



note the parcel lines displayed are approximate

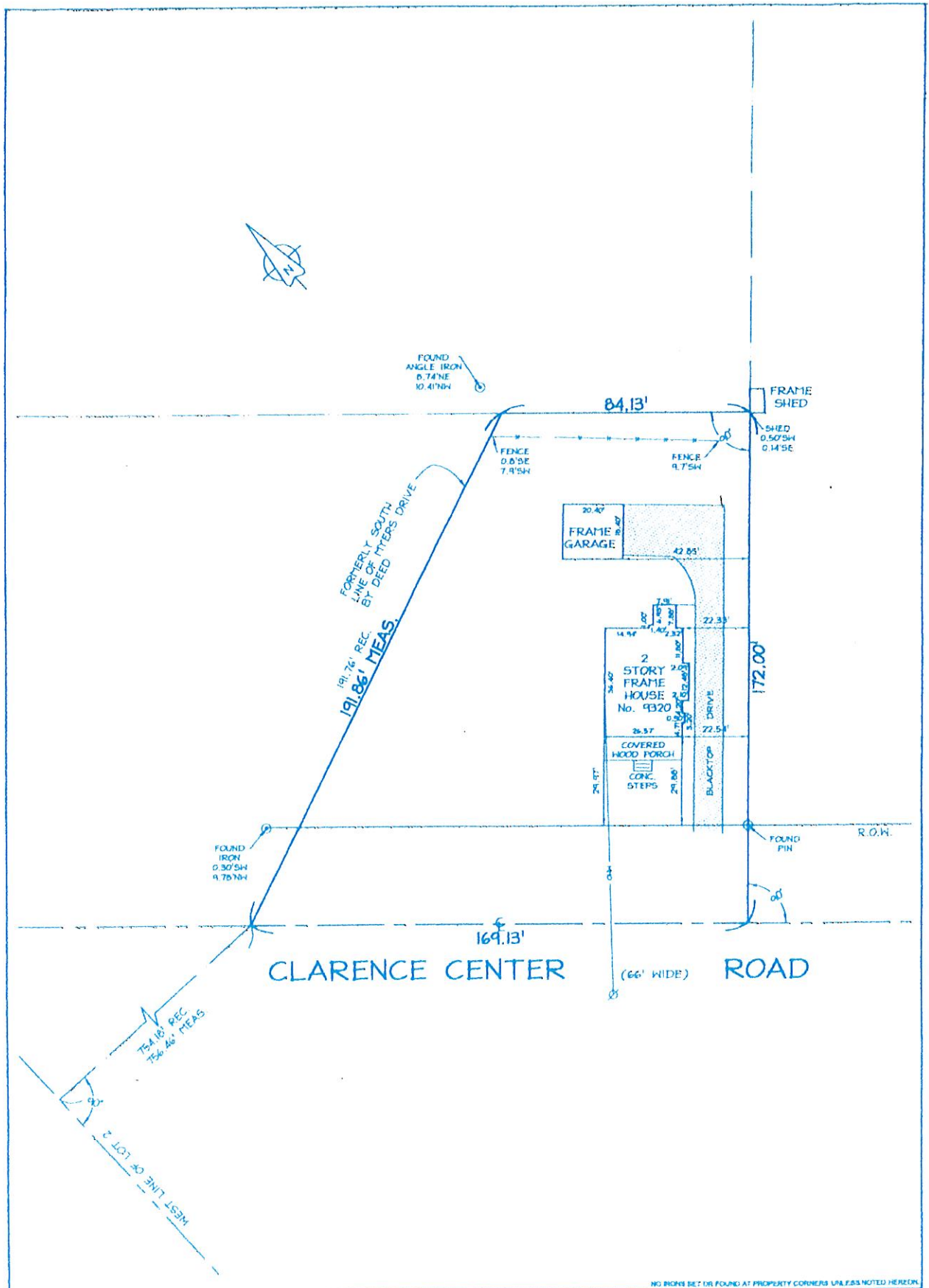
9320 Clarence Center Road



Proposed 2,371 sq.ft. detached accessory structure (garage).

The maximum allowable square footage for a detached accessory structure is 720 sq.ft.

A 1,651 sq.ft. variance is requested.



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
 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.
 Unauthorised alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
 p (716) 655-1058 f (716) 655-1984 www.nussciarke.com

NUSSBAUMER & CLARKE, INC.
 EST. 1922
 ENGINEERS AND SURVEYORS

BOUNDARY SURVEY
9320 CLARENCE CENTER ROAD
 Part of Lot 2, Section 11, Township 12, Range 6
 Holland Land Company's Survey
 Town of Clarence
 County of Erie, State of New York

Date of Survey: 7/29/2020

Thornton A. Kenyon

Scale: 1" = 30' Project No.: 2013-0372

Appeal No. 4

Edward Bobowicz
Traditional Neighborhood

Applicant requests a variance of 1,212 sq. ft. to allow a 1,932 sq. ft. detached accessory structure (garage) located at 9320 Clarence Center Road.

Town Code Reference:
§229-66

DISCUSSION:

Mr. Bobowicz was present to represent his request, stating that he would like to erect a building on a property that he owns. It will definitely not be a pole barn; the property does not warrant a pole barn. Mr. Bobowicz stated that what he is proposing is what he likes to call a "carriage garage", anything they do will enhance the 100-year-old farmhouse currently on the property.

Mr. Bobowicz stated that he does not have final drawings because he does not know the allowed size yet.

Mr. Drinkard started out by saying that Mr. Bobowicz's house is lovely, then asked if the current garage will be removed.

Mr. Bobowicz responded yes.

Mr. Drinkard stated that the proposed garage is bigger, and will be located behind the footprint of the where the current garage is located.

Mr. Bobowicz responded yes.

Mr. Drinkard added that it almost goes to the border of Mr. Bobowicz's property.

Mr. Bobowicz stated that is where he is thinking, but he did not measure it, and this is the only lot in the area that drops off right behind. The properties to the west and the east all have a slope, his property goes back. His survey shows a small building on his neighbor's property, that is where his property extends to.

Mr. Drinkard stated that the back corner is staked, it would almost be to the fall-off, Mr. Bobowicz is aware of that and is prepared to do what it takes.

Mr. Bobowicz responded yes.

Referring to the prints that Mr. Bobowicz provided, Mr. Drinkard stated that it will look like a nice building.

Mr. McNamara asked what the siding and roofing will be.

Mr. Bobowicz said that they will probably be a combination of materials, though he is unsure of what, they will match the house. They have been updating the house since they moved in 4 years ago. There is no final decision yet, but it will match closely to the house.

ZBA 12-10-2024

ZBA 12-10-2024

Chairman Mills noted that Mr. Bobowicz provided two photographs, marked Exhibit A and Exhibit B, both are architecturally well-designed.

Chairman Mills added that Mr. Bobowicz does not have any architectural plans, and asked if the proposed building will be stick-built.

Mr. Bobowicz responded yes.

Chairman Mills asked if they made it a condition, would Mr. Bobowicz agree to that.

Mr. Bobowicz responded yes.

Chairman Mills asked Mr. Bobowicz if he plans to operate a business out of the proposed structure.

Mr. Bobowicz responded no, and he would agree to that condition also.

Chairman Mills asked Mr. Bobowicz if he could do any less square footage.

Mr. Bobowicz stated that he has learned that in a 30 ft. building you can only fit one classic car, but in a 40 ft. building you can put two in, end-to-end. He needs to store his equipment and classic cars in the proposed garage.

Chairman Mills asked if the second floor is intended for storage, and is there any living space planned.

Mr. Bobowicz responded yes; for storage, there will not be any living space.

Chairman Mills asked if there will be electrical run to the proposed structure.

Mr. Bobowicz responded no, but there will probably be water.

Mr. Krey asked how big Mr. Bobowicz's house is.

Mr. Bobowicz responded that it is 1,400 sq. ft.

Mr. Krey noted that the proposed garage will be bigger than the existing house.

Mr. Bobowicz responded yes; a lot of the old farmhouses were smaller than the barns.

Mr. Krey noted that Mr. Bobowicz is in a Traditional Neighborhood District (TND) and not a Rural area where it is more common to see a larger structure. Mr. Krey asked if they have considered connecting the proposed garage with a breezeway.

Mr. Bobowicz responded no.

Mr. Krey asked if there is a reason why not.

Mr. Bobowicz stated that probably because his plan is to eventually put in a second driveway on the west side of the house, with a u-shaped turnaround between the garage and the house. Right now, if you pull in, you have to back out of the driveway and that is tough to do on Clarence Center Road.

ZBA 12-10-2024

Mr. Bengart stated that the driveway would be up to Erie County, it is not an absolute that a second driveway would be allowed.

Mr. Krey asked Mr. Bleuer if the proposed garage was attached via a breezeway, would this variance for an accessory structure still be needed.

Mr. Bleuer stated that he can look in to that, he is not as familiar with the TND code in regard to attached accessory structures.

Mr. Krey stated that he feels the proposed structure is very large for the area and the home. Mr. Bobowicz stated that they have the property to put the proposed garage on, and asked if there is a limit to the square footage allowed on a piece of property.

Mr. Bleuer stated that for the Traditional Neighborhood District (TND) the code reads that any residential accessory structure must not exceed 720 sq. ft. whether attached or detached. It is his opinion that a variance would be needed for any structure over 720 sq. ft.

Neighbor Notifications are on file, no comments were received.

In regard to Public Participation, no one spoke.

Mr. Drinkard commented that an important aspect is the character of the neighborhood, he travels Clarence Center Road often. The area where Mr. Bobowicz's house is has an array of houses and businesses. Mr. Bobowicz being willing to put money in to a new garage, and taking a look at their house, it has balance to it. It would not look out of character for the neighborhood, and would probably add character to the neighborhood.

Chairman Mills noted that it is a larger variance request, and he does wish that they had more information to ease some of the apprehension amongst some of the Board members.

Mr. Bobowicz asked what information they would need.

Chairman Mills stated that often in a situation such as this, they will have architectural drawings, elevations, floor plans, and detailed materials where they can see that it will be an aesthetically beautiful structure. So that despite the larger variance request, they are able to see that a beautiful structure that will enhance the character of the neighborhood is being proposed.

Chairman Mills stated that although a couple of photos were submitted, they do not know what the proposed garage will look like.

Chairman Mills explained that tabling this request is an option, and Mr. Bobowicz returns with architectural drawings. Realizing that some money will need to be spent on the architectural end without a definite approval, it gives the Board more information and data to possibly grant the larger variance request.

Mr. Bobowicz asked if an architectural drawing means a complete drawing of what they are proposing. He had a basic photo drawn up because they did not want to spend the money on something they are not

ZBA 12-10-2024

sure they will be able to do. Mr. Bobowicz agreed with Mr. Drinkard that it would be an addition to the neighborhood and the house.

Chairman Mills stated that it would not need to be all architectural and construction drawings, but a clearer game plan in terms of floor plan, and elevation which was labeled Exhibit C, D and E.

Mr. Bengart clarified with Mr. Bobowicz that Chairman Mills explained that he has the opportunity if he so chooses to not have the Board vote tonight because if this request gets denied, they need to come back with an entirely different plan.

If Mr. Bobowicz requests to have this request tabled, the Board can vote to do that and there would not be a vote tonight, depending on the outcome. Mr. Bengart stated that the option is Mr. Bobowicz's.

Mr. Bobowicz asked if he would be obligated to have the structure built exactly as the plans show that he submits, or is there room for moving things around. Would he be 100% obligated to build it like the drawings that he submits?

Chairman Mills responded no; unless the Board imposes specific conditions that Mr. Bobowicz agrees to. They are looking for architectural detail.

Mr. Bobowicz requested the Board table his request.

Chairman Mills explained that Mr. Bobowicz is not obligated to do any of the suggestions that the Board may have. Just because he returns does not necessarily mean it will be approved or denied automatically.

Chairman Mills stated that he would like to see more architectural detail specifically related to the floor plan and the elevations. Material details will help mitigate the size of the proposed structure.

Mr. Krey reiterated what Chairman Mills stated, he would like to see some renderings of what is planned. He is aware that sometimes when dealing with architects they give options, he suggested looking in to doing something that conforms to the code or is a different size variance.

Mr. McNamara stated he would like to see elevations of the front and both sides.

Mr. Drinkard stated that all is said is terrific, but he would like to see some additional landscaping to mute the eyeball to looking at the side of the building would be advantageous.

Mr. Bobowicz explained that landscaping is something they have done their entire lives, and continued to explain the need for the larger size request.

Mr. Bleuer explained to Mr. Bobowicz that it is very important that the proposed building is designed as it would be built, because the Board will have an opportunity to approve the exact drawing. That is what will go to the Building Department. If Mr. Bobowicz goes to the Building Department with a variety of changes like roof pitch and details, they will send it back to the Zoning Board. It is very important to design it appropriately now.

ACTION:

JBA 12-10-2024

Motion by Ryan Mills, seconded by Patrick Krey to **table** Appeal No. 4 as written

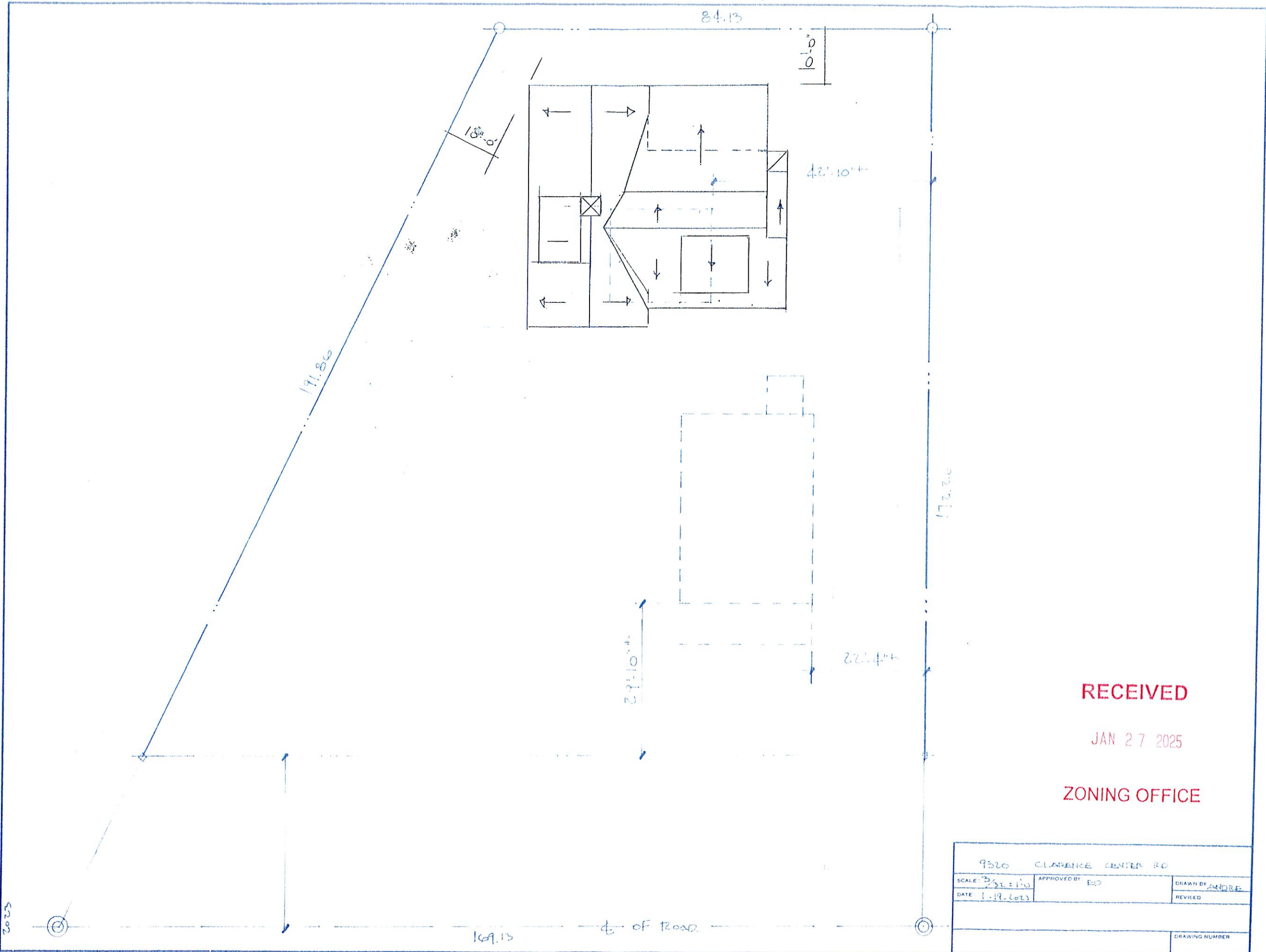
ON THE QUESTION:

Chairman Mills confirmed with Mr. Bobowicz that he has heard what each Board member would like to see. He is not obligated to bring or do anything that they suggest, but it would be helpful. If Mr. Bobowicz is able to submit the supporting documents in time, potentially he could be on the agenda for next month.

Gerald Drinkard	Aye	Richard McNamara	Aye	Ryan Mills	Aye
Patrick Krey	Aye				

MOTION CARRIED

ED 9370 CLARENCE CENTER RD
2023
8'0" PER 170277 PL. TO PROPERTY OF

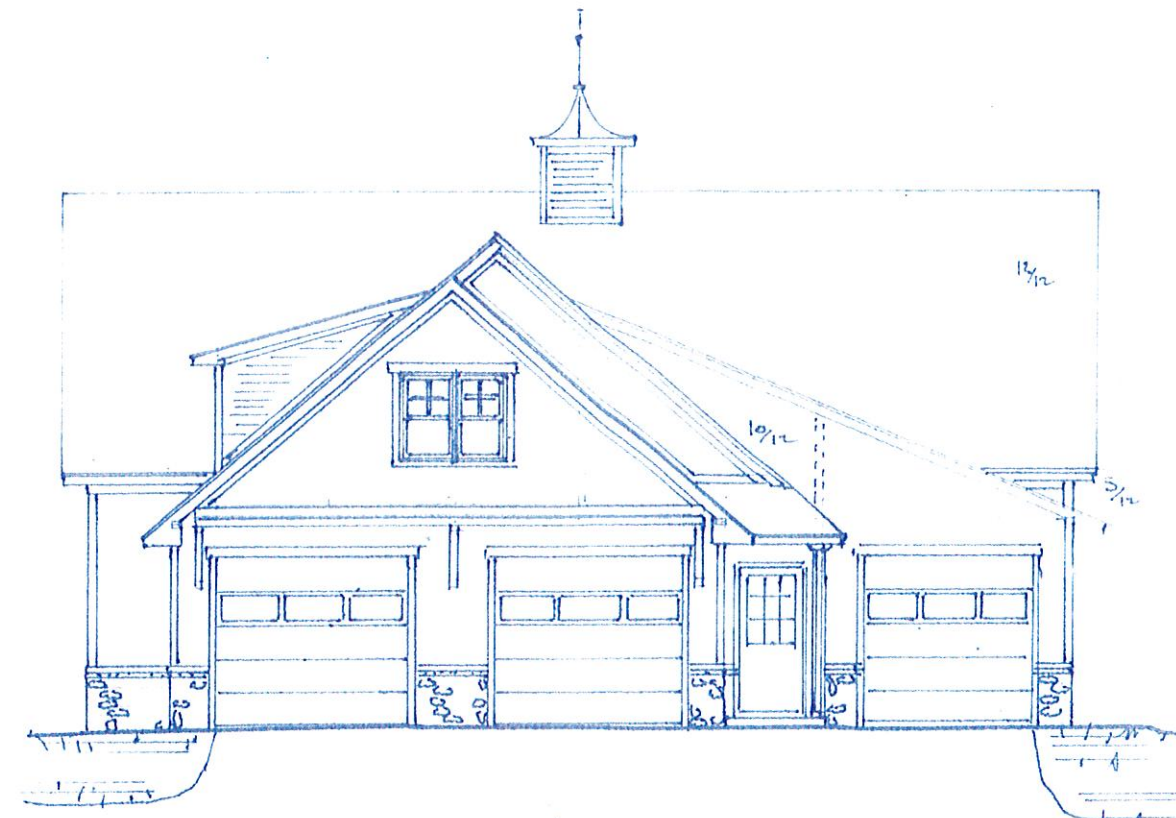


RECEIVED

JAN 27 2025

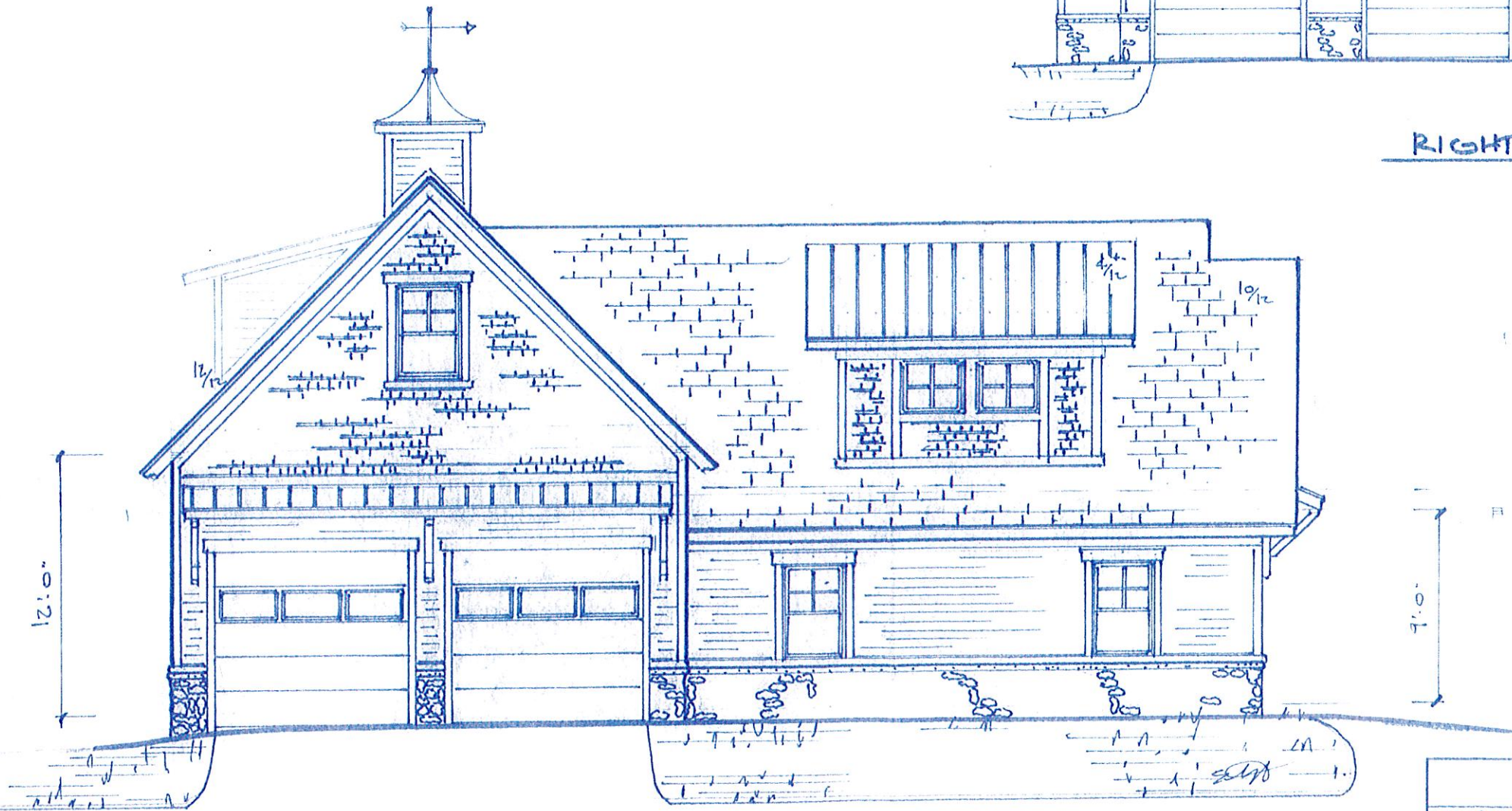
ZONING OFFICE

9370 CLARENCE CENTER RD		
SCALE: 3/8" = 1'-0"	APPROVED BY: ED	DRAWN BY: ANDRE
DATE: 1-19-2023		REVISED
		DRAWING NUMBER



RIGHT SIDE

SCALE 3/16" = 1'-0"



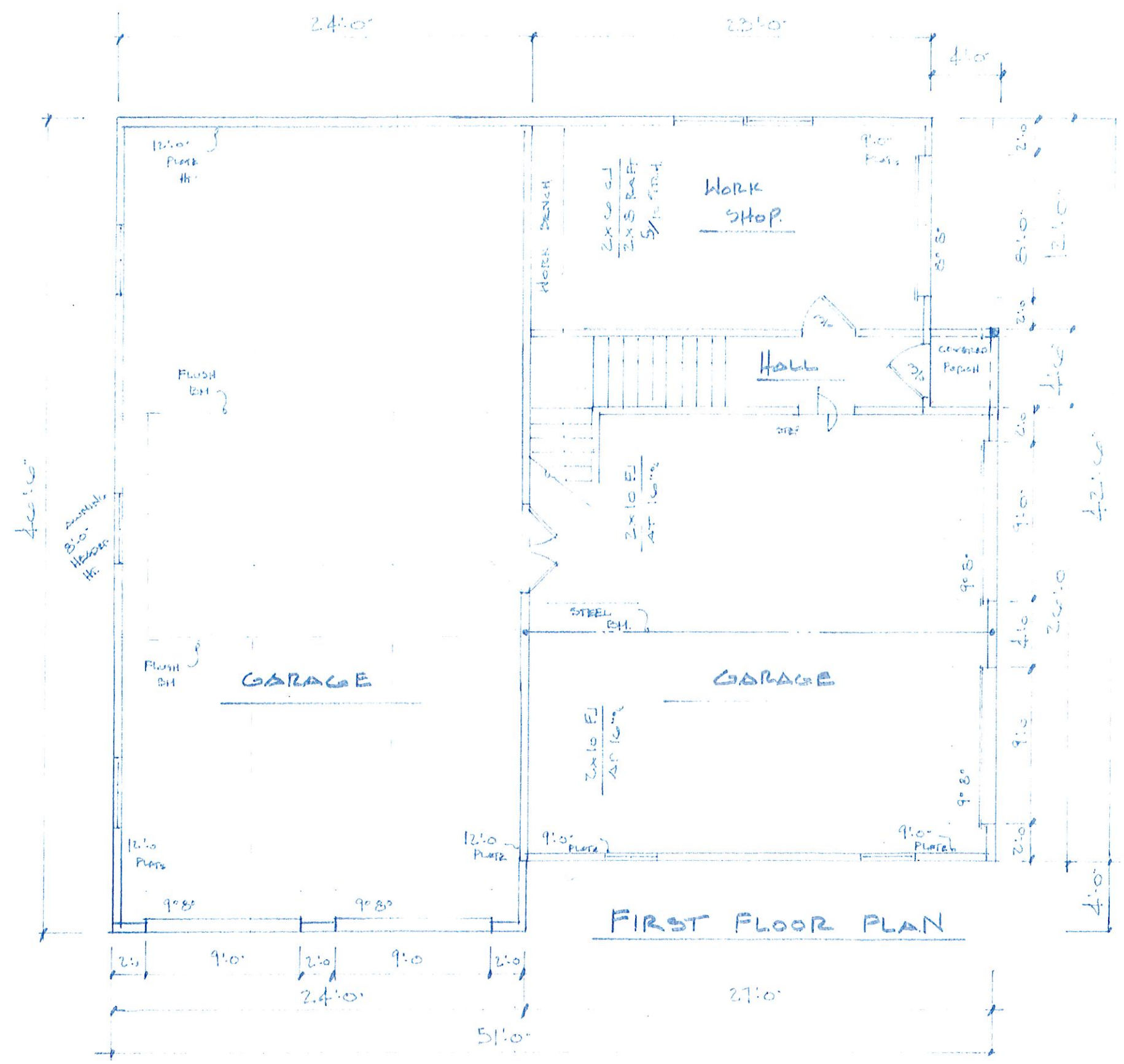
FRONT

SCALE 1/4" = 1'-0"

RECEIVED
 JAN 27 2025
 ZONING OFFICE

CLARENCE CENTER RD		
SCALE: 1/4" = 1'-0"	APPROVED BY: ED	DRAWN BY: ANDRA
DATE: 1-25-25	6028-4050	REVISED
		DRAWING NUMBER

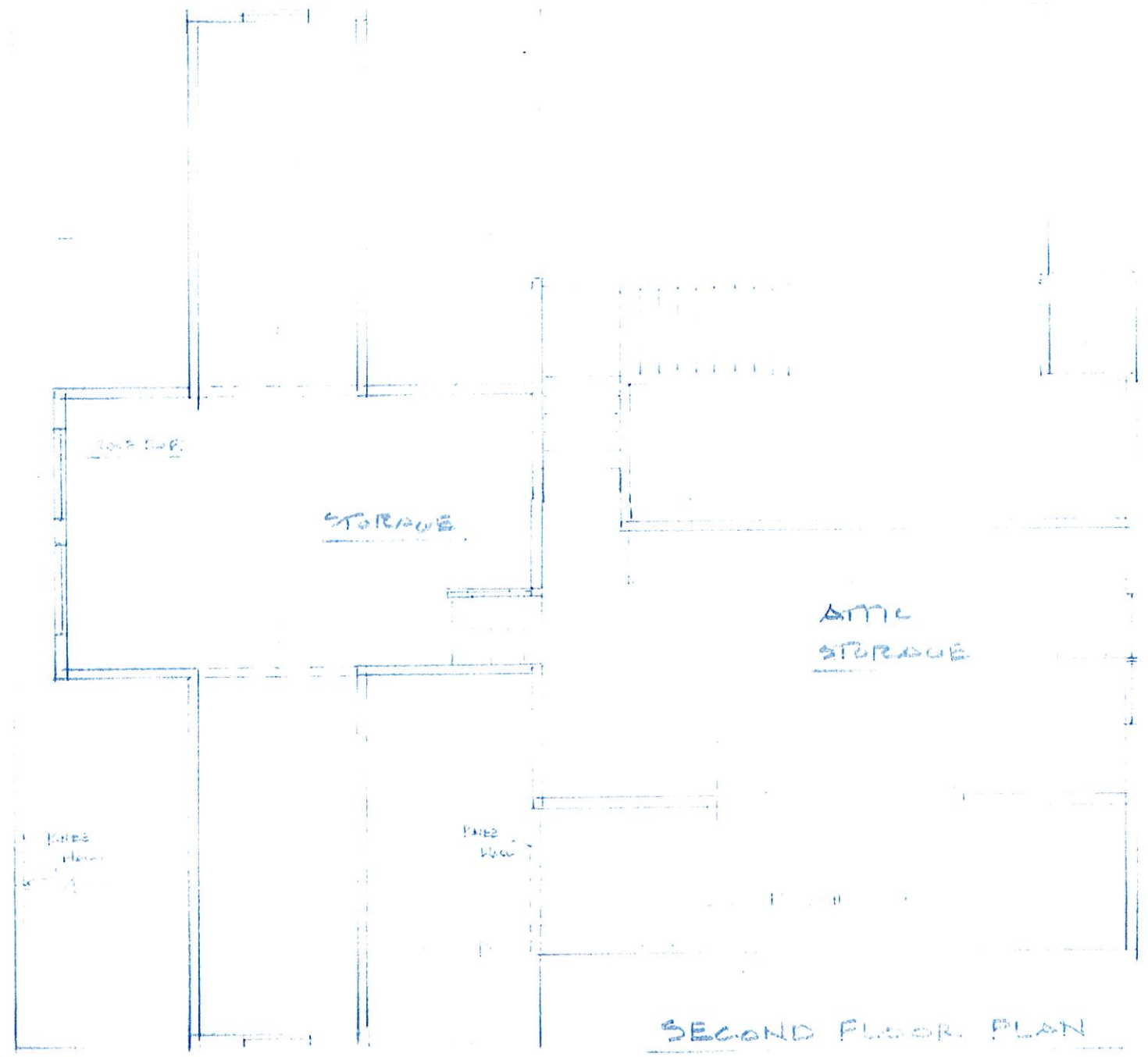
ED
 2025



RECEIVED

JAN 27 2025

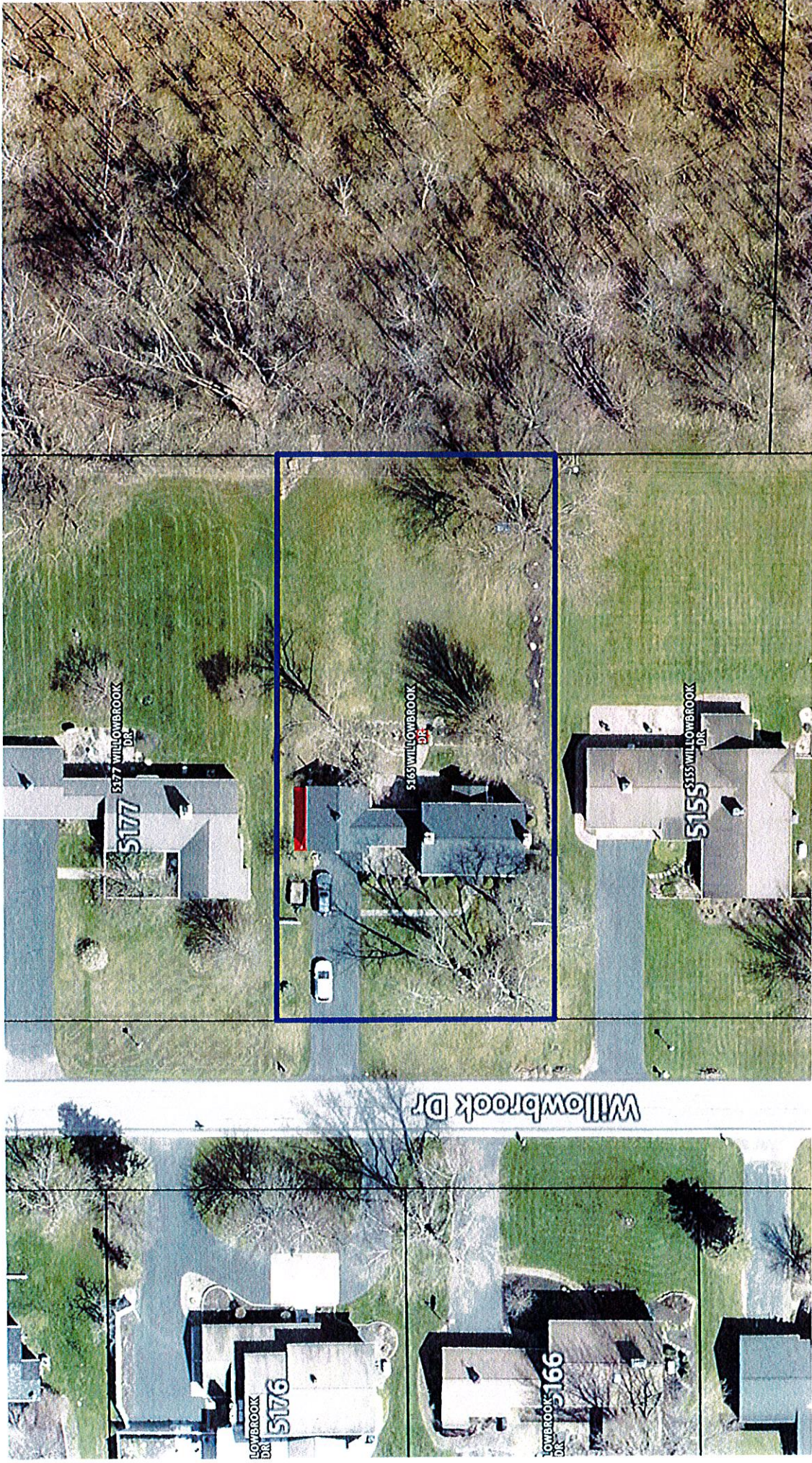
ZONING OFFICE



RECEIVED

JAN 27 2025

ZONING OFFICE



5165 Willow Brook

Attached accessory structure setback 6' from the side yard.

Existing principal structure side yard setback of 10'3".

A 4'3" variance is requested.



note the parcel lines displayed are approximate

Pertinent Zoning Code for Variance Consideration:

“Section 229-55 Accessory Structures.

A. The following uses are permitted ...

(8) Sheds

...

D. Attached accessory structures shall not exceed 40% of the total area of the principal structure or 960 square feet, whichever is smaller... Such uses shall be permitted in the rear and side yards.

E. Dimensional and area requirements.

(1) Minimum side and rear setbacks: 10 feet.

(2) Maximum height: 16 feet.”

Reason For Variance Request:

Owner’s proposal is to extend existing garage with an attached shed addition. The shed addition is within the square foot area and height requirements of the code, but fails in its side yard setback: it is set back six (6’) from the property line, with the allowable side yard setback requirement being ten (10’). The variance request is for a four (4’) encroachment into the required ten (10’) setback.

Discussion: The Five (5) considerations for the Board -

1.) Whether an undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the area variance.

The 4’ shed addition is a simple extension of the existing roof line of the garage, and as such, is completely in keeping with the architecture of the original house, and of the adjacent neighboring homes. The original architect, Royal Barry Wills, who designed many of the original homes on Willowbrook Drive, had proposed the garage with an asymmetrical, shed extension to the one side (Ref. Fig. 7 & 8). This same treatment is seen in the treatment of the extension of the roof of the adjacent neighbor at 5177 Willowbrook Drive (immediately north of us), also a Royal Barry Wills design (Ref. Fig. 2), as well as numerous homes up and down the street (Ref. Fig. 6). The change is so subtle as to be not noticeable at all, or in reference to the original architect’s intention, the change reads as completing his original design.

Stylistically, and architecturally, the shed addition is a more pleasing and attractive solution to the appearance of the house, and the accommodation of a “carriage house” garage. The integrated attached “shed” solution with its architectural treatment preserves

the character of the neighborhood and poses no undesirable change or character detriment to the nearby properties. Arguably, the opposite is true. The change strengthens the overall composition and appearance of the residence, and benefits the neighborhood in the architectural integrity it displays. (Ref. Figures 1, 3)

2.) *Whether the benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue, other than an area variance.*

Having been originally designed and built in 1960, the existing two-car garage is, by today's standards, woefully inadequate to accommodate two cars and provide storage for the other basic necessities of things that need to be stored in a garage, i.e. specifically garbage and recycling containers, snow blower, shovels, and other basic storage items. The 4' shed addition houses these things. The shed addition works and is appropriate because of its proximity to the front, and access to the driveway, criteria that cannot effectively be solved by a solution by other means or addition added elsewhere on the property. Expanding to the south is not an option because of the existing breezeway. Expanding to the west, towards the street, while possible, is not practical because it would involve re-making the entire garage façade and changing the character and appearance of the garage to the house. An expansion to the east, to the back yard, while possible, is not practical because of mature trees, sewer drain field, and access-to-use issues.

3.) *Whether the requested area variance is substantial.*

The shed addition is diminutive in size, and scale. From the Nussbaumer & Clarke survey, the shed addition is approximately 4.23'x 22.35' (ref. original survey 6/12/07 in comparison to as-built survey dated 9/23/24). The total area of the proposed addition is 94.5 s.f., whereas the allowable area by code is 960 s.f. or ten (10) times the area. The space captured by the addition is the absolute minimum meeting the additional storage needs. Whereas the code allows for accessory structures to be a maximum height of sixteen (16'), the proposed shed addition is five (5') at its north wall. Its height is derived by design, following the existing roof pitch, and is deliberately kept low, i.e. "knee wall" storage space, accommodating that which needs to be slid into it, and nothing more. Given its size and scale relative to the existing home, and the allowable limits given by the code, the area variance is not a substantial request.

4.) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

The 4' addition leaves a clear six (6') feet of space between its north face and the property line, allowing for ample access to the back yard by persons or equipment. The shed addition mindfully incorporates light construction & green methods: it has a pier and grade beam foundation, so as to have minimum impact on the land and pre-existing drainage pathways; water leaving the north face of the roof is collected by a linear gutter the length of the addition, and is conveyed by 4" drainage pipe to the back yard where it is disbursed

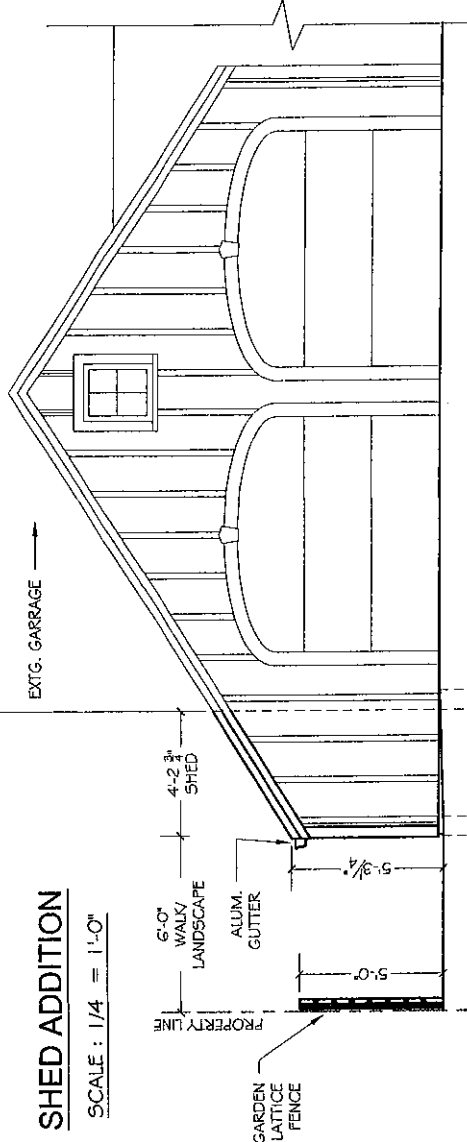
on owner's own property more than twelve (12') from the northern property line (nearest neighbor) (Ref. Fig. 4 & 5), and in the Summer months, collected by a rain barrel for watering the owner's gardens; a "living" lattice fence is proposed to be installed on the north property line, which will provide an aesthetically pleasing buffer between the properties. In this manner, the shed solution has minimal to no adverse effect or impact on the physical or environmental conditions, to the neighbor to the north, or to the neighborhood or district.

5.) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

Yes, the difficulty is largely self-created. But there is a sensibility and reasonableness to this application that speaks to a balancing of need as weighed against any potential detriment. The spirit in which this application is submitted seeks to balance the benefit to the owner – adapting an outdated and undersized garage to accommodate much needed storage – with a great look, subtle change, consistent architectural expression, mindful treatment of the environment, and respect for character of the neighborhood and the history and tradition of the Willowbrook sub-division.

In weighing the above factors, we respectfully ask that you approve this variance.

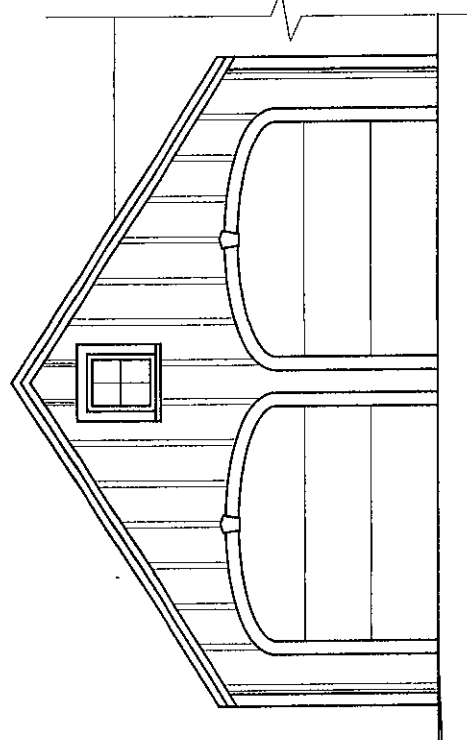
5165 WILLOWBROOK DRIVE



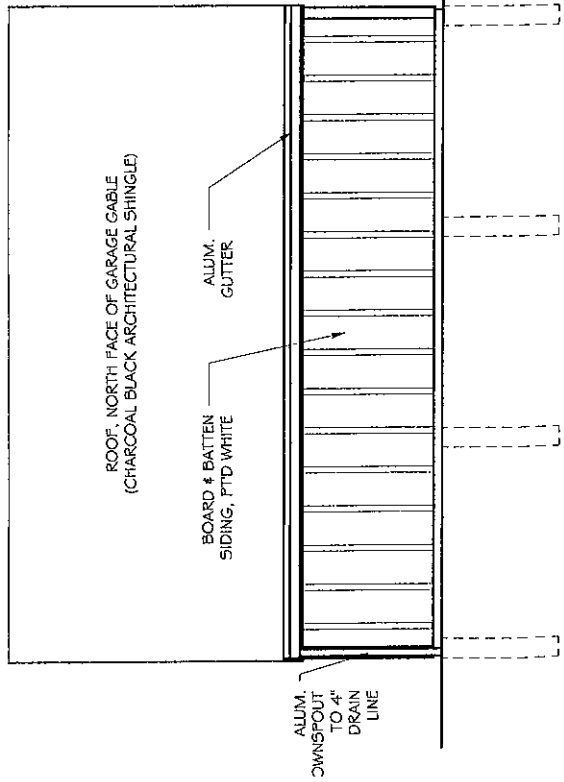
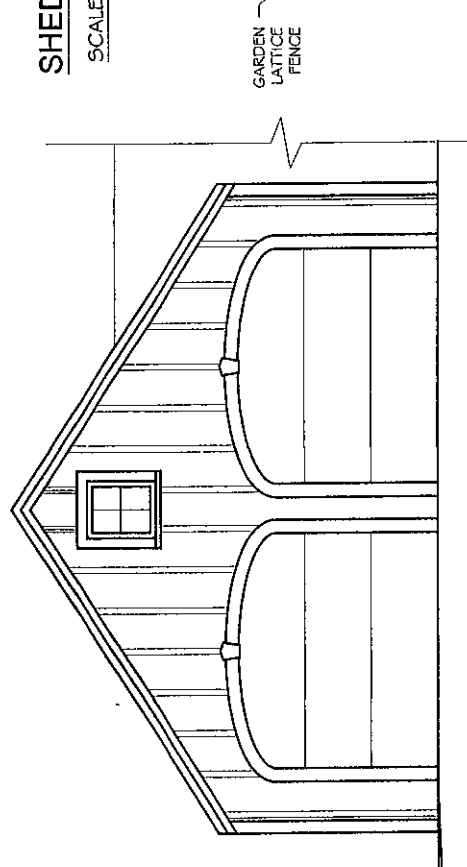
SHED ADDITION

SCALE: 1/4" = 1'-0"

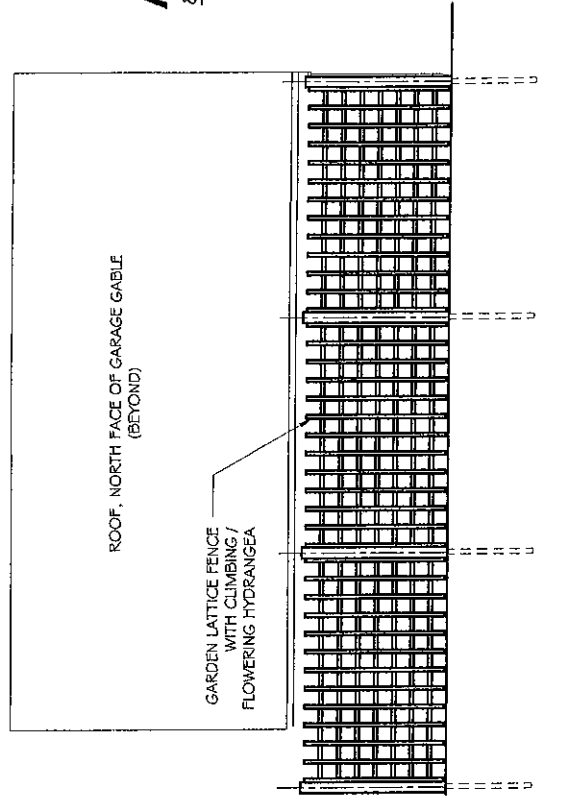
EXTG. STREET VIEW - WEST GARAGE ELEVATION



PROPOSED STREET VIEW - WEST GARAGE ELEVATION



VIEW FROM THE WALK - PROPOSED GARAGE NORTH ELEV.



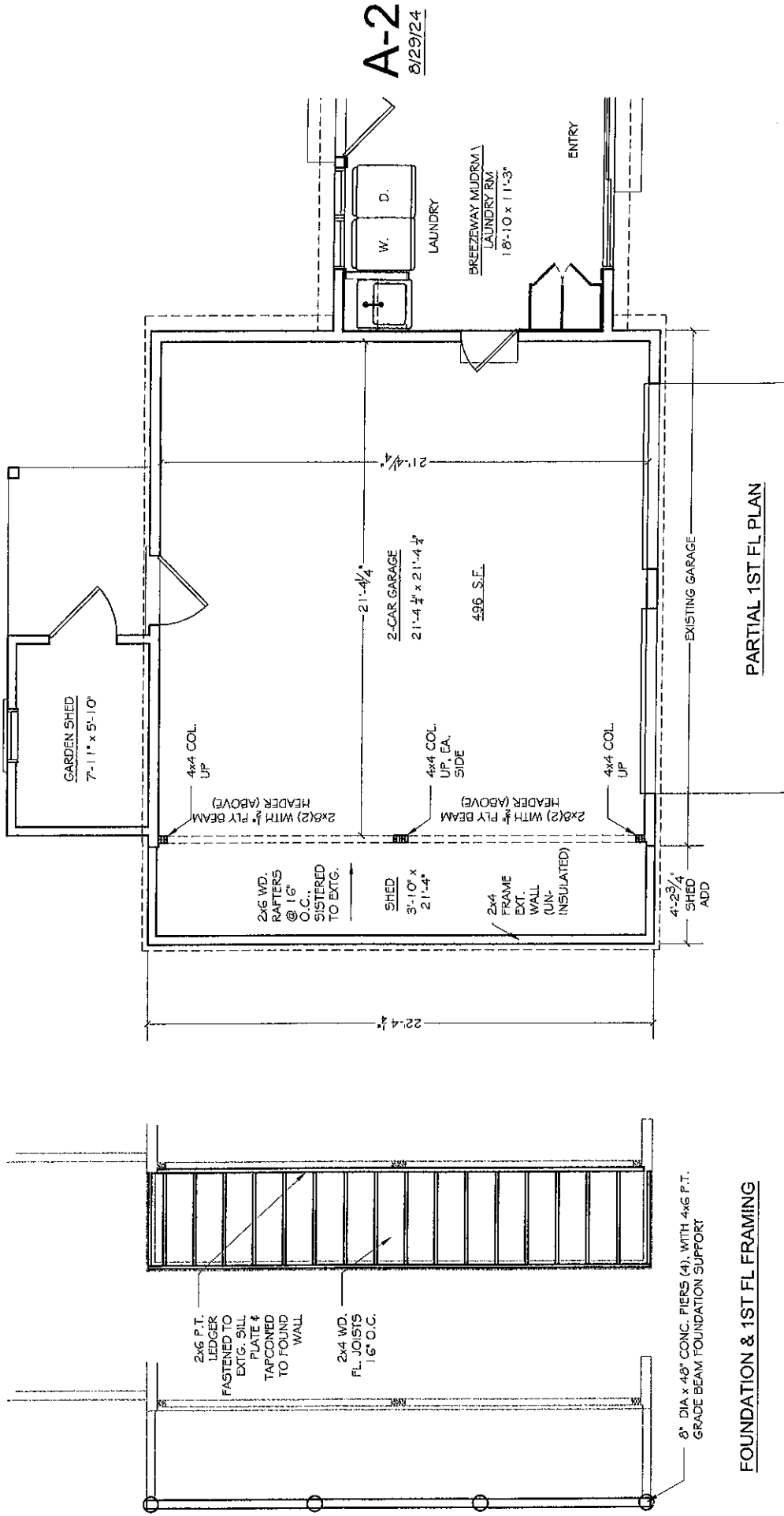
VIEW FROM NEIGHBOR'S SIDE - GARDEN FENCE & NORTH ELEV.

A-1
8/29/24

5165 WILLOWBROOK DRIVE

SHED ADDITION

SCALE: 1/4" = 1'-0"



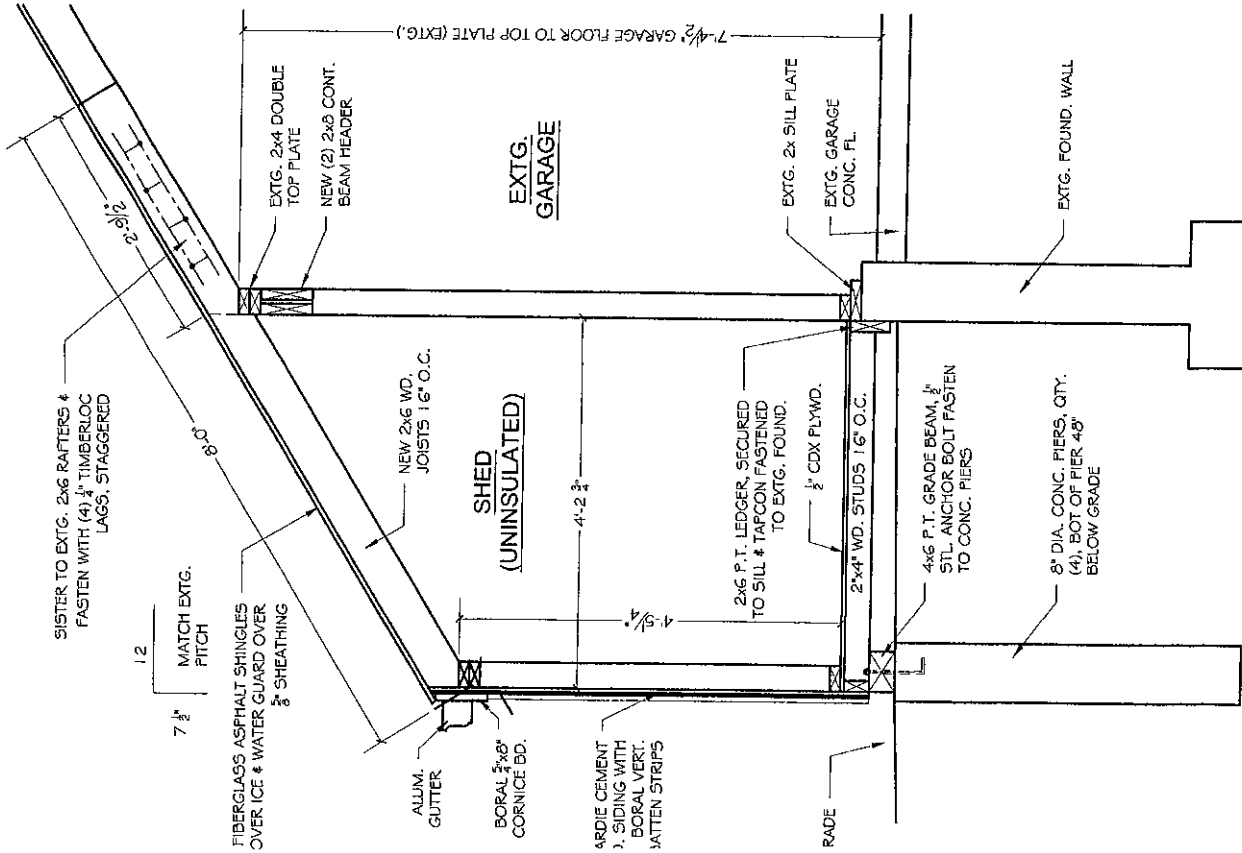
A-2
8/29/24

ARCHGROUP / DAVID W. MCKEE, AIA

5165 WILLOWBROOK DR.

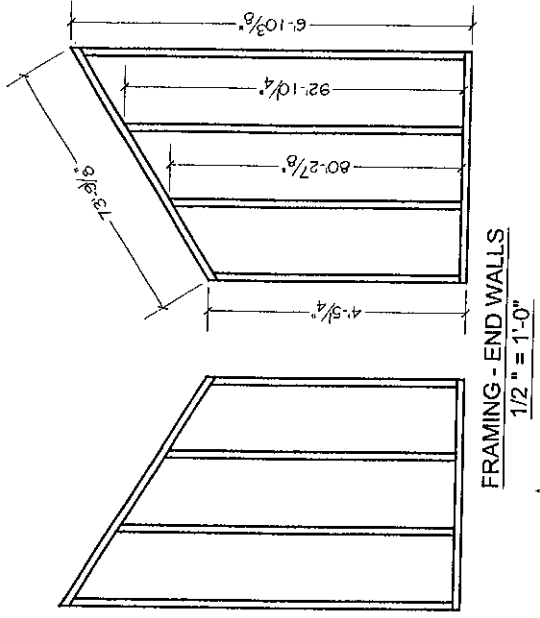
GARAGE SHED

SECTION / FRAMING



FRAMING SECTION

3/4" = 1'-0"



A-3
8/29/24

ARCHGROUP / DAVID W. MCKEE, AIA

Figure 1 - 5165 Street Elevation



Figure 2 - 5177 Willowbrook Dr.
(Neighbor to the North), same
original Architect, same
asymmetrical gable facing the
street

5165 Willowbrook Dr.
(Neighbor to the South), same
original Architect, same
asymmetrical gable facing
from Street

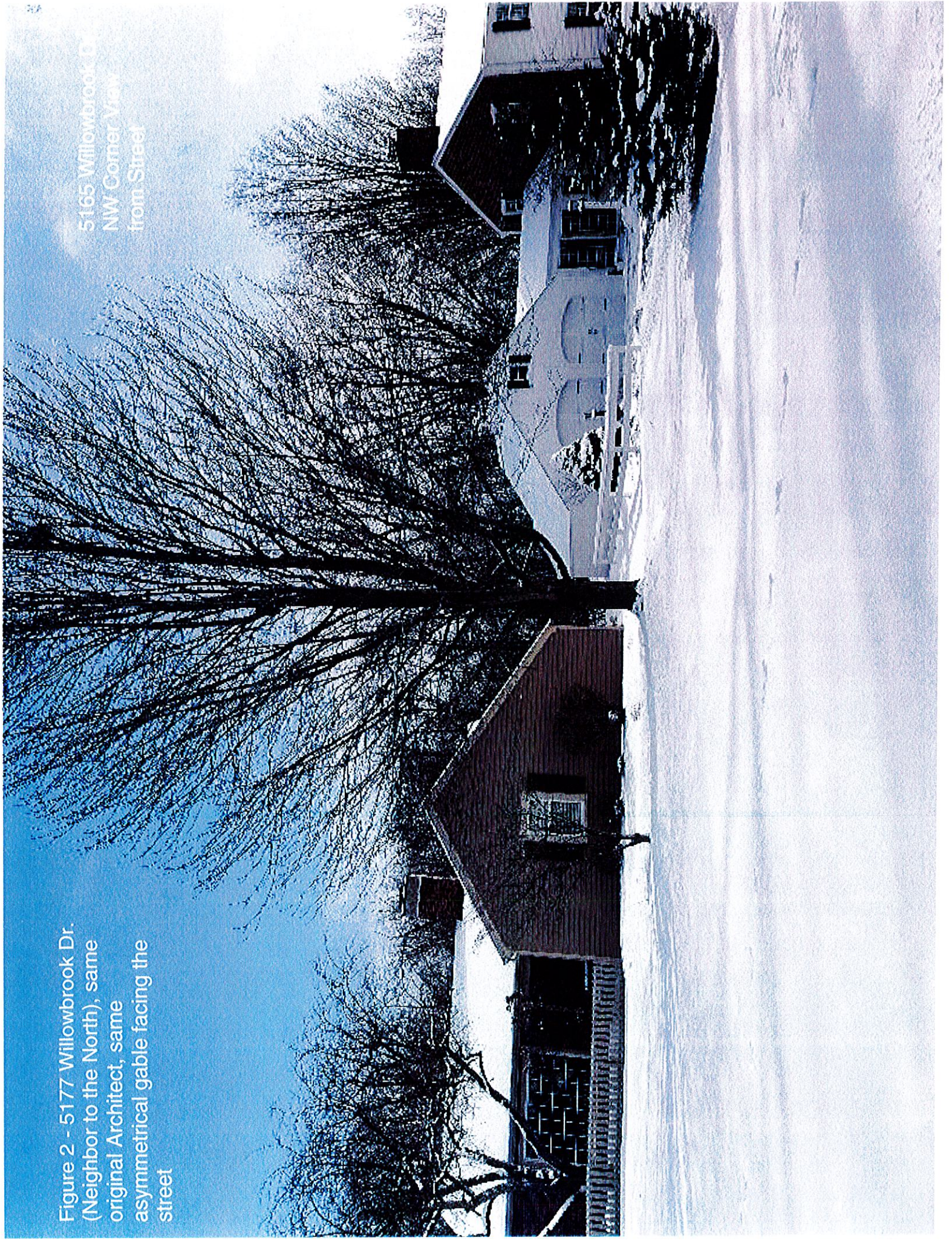


Figure 3 - 5165 Willowbrook Dr -
NW Corner View

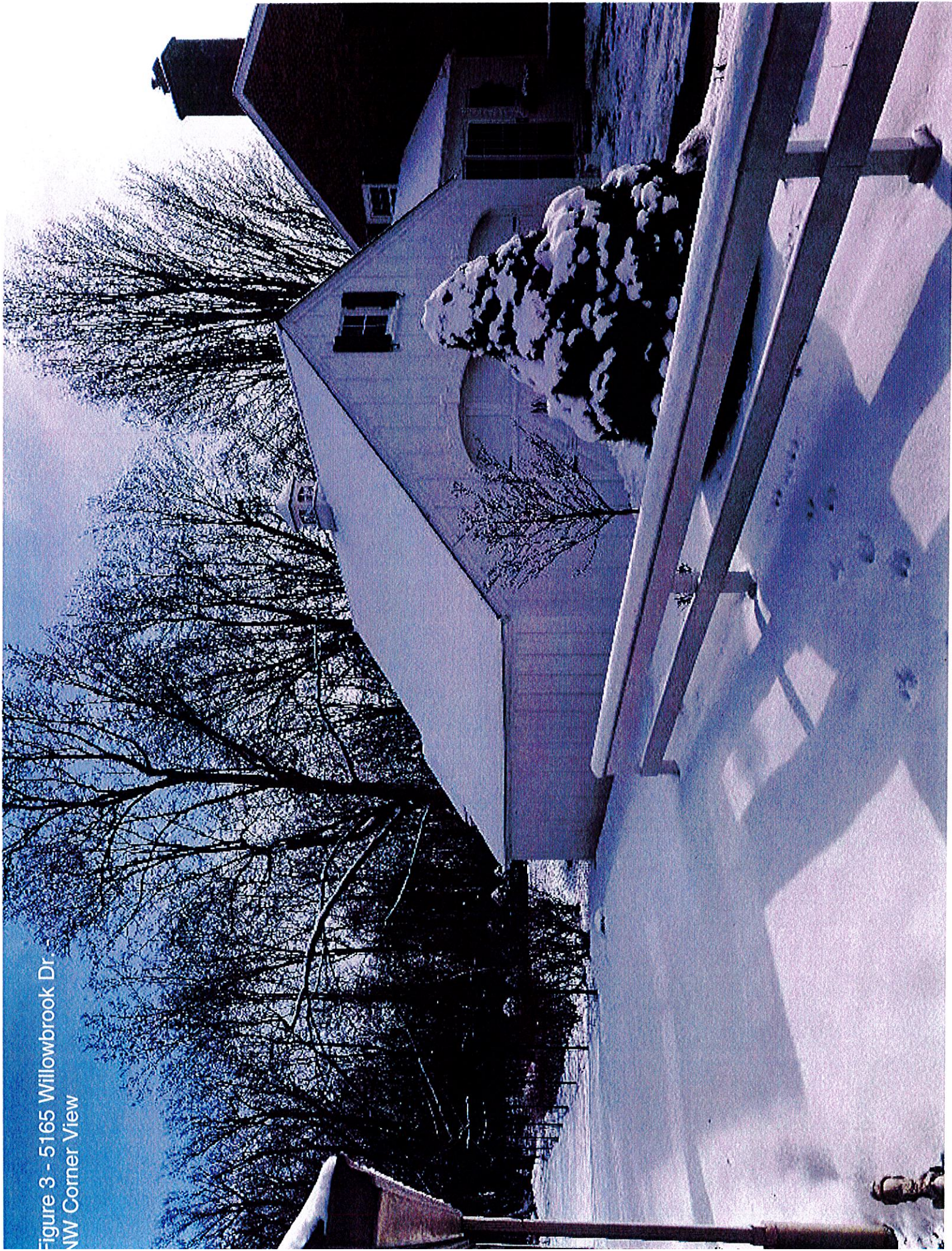


Figure 1 - North Elevation,
with Gutter & Downspout

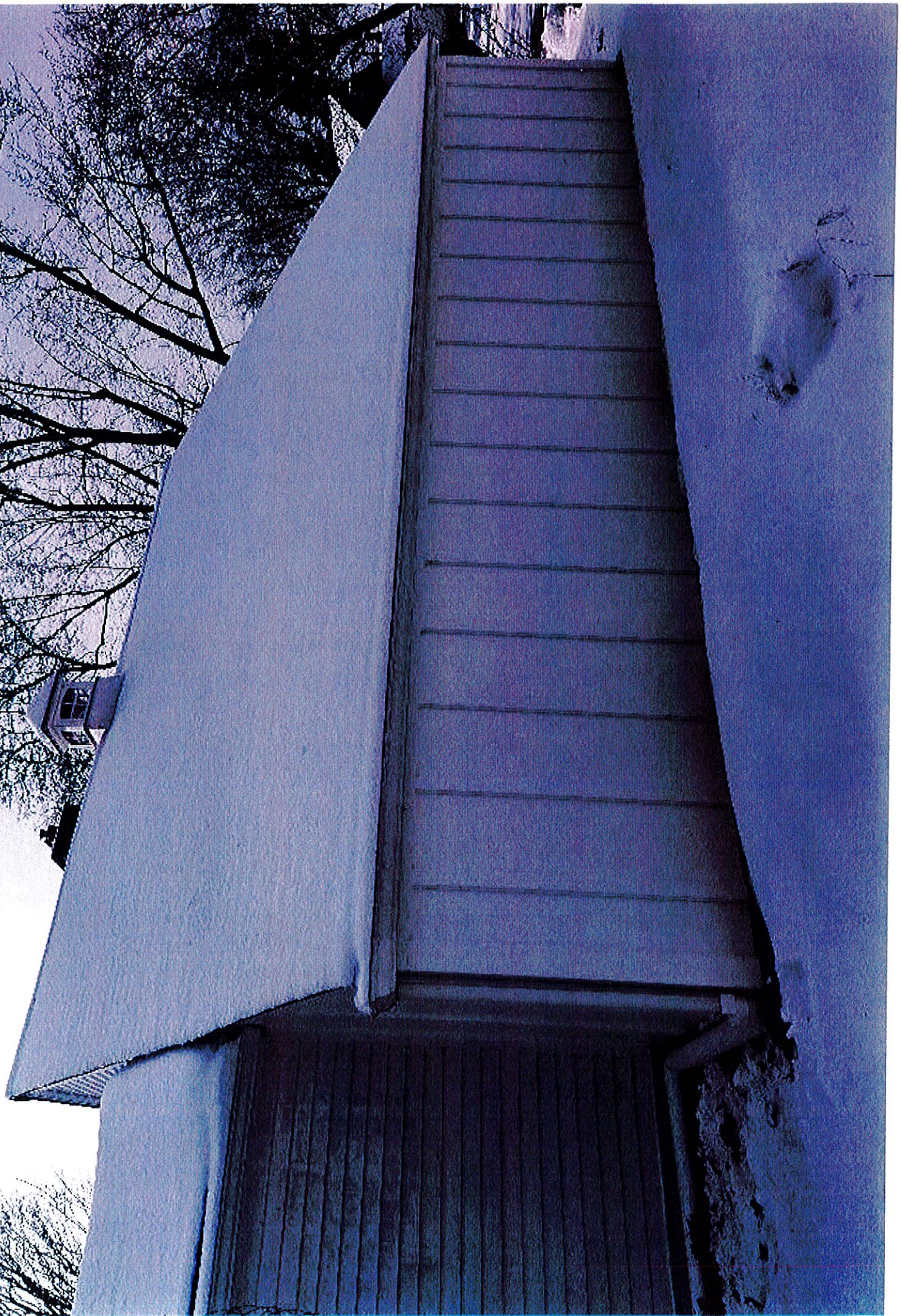
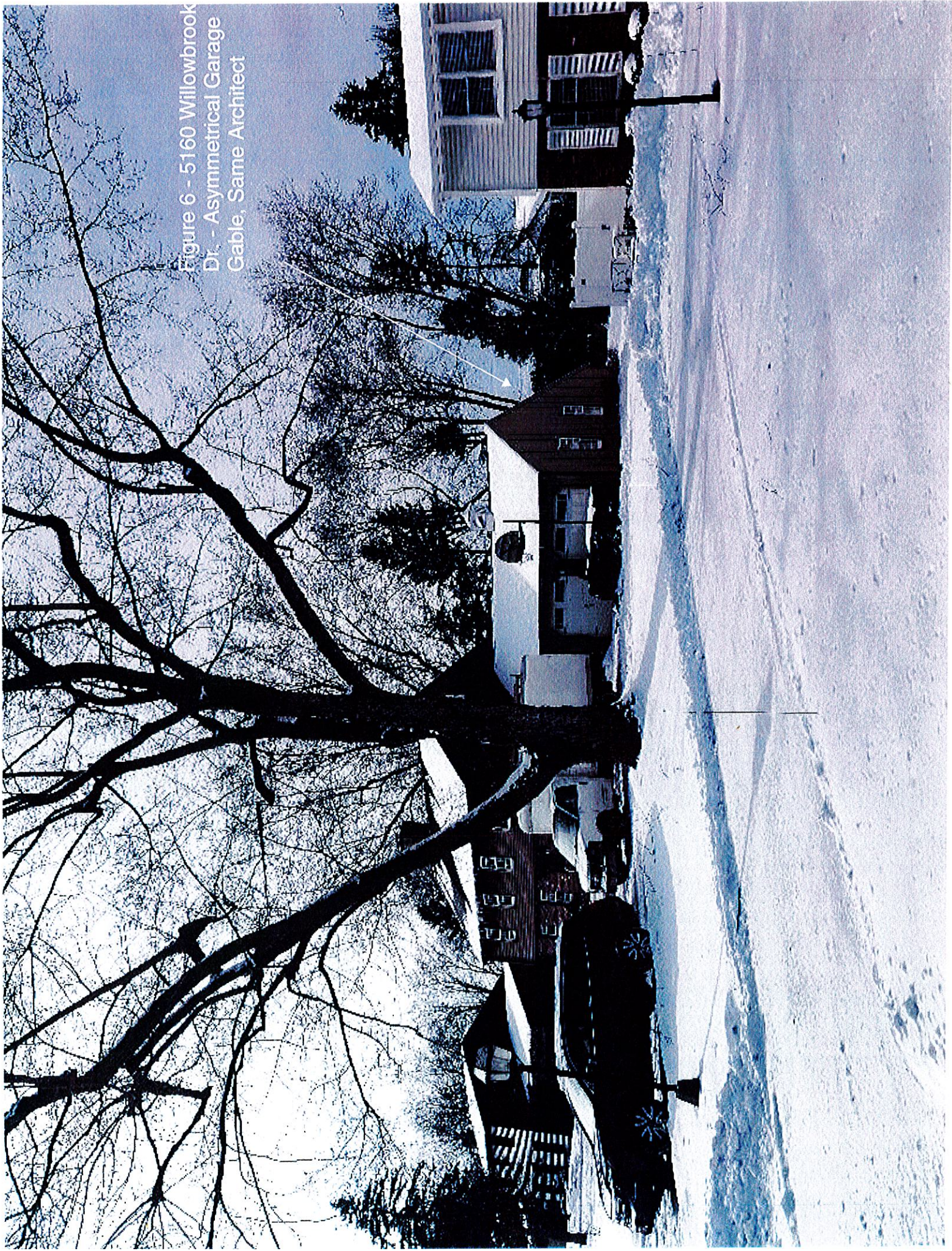
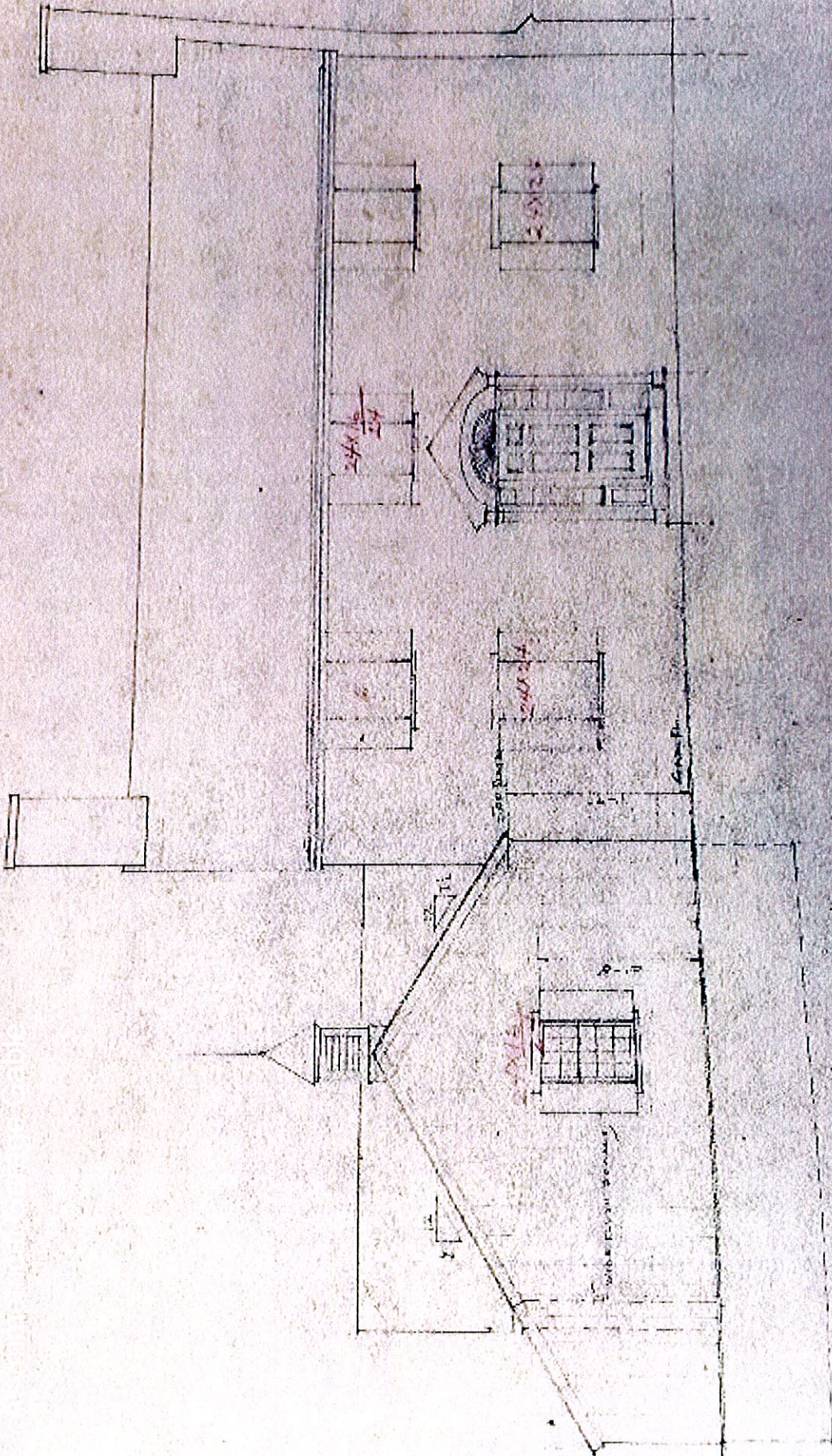




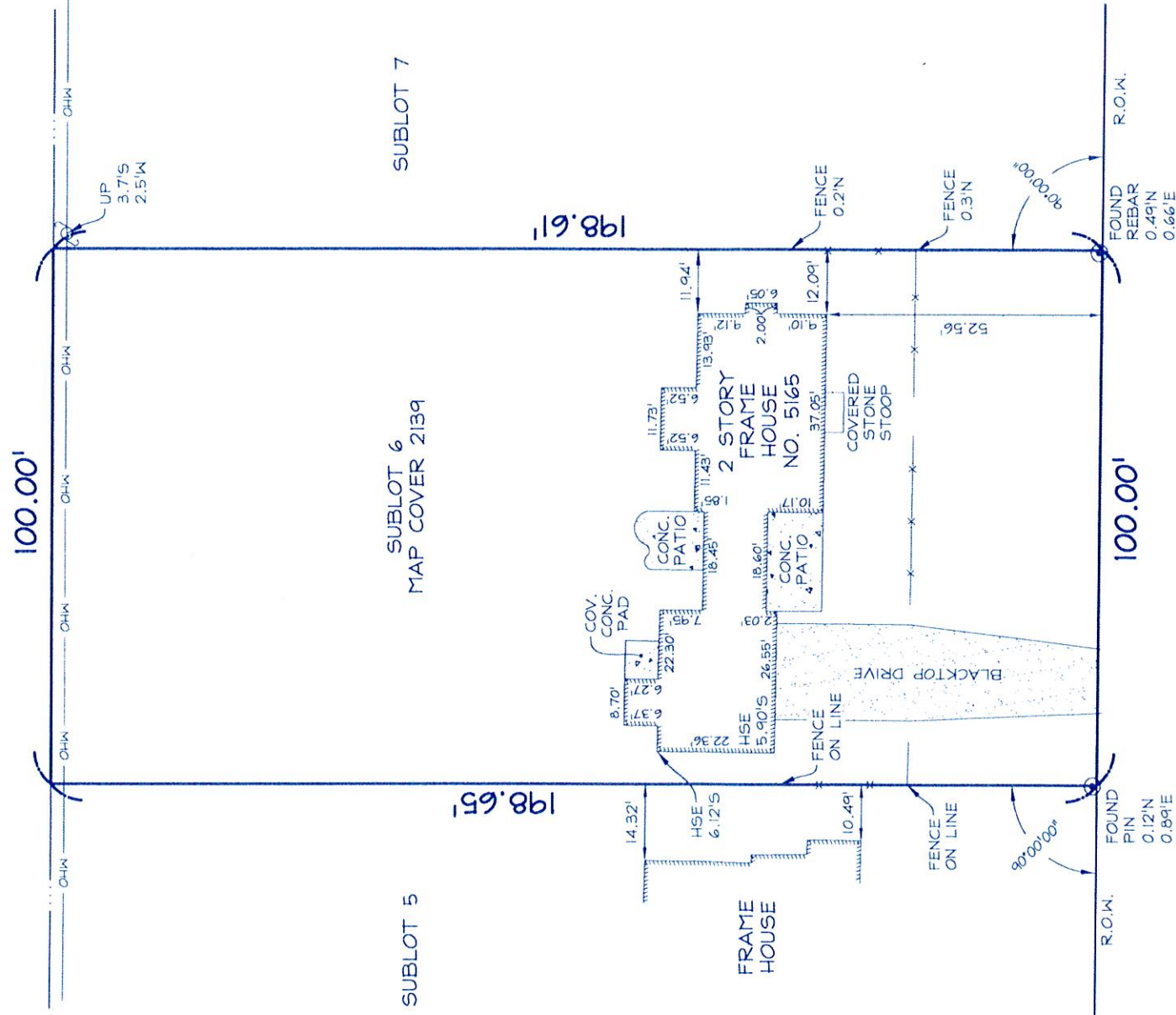
Figure 5 - West Elevation
Shed Addition, with Gutter,
Downspouts and drainage
tie-in.

Figure 6 - 5160 Willowbrook
Dr. - Asymmetrical Garage
Gable, Same Architect





FRONT ELEVATION



WILLOW (60' WIDE) BROOK

THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nusslarke.com



BOUNDARY SURVEY 5165 Willow Brook

Part of Lot 7, Section 10, Township 12, Range 6
Holland Land Company's Survey
Town of Clarence
County of Erie, State of New York

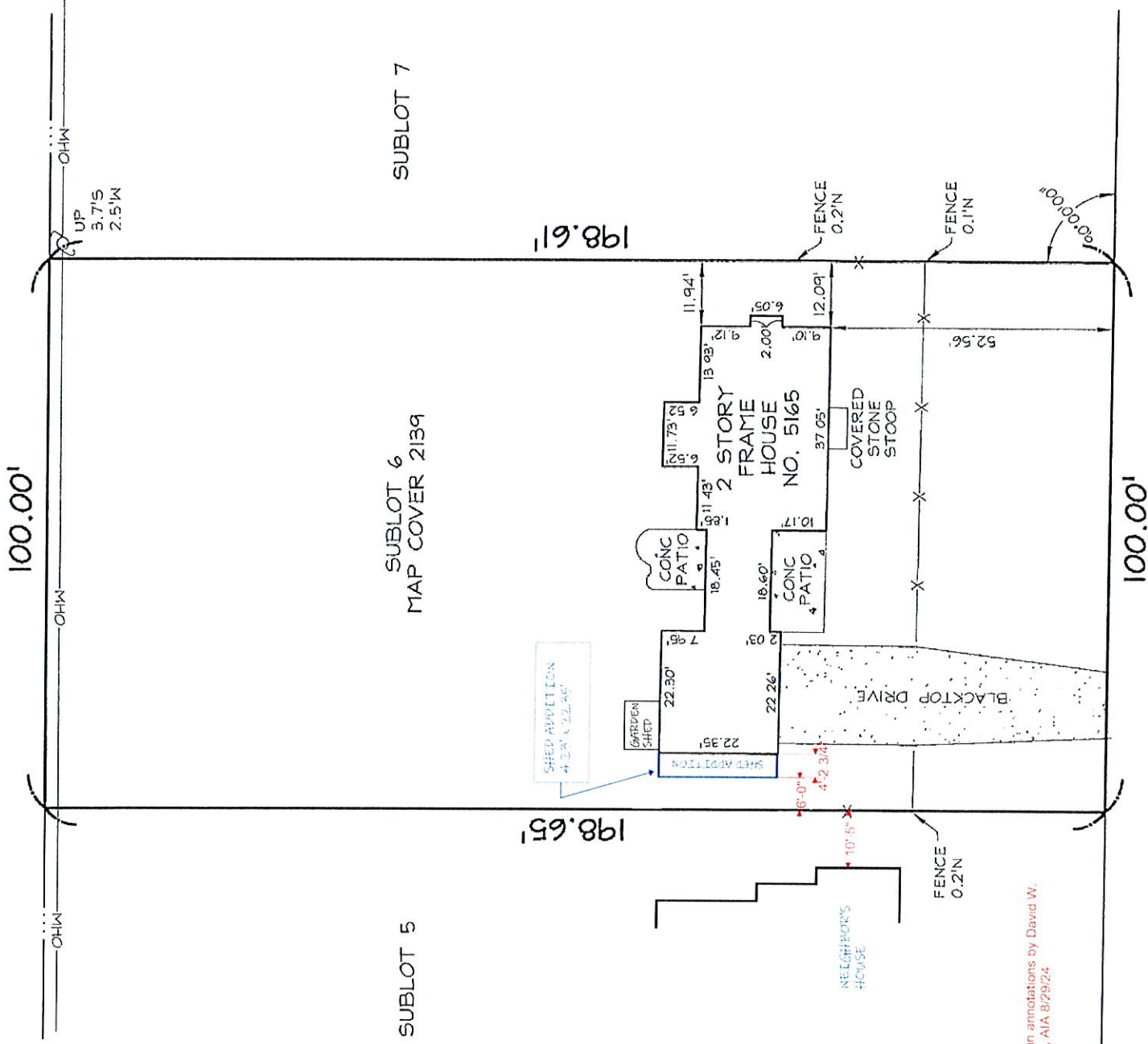
Date of Survey: 09/23/24

Scale: 1" = 30'

Project No.: 07J2-0329A

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON
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.
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

Successors to the records of Graf Land Surveyors Successors to the records of James L. Shisler, Land Surveyor



Site plan annotations by David W. McKee, AIA 8/29/24

WILLOW (60' WIDE) BROOK

Richard Daly
 SARGENT & COLLINS, LLP
 RICHARD DALY-ATTORNEY

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

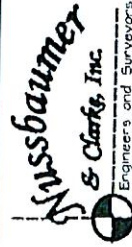
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.



PART OF LOT(S) : 7 SECTION : 10 TOWNSHIP : 12 RANGE : 6
 LOCATION : TOWN OF CLARENCE COUNTY OF ERIE STATE OF NEW YORK SCALE: 1" = 30'

KIND	DATE	FOR	SCALE: 1" = 30'
SURVEY	05/03/07	SARGENT & COLLINS, LLP	JOB NO.
REVISED	06/12/07	RICHARD DALY-ATTORNEY	07J2-0329
			07J2-0329



3556 Lake Shore Road
 Buffalo, New York 14219-1494
 (716) 827-8000



Request for Action

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

Town Use Only

Date: January 22, 2025

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 10825 Park Avenue

SBL #: 72.11-3-29

Action Desired:

Applicant requests variances:

- 1) of 582 sq.ft. to allow a 1,542 sq.ft. attached accessory structure (garage); and
 - 2) of 1'11" to allow a 10'7" principal structure side yard setback;
- located at 10825 Park Avenue in the Residential Single-Family zone.

Reason:

Town Code Reference:

- 1) §229-55(D)
- 2) §229-52(B)

CONTACT INFO:

APPLICANT INFO

Name / Business: Alan & Sybille Hunt

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: _____

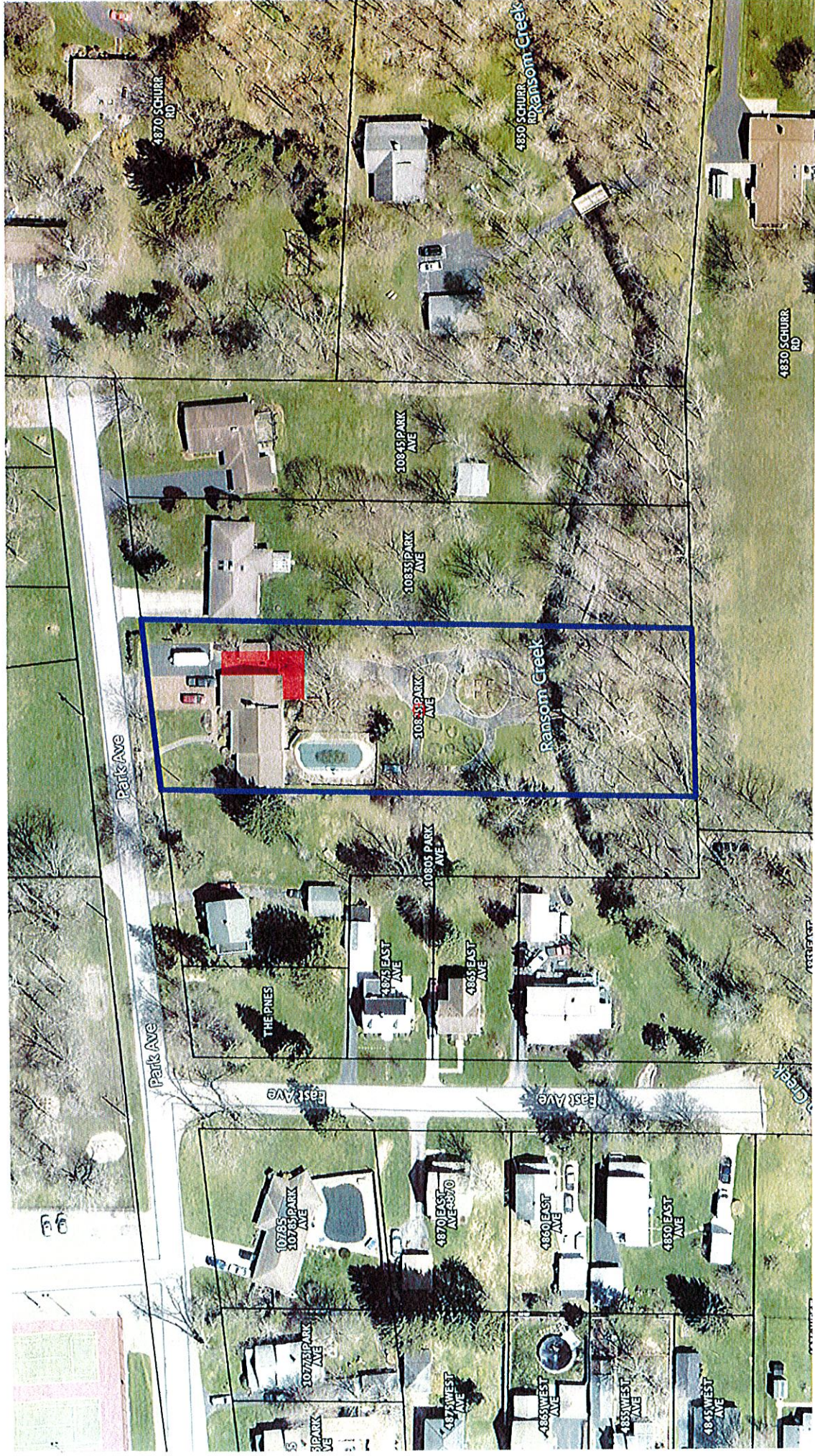
Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

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

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

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

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



10825 Park Avenue

Proposed attached accessory structure (garage) addition. The total accessory structure square footage (proposed & existing) is proposed to be 1,542 sq.ft. The maximum allowable square footage for attached accessory structures is 960 sq.ft.

A 582 sq.ft. variance is requested.

Proposed 10'7" principal structure side yard setback. The minimum principal structure side yard setback is 12'6".

A 1'11" variance is requested.

note the parcel lines displayed are approximate

BUILDING & SITE DATA

EXISTING SITE AREA: 46,361.46 SQUARE FEET 1.064 ACRES

EXISTING BUILDING FOOTPRINT: 2,513 SQUARE FEET

EXISTING HOUSE AREA WITHOUT GARAGE:

FIRST FLOOR: 1,923 SQUARE FEET

SECOND FLOOR: 706 SQUARE FEET

TOTAL AREA: 2,629 SQUARE FEET

PROPOSED FIRST FLOOR ADDITION

SUNROOM & WORKSHOP: 1,250 SQUARE FEET

PROPOSED BUILDING FOOTPRINT: 3,823 SQUARE FEET

ACCESSORY USE AREA

EXISTING ACCESSORY USE

EXISTING TWO-CAR GARAGE AREA: 650 SQUARE FEET

PROPOSED AREA OF ACCESSORY USE

SINGLE CAR GARAGE: 351 SQUARE FEET

WORKSHOP: 1,185 SQUARE FEET

TOTAL AREA OF ACCESSORY USE : 1,542 SQUARE FEET

ZONING ORDINANCE OF THE TOWN OF CLARENCE

ZONING - R-SF SINGLE FAMILY RESIDENTIAL

SECTION 229-55 ACCESSORY STRUCTURES

PART D: ATTACHED ACCESSORY STRUCTURES SHALL NOT EXCEED 40% OF THE TOTAL AREA OF THE PRINCIPAL STRUCTURE OR 960 SQUARE FEET WHICHEVER IS SMALLER

EXISTING GARAGE: 650 SQUARE FEET

PROPOSED GARAGE AND WORKSHOP: 1,542 SQUARE FEET

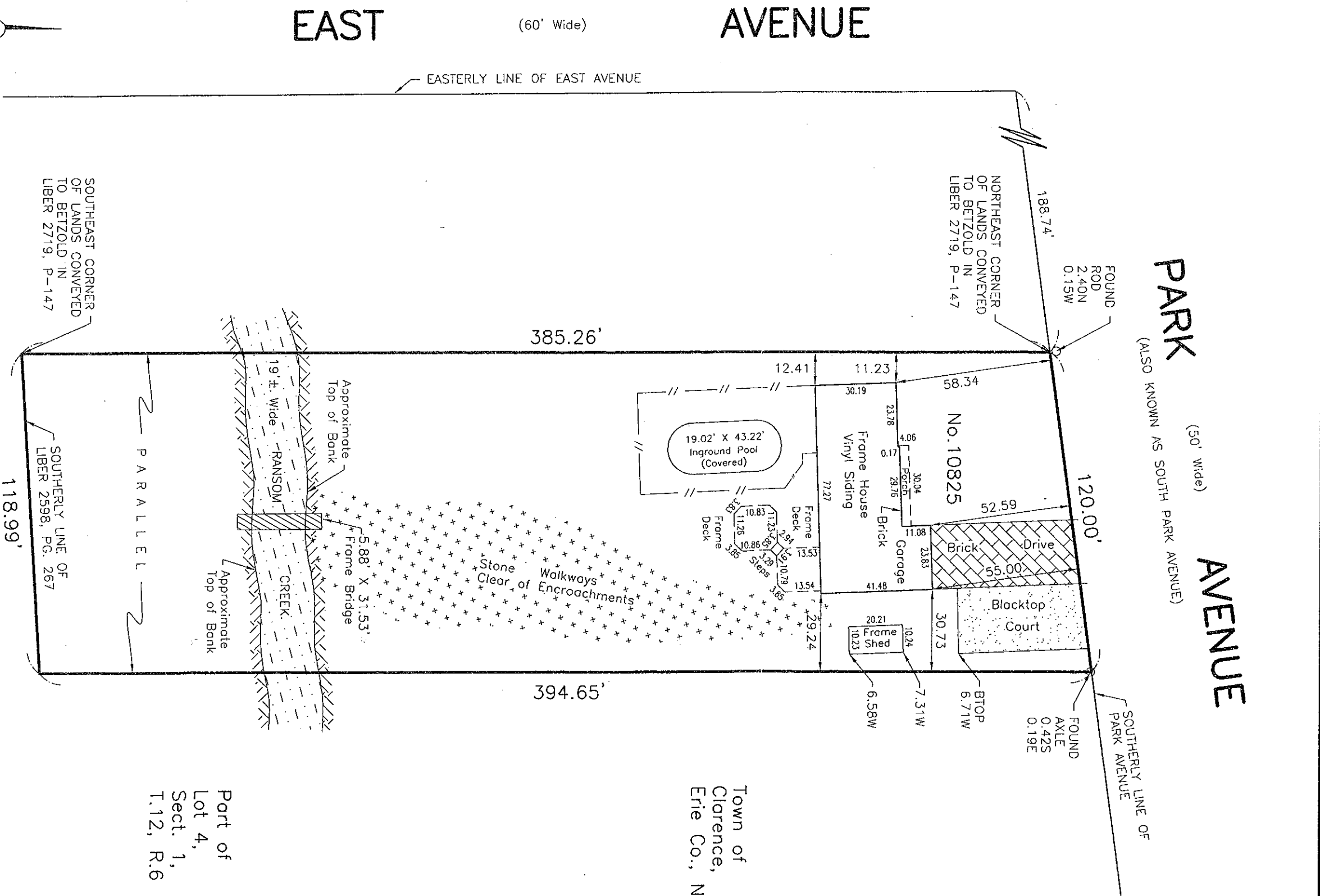
ALLOWABLE ACCESSORY USE AREA: 960 SQUARE FEET

REQUEST FOR INCREASE OF ACCESSORY USE AREA: 582 SQUARE FEET

VARIANCE REQUEST

AREA INCREASE IN ACCESSORY USE: 582 SQUARE FEET

NOTE: Altering this document is violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.



Town of
Clarence,
Erie Co., N.Y.

Part of
Lot 4,
Sect. 1,
T.12, R.6

SURVEY
made for

BULAN, CHARI, HORWITZ & ILECKI, LLP
1321 Millersport Highway, Suite 101
Buffalo, N.Y.

Job No. 86012
Oct. 17, 2007
Scale-1"=40'
©

MARK A. FENTER - Professional Licensed Surveyor No.49810
5355 Main Street, Williamsville, N.Y.14221, Phone (716)631-1515, Fax 631-1085



