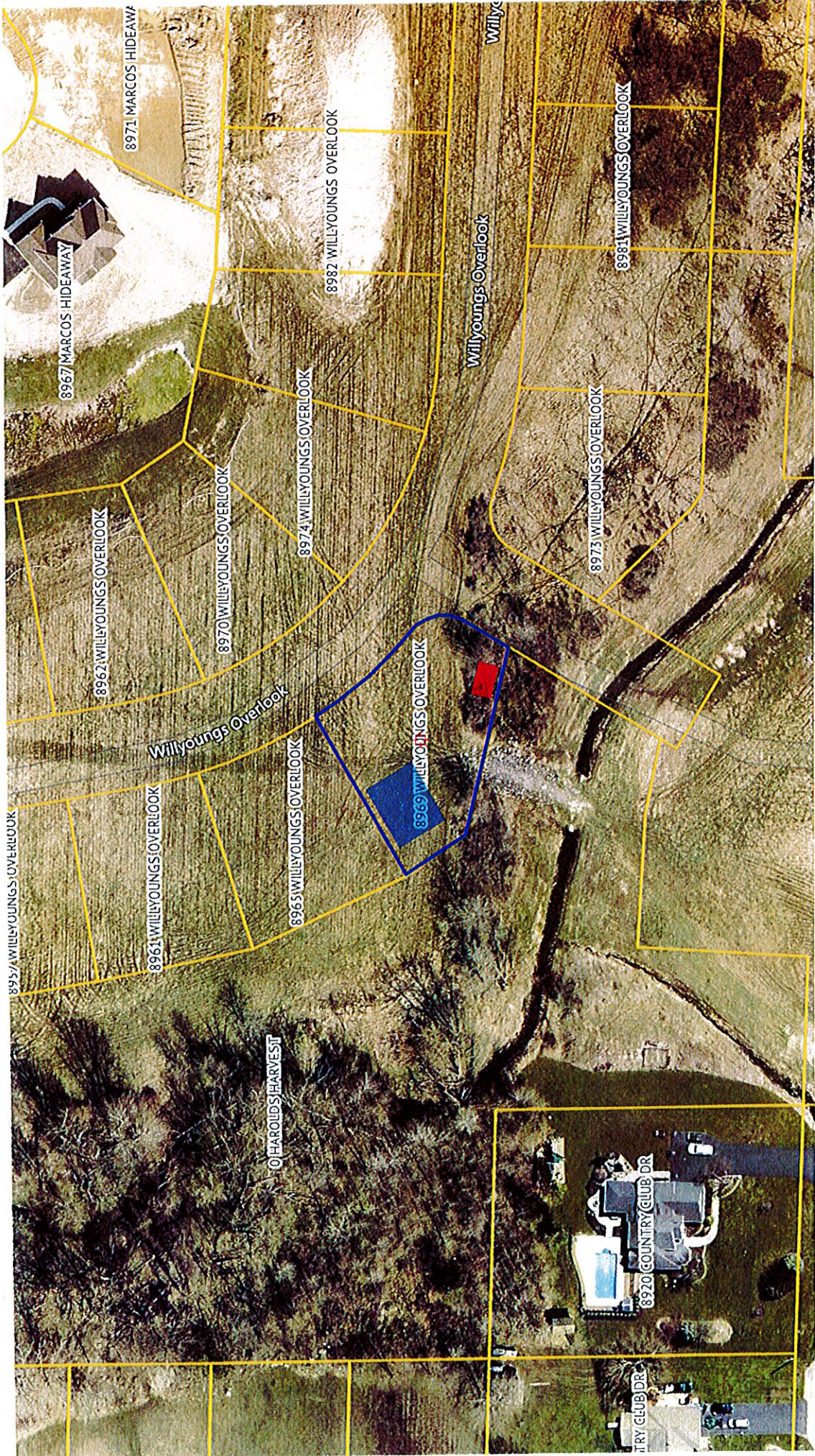
Proposed 1,656 sq.ft. detached accessory structure (pole barn). The maximum allowable square footage for a detached accessory structure when an attached garage exists is 200 sq.ft. A 1,456 sq.ft. variance is requested.

Proposed 17' tall detached accessory structure (pole barn). The maximum allowable height of a detached accessory structure is 16' tall. A 1' variance is requested. This excludes any architectural cupolas.

Proposed 10' tall overhead garage door. The maximum allowable height of an overhead door is 9' tall. A 1' variance is requested.

Proposed detached accessory structure with metal siding. Accessory structures with a total area exceeding 400 sq.ft. shall be constructed using materials and features similar to the principal structure.





note the parcel lines displayed are approximate

8969 Willyoungs Overlook

Proposed detached accessory structure (shed) to be located within the front yard setback.

A corner lot shall be considered to have two front yards from the public road right-of-way to the closest point of the principal structure.

F.R. N.E. A-Frame and F.R. Cape

Standard Features

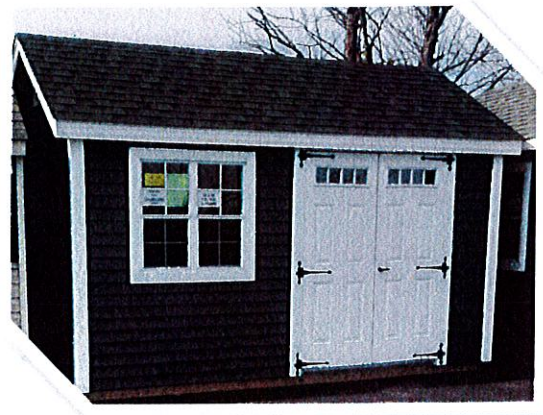
- Professional Site-Check
- Pressure Treated 4x4's & Floor Joists
- Patio Block (Free leveling up to 12'')
- Treated V-600 Floor Deck 3/4"
- 16" on Center 2'x4' Rafters Notched and Gusseted
- 16" on Center 2'x4' Wall Studs
- Double Top Plates
- Fiberglass Doors
- 10+ Vinyl Siding Color Choices
- 1/2" CDX Plywood Roof Deck and Sidewalls (No OSB)
- Two Single Hung Windows with Screens
- 30 Year Architectural Shingles
- Includes Vents
- Free Delivery up to 30 Miles

this style, matching house colors

10 x 12 F.R. Cape



10x14 F.R. NE A-Frame



Option Shown: 4-Lite Doors

12 x 20
F.R. Cape Garage



Option Shown:
Painted Man Door

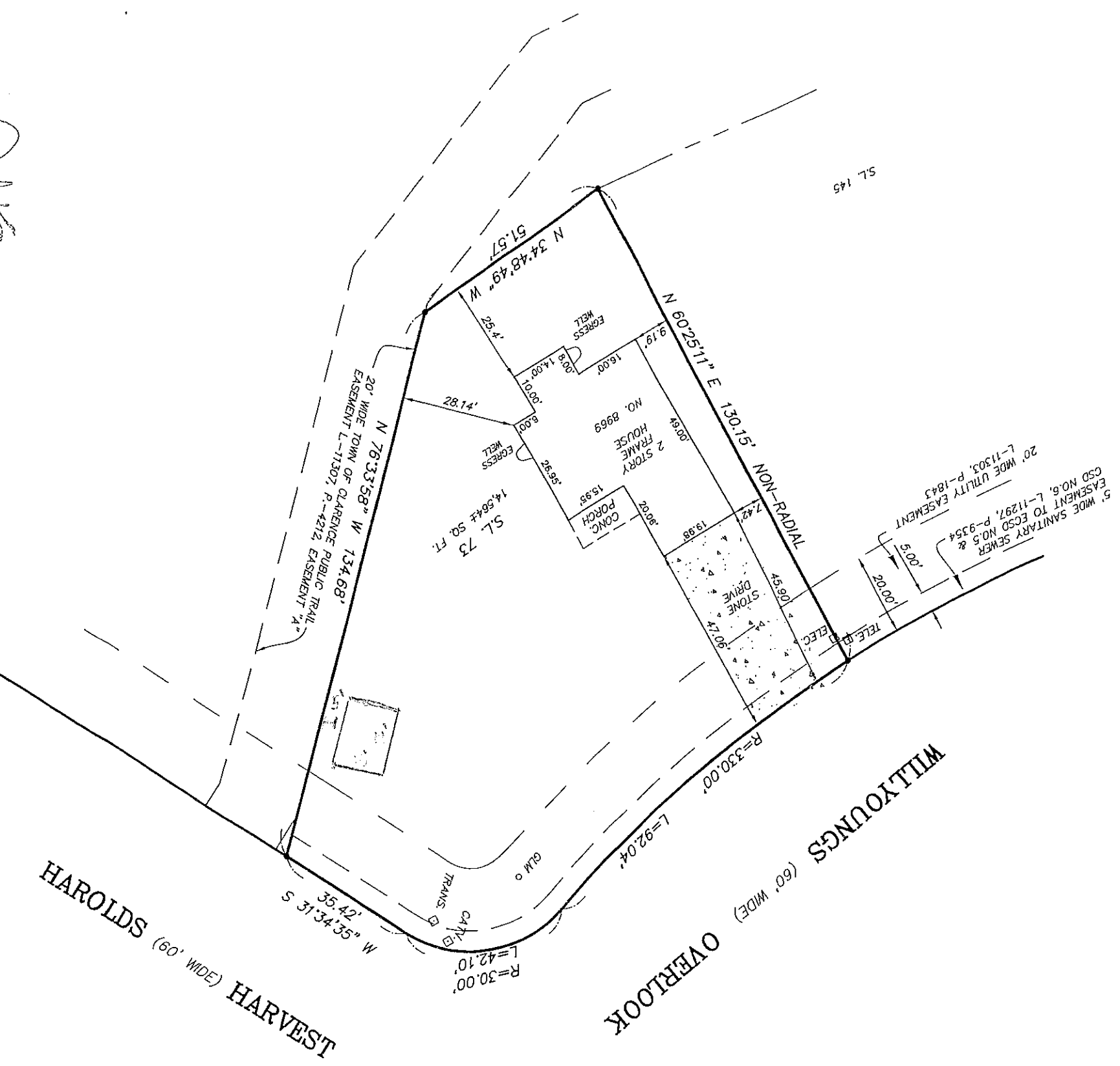


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NOTE:
 THE FOLLOWING EASEMENTS OR RIGHTS OF WAY DO NOT AFFECT PREMISES:
 EASEMENT TO NEW YORK TELEPHONE COMPANY L-9347, P-300 EASEMENT TO
 NEW YORK STATE ELECTRIC & GAS CORPORATION L-7229, P-381 RIGHT OF WAY
 AND PERMANENT EASEMENT TO COUNTY OF ERIE L-6489, P-63 RIGHT OF WAY
 TO BUFFALO PIPELINE CORPORATION L-2703, P-146 RIGHT OF WAY FOR POLES
 ALONG NORTH SIDE OF GREINER ROAD L-2166, P-250



NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS
 DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2
 OF THE NEW YORK STATE EDUCATION LAW.
 NOTE: THIS SURVEY WAS PREPARED WITHOUT THE
 BENEFIT OF AN ABSTRACT OF TITLE.
 • SET OR EX. 5/8" REBAR

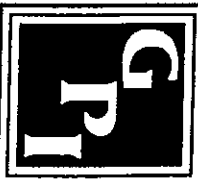


TOP OF WALL ELEV. = 639.84

[Handwritten Signature]

DATE	REVISION/TYPE
6/25/24	REVISED PER REQUEST
2/13/24	HOUSE LOCATION
12/11/23	FOUNDATION LOCATION

SURVEY OF
 SUB-LOT 73, MAP COVER 3884
 NORTHWOODS PHASE 4B
 HOLLAND LAND SURVEY
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



**GPI ENGINEERING, LANDSCAPE
 ARCHITECTURE & SURVEYING, LLP**
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 4950 GENESEE STREET, SUITE 100
 BUFFALO, NEW YORK 14225
 (716) 633-4844 FAX 633-4940

Job No. 6232-73(4B) Date: NOVEMBER 7, 2023
 Scale: 1" = 30' TAX No.