



Request for Action

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

Town Use Only

Date: September 3, 2025

Received By: Planning & Zoning Office

Project Address: 4500 Patricia Drive

SBL #: 71.19-1-10

Action Desired:

Applicant requests a variance of 2'4" to allow a 42'8" front yard setback located at 4500 Patricia Drive in the Residential Single-Family zone.

Reason:

Town Code Reference: §229-52

	APPLICANT INFO
Name / Business:	Michael Anderson - Abstract Architecture PC
E-Mail:	
Phone #:	ONFILE
Address:	Ola
Town:	State: Zip:
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	PROJECT SPONSOR INFO (If Different Than Applicant) Micaela & Matthew Lauer
Name / Business:	Micaela & Matthew Lauer
Name / Business: E-Mail:	

CORRESPONDENCE

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

1	Applicant	
	Project Sponsor	

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

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note the parcel lines displayed are approximate

The minimum principal structure front yard setback is 45'.

4500 Patricia Drive



A 2'4" variance is requested.

Proposed 42'8" front yard setback to allow for the addition to the principal structure.

Access Consent Form

I hereby consent to allow members of the Town of Clarence Zoning Board of Appeals to access my property, identified below, for the purpose of considering a request for a variance.

Address of Property 4500 Patricia Drive

Clarence, NY 14031

Name Matthew Lauer

Signature <

The members of the Zoning Board of Appeals may be visiting your premises during any reasonable hour of the day in order to better understand your request. Please follow the directions for preparing your property for inspection included in this packet.



Area Variance Request:

Attachment A

Benefit to Applicant.

The requested variance enables the conversion of the existing garage into residential dwelling space and the addition of a new appropriately sized attached garage. We believe the requested action is the best solution to resolve the homeowners' design requests. This design allows for both the residential addition and the garage to be created without disrupting either the flow of the existing residential floor plan or the use of the rear yard which is important to the homeowner. It is also the plan that can be achieved at a manageable expense.

A. Undesirable Change to Character of Neighborhood.

The proposed relief from the front setback for the garage is only a minor increase in relation to what is already there. This was done to maintain the character of the existing house and surrounding neighborhood, appropriate in both scale and aesthetics to the neighborhood.

B. Can Benefits Be Achieved by Other Means.

We believe that the proposed design/addition is the best means possible for the homeowner to accomplish their goal of creating a primary bedroom/bathroom suite, new laundry/mudroom and still have a garage. While the additional bedroom could be achieved by creating an addition off the rear of the house, it could not be accomplished without creating a major disruption to the existing layout of the house or utilizing a sizable area of the rear yard. By converting the existing garage into a primary suite and constructing a new garage, the layout and function of the houses' primary family spaces can be maintained, and the rear yard remains dedicated to outdoor living.

C. Is Variance Substantial.

We do not believe the requested variance is substantial, as the existing residence already has a front yard setback that is existing non-compliant. The existing dwelling is located 44.4' off the front yard line where 45' is required. The proposed addition is similar in scale to the existing residence, and the relief of the setback is minor, as it is only 5% of the requirement.

D. Adverse Impact on the Physical or Environmental Conditions.

We contend that there is no negative impact on the physical or environmental conditions of the neighborhood by the approval of the requested variance. All stormwater run-offs will be unchanged and will remain fully contained on the site.

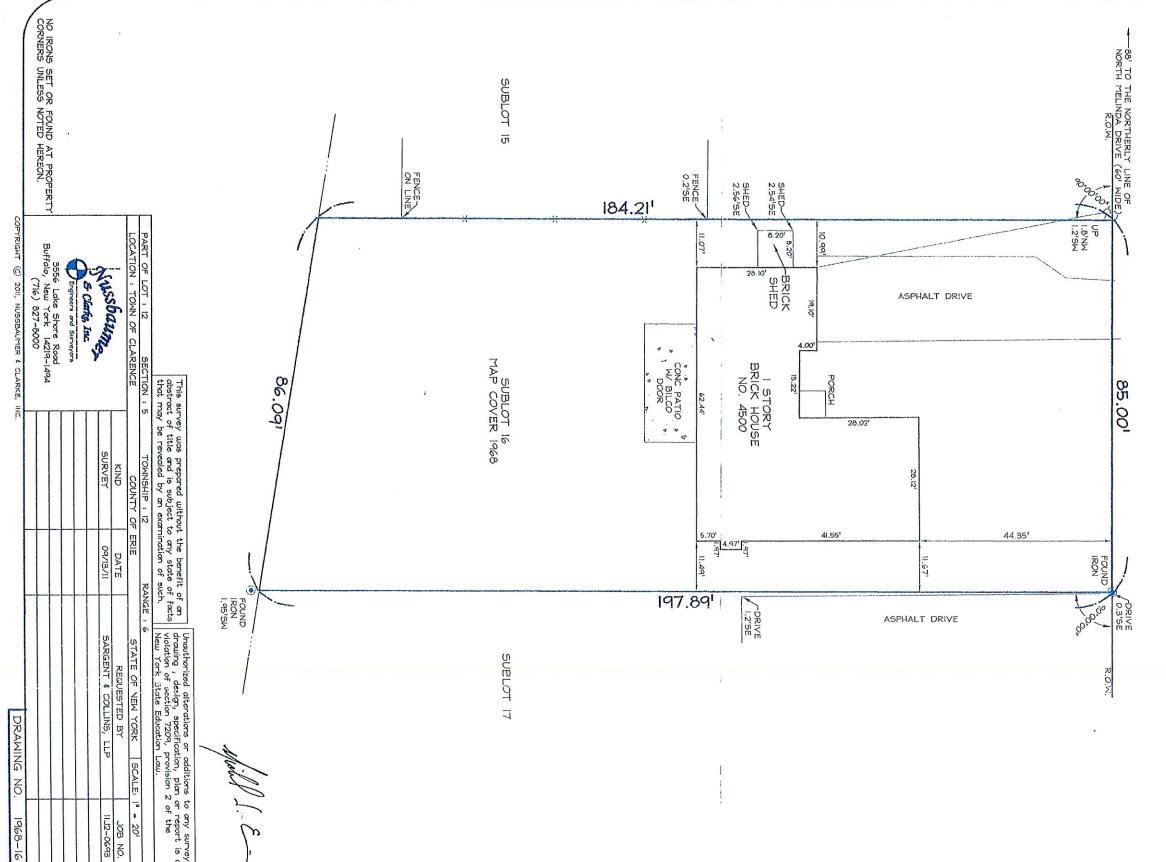
F. Not self-Created.

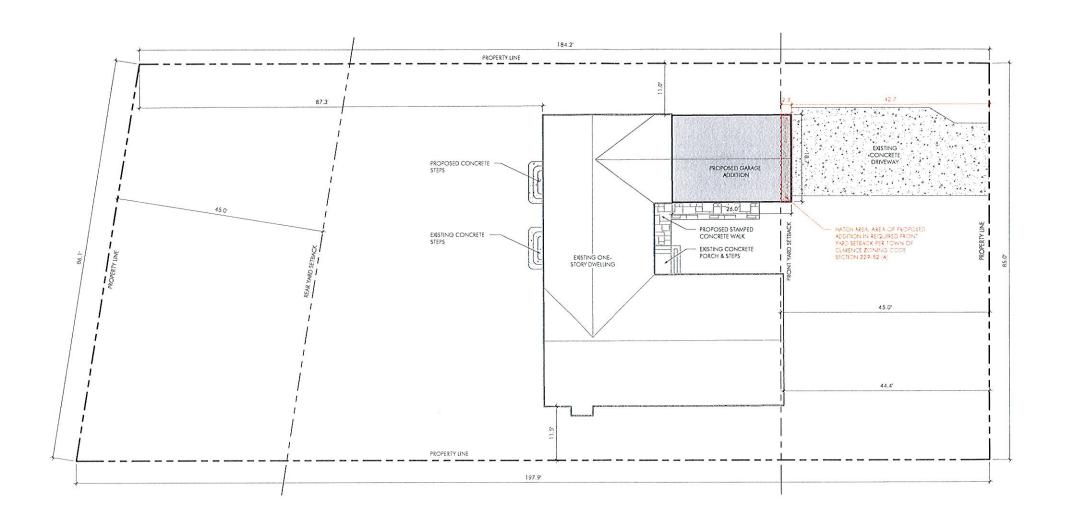
The existing residence is already non-compliant for the front yard setback. While the desire for addition is self-created, the ability to locate it on the property without impacting both the layout of the floor plan and the quality of the rear yard is not.



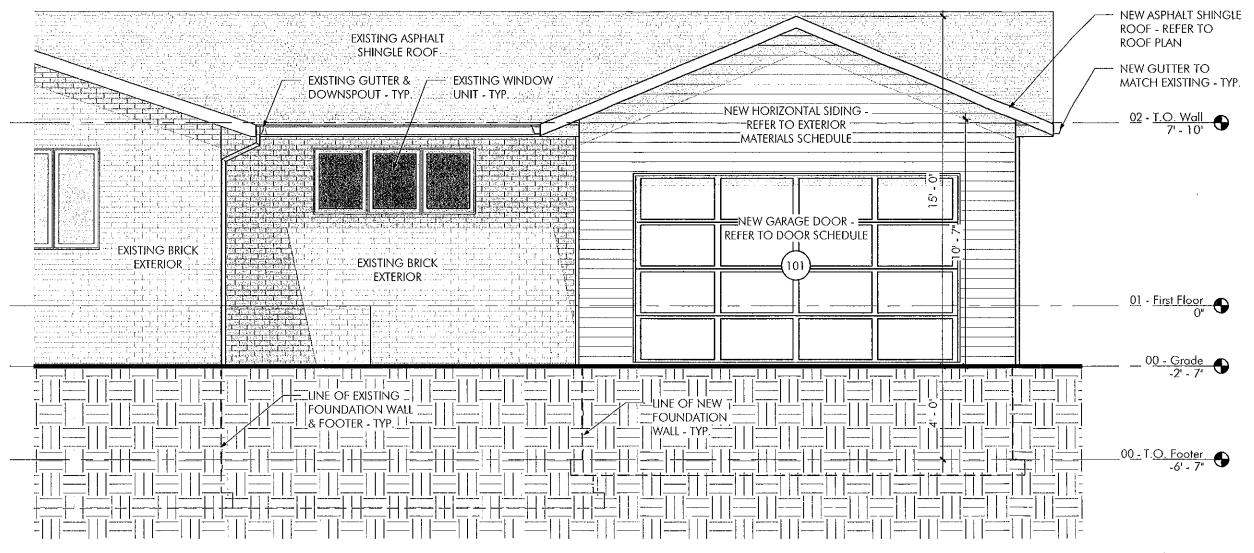


PATRICIA (60' MIDE) DRIVE

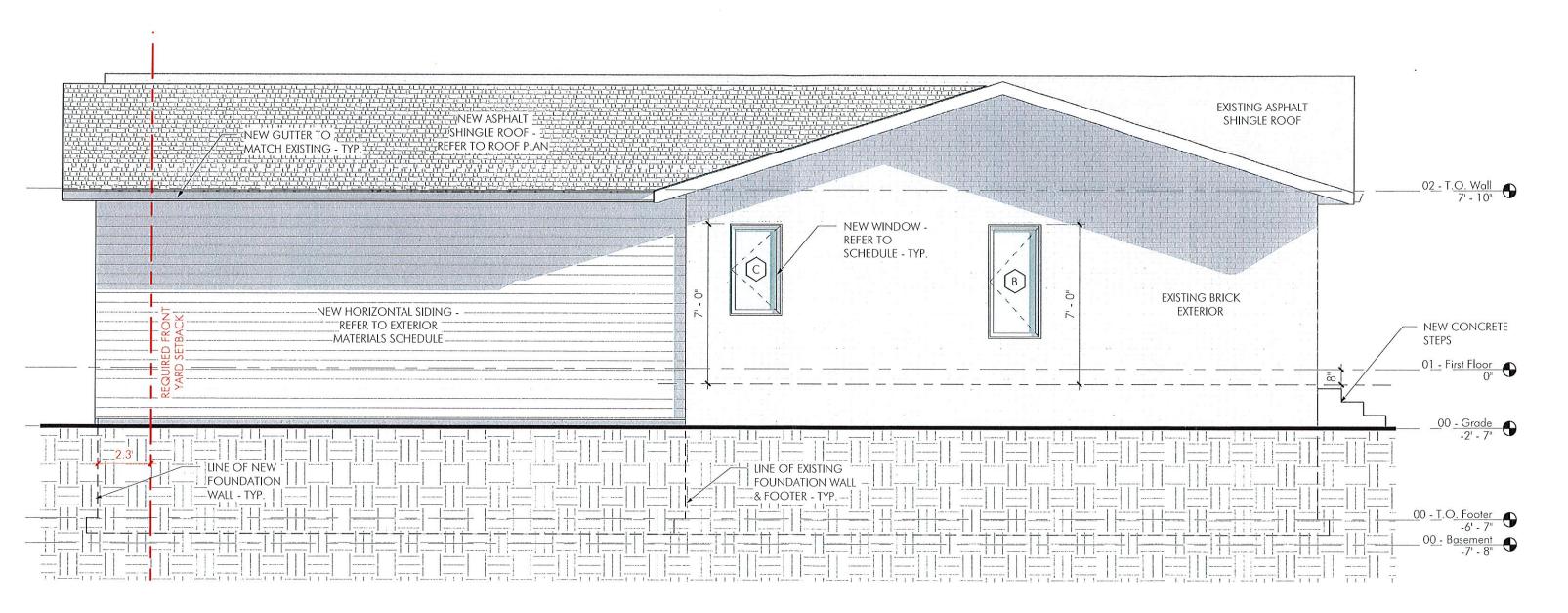




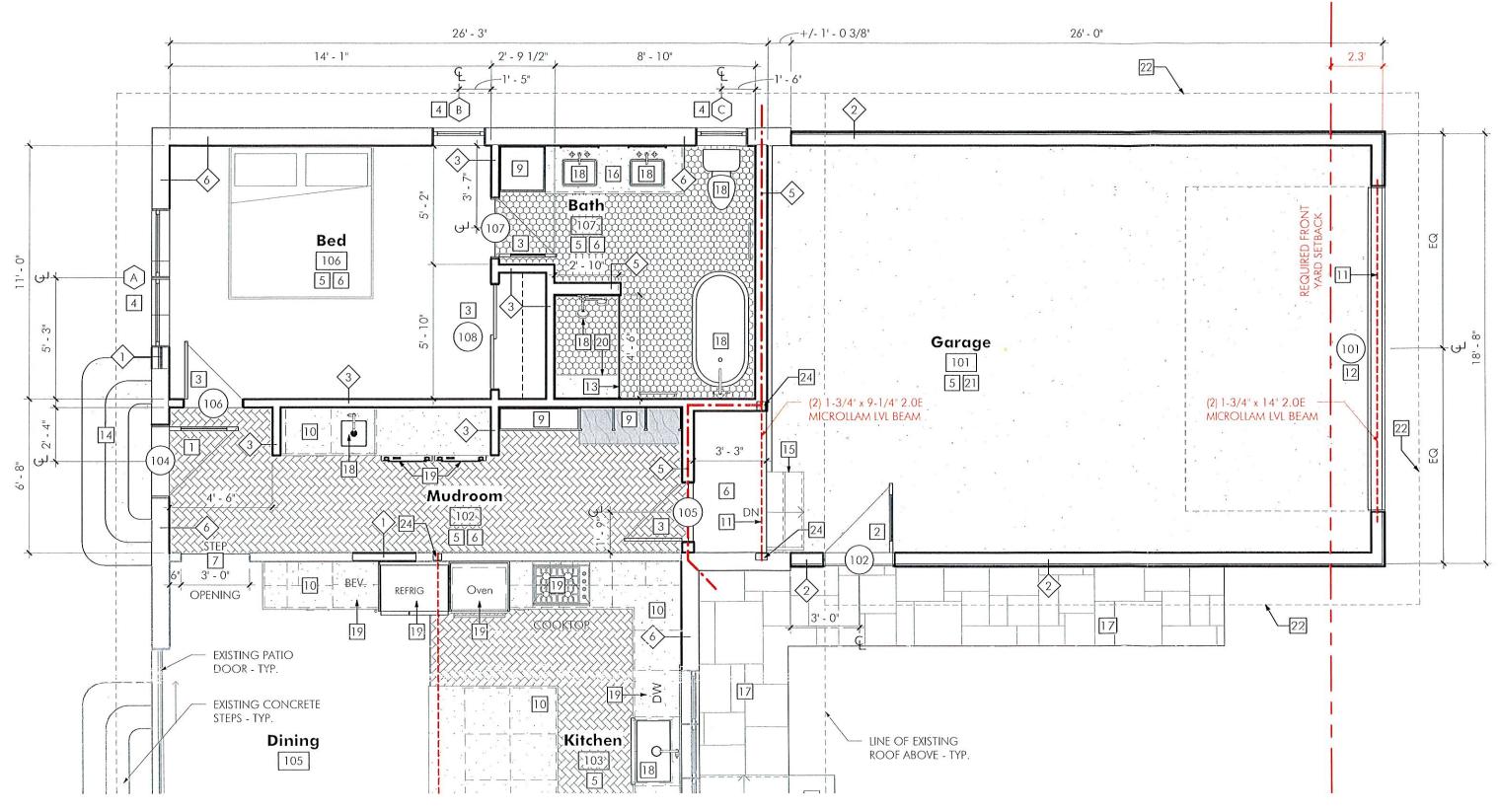
Proposed Site Plan
Scale: 1° = 20°
9.2.2025



East Elevation Scale: 1/4" = 1' 9.2.2025



North Elevation Scale: 1/4" = 1' 9.2.2025



N First Floor Plan
Scale: 1/4" = 1'
9.2.2025



Request for Action

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

Town Use Only

Date: August 28, 2025

Received By: Planning & Zoning Office

ANT REQUEST:	Action E Applica located
<u>ට</u>	Reason:
	Town (

Project Address: 5624 Dorothy Circle

SBL #: 58,10-5-36

Desired:

nt requests a variance of 2' to allow an 8' fence to be located within the rear yard setback at 5624 Dorothy Circle in the Residential Single-Family zone.

Town Code Reference: §101-3(B)

		APPLICANT INFO	
	Name / Business: Michae	Kaminska	
	E-Mail:		
	Phone #:	ONFILE	_
FO	Address:	O _M ,	
⊥	Town:	State: Zip:	_
O			
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CONTA	PROJECT Name / Business:	SPONSOR INFO (If Different Than Applicant)	
CONTACT INFO:			
CONTA	Name / Business:		
CONTA	Name / Business:E-Mail:	SPONSOR INFO (If Different Than Applicant)	

CORRESPONDENCE

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

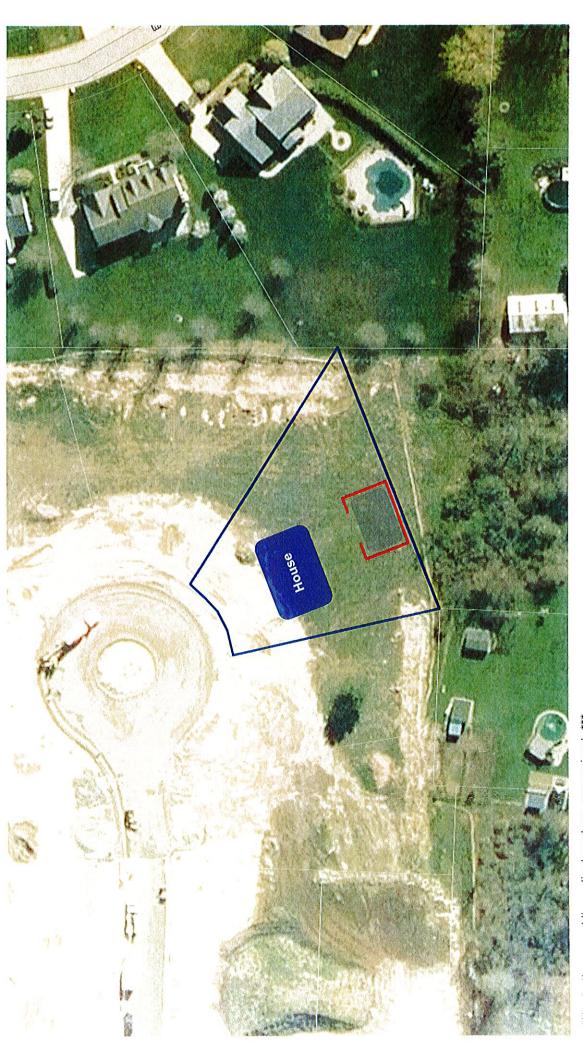
_	
Applicant	
Project Sponsor	

SIGNATURE

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signed: Signature On File

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note the parcel lines displayed are approximate

5624 Dorothy Circle



Proposed 8' fence located within rear yard to enclose a sports court.

The maximum allowed height for a residential fence is 6'.

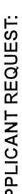
A 2' variance is requested.

Access Consent Form

I hereby consent to allow members of the Town of Clarence Zoning Board of Appeals to access my property, identified below, for the purpose of considering a request for a variance.

Address of Property	5624 DUROTHY GRUE
Name	MICHARI KAMINSKA
Signature	milled
	Date 8 28 25

The members of the Zoning Board of Appeals may be visiting your premises during any reasonable hour of the day in order to better understand your request. Please follow the directions for preparing your property for inspection included in this packet.





Project Address:

Action Desired:

Action:

Request for Action

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

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Date: 8/28/2025 Received By:

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Request for Action

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

Town Use Only

Date: September 24, 2025

Received By: Planning & Zoning Office

Project Address: 9265 Greiner Road

SBL #: 58.18-5-4

Action Desired:

Applicant requests a variance of 573 sq.ft. to allow a total of 912 sq.ft. of attached accessory structure (garage) space located at 9265 Greiner Road in the Residential Single-Family zone.

Reason:

APPLICANT REQUEST:

Town Code Reference: §229-55(D)

CONTACT INFO:

Name / Business:	Wayne Trimmer	
E-Mail:		
Phone #:	ONFILE	
Address:	ONI	
Town:	State:	Zip:
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CORRESPONDENCE

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Please select only one.

1	Applicant	
	Project Sponsor	

SIGNATURE

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note the parcel lines displayed are approximate

9265 Greiner Road



Proposed 336 sq.ft. attached garage addition. There is 576 sq.ft. of existing garage space. A total of 912 sq.ft. of attached garage space is proposed.

Attached accessory structures shall not exceed 40% of the total area of the principal structure or 960 sq.ft., whichever is smaller.

The existing home has a total square footage of living area of 848 sq.ft. The maximum allowable square footage for an attached garage is 339 sq.ft.

A 573 sq.ft. variance is requested.

Access Consent Form

I hereby consent to allow members of the Town of Clarence Zoning Board of Appeals to access my property, identified below, for the purpose of considering a request for a variance.

Name Dayne Trimmer

Signature

Date 10/24/25

The members of the Zoning Board of Appeals may be visiting your premises during any reasonable hour of the day in order to better understand your request. Please follow the directions for preparing your property for inspection included in this packet.





Request for Action

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

Project Address: 97-65

Town Use Only

Date:

Received By:

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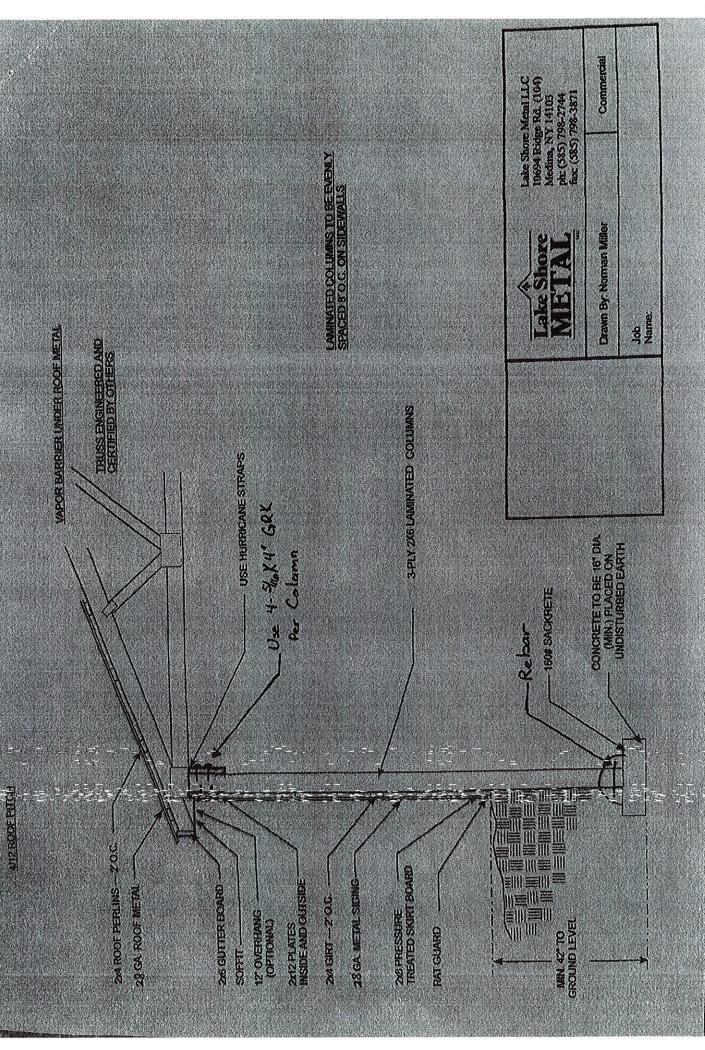
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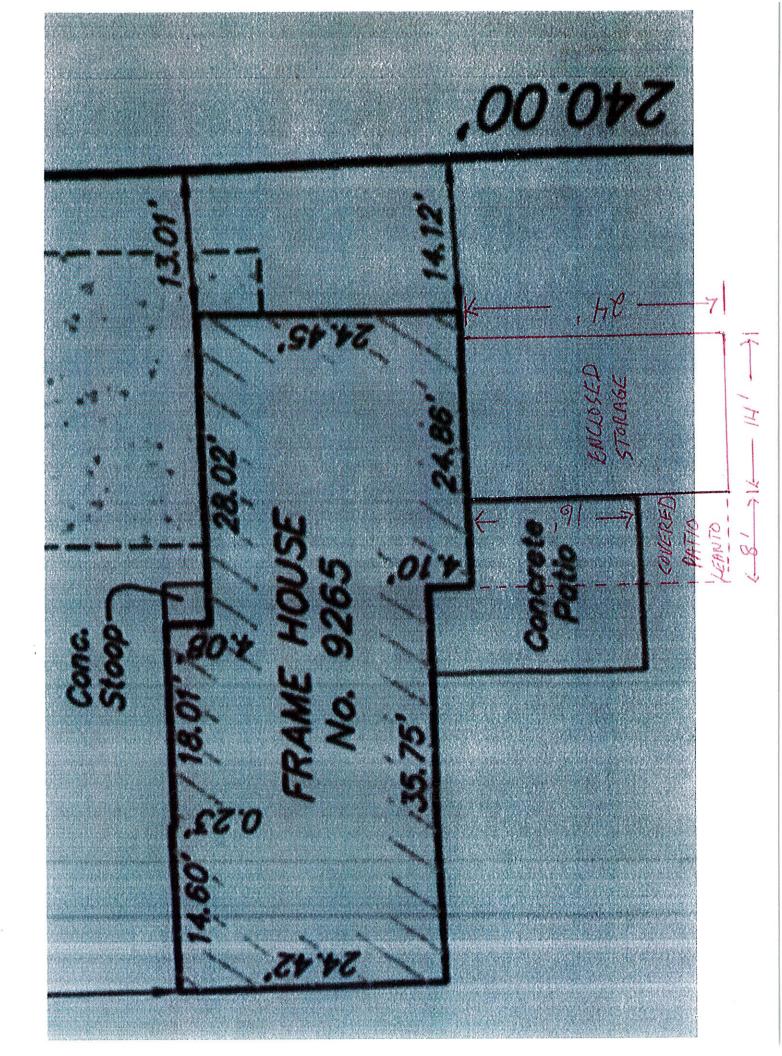
Lake Shore Metal, LLO
10694 Ridge Rd. (Rt. 104)
Medina, NY 14101
PH. (585)798-1744

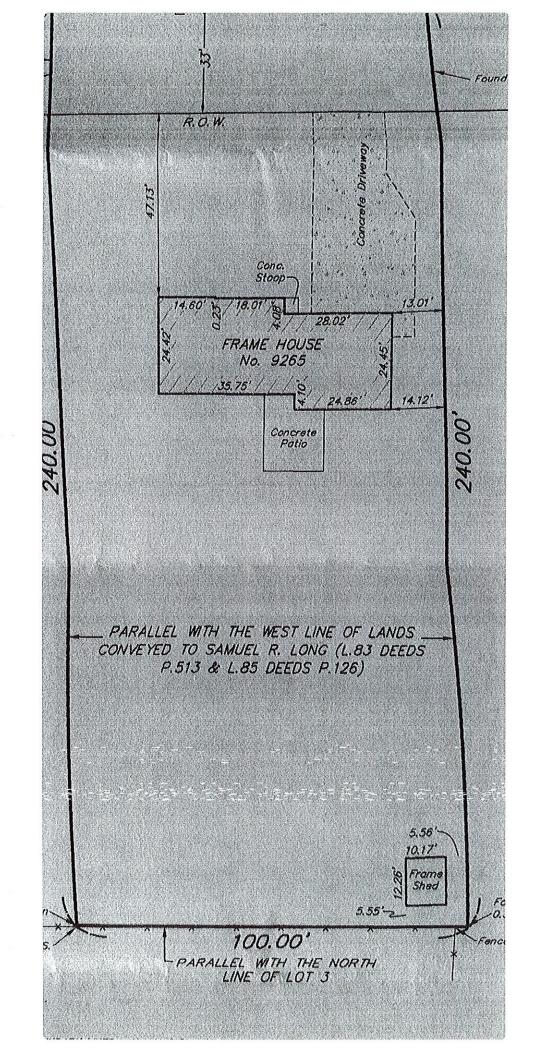
PH. (585)798-1744

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CROSS SECTION









Request for Action

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

Town Use Only

Date: September 25, 2025

Received By: Planning & Zoning Office

Project Address: 4166 Susan Drive

SBL #: 82.06-2-41

Action Desired:

Applicant requests a variance of 142 sq.ft. to allow a total of 1,102 sq.ft. of attached accessory structure (garage) space located at 4166 Susan Drive in the Residential Single-Family zone.

Reason:

APPLICANT REQUEST:

Town Code Reference: §229-55(D)

APPLICANT INFO					
Name / Business:	Joseph Chudoba				
E-Mail:					
Phone #:	ON FI	LE			
Address:	OH,				
Town:		State:	Zip:		
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CORRESPONDENCE

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Please select only one.

1	Applicant	
	Project Sponsor	

SIGNATURE

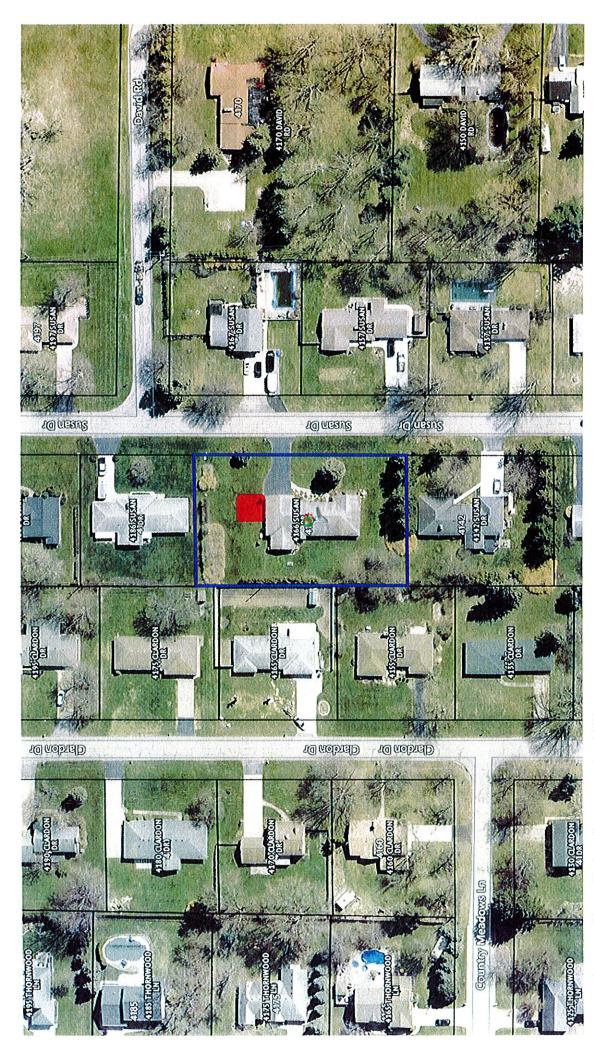
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Signed: Signature On File

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note the parcel lines displayed are approximate

The existing home has a total square footage of living area of 2,528 sq.ft. The maximum Attached accessory structures shall not exceed 40% of the total area of the principal A total of 1,102 sq.ft. of attached garage space is proposed. structure or 960 sq.ft., whichever is smaller.

Proposed 400 sq.ft. attached garage addition. There is 702 sq.ft. of existing garage space.

4166 Susan Drive



A 142 sq.ft. variance is requested.

allowable square footage for an attached garage is 960 sq.ft.

Access Consent Form

I hereby consent to allow members of the Town of Clarence Zoning Board of Appeals to access my property, identified below, for the purpose of considering a request for a variance.

Address of Property	4166 Susan Drive
-	Wmsule, N.Y. 14221
Name _	Joseph Chudoba
Signature	A
	Date 9-24-2025

^{*}The members of the Zoning Board of Appeals may be visiting your premises during any reasonable hour of the day in order to better understand your request. Please follow the directions for preparing your property for inspection included in this packet.*

CONTACT INFO:

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Request for Action Town of Clarence | Office of Planning & Zoning

Town Use Only

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F CLAME	/16)741-8933 1 10wn Place, Clarence	, NY 14031	Received By	/: -	A. Schactci		
Project Address: 4/66 Luxan Prive, Wmsule 14221 SBL#:							
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Reason: E Our ex garage	The garage excerciting garage is would be 142 s	ed the 702 gr fr	allowal . Addin the lim	9.6 9.6	e square footage. a 400 sq. get e of 960 sq. ft.		
	APPLICANT INFO	0			SIGNATURE		
Name / Business	Joseph Chudol	6a		Red in t	quest for Action shall be filled out completely he spaces provided. The complete Request		
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