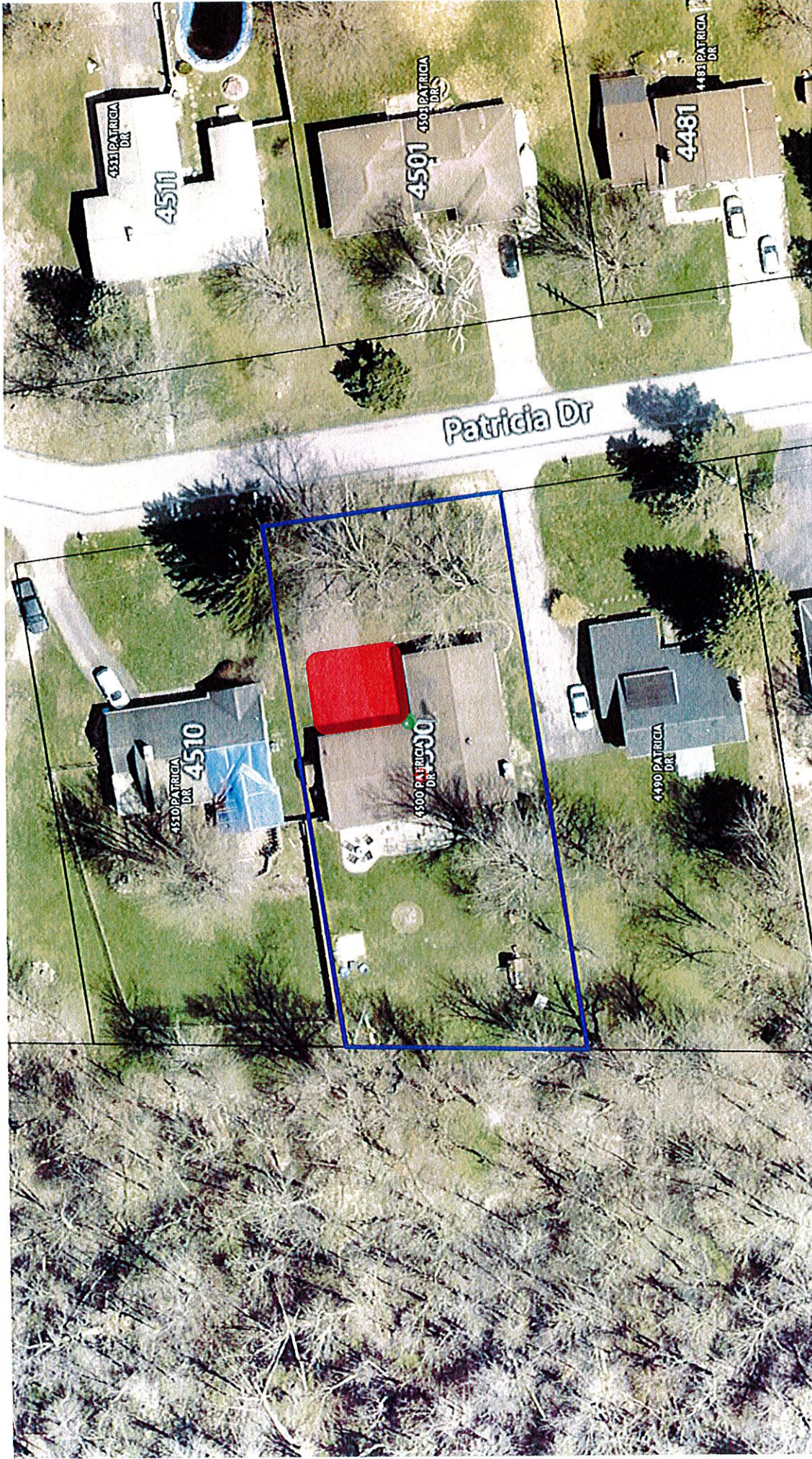


[illegible]





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

## 4500 Patricia Drive



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

The minimum principal structure front yard setback is 45'.

A 2'4" 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 4500 Patricia Drive  
Clarence, NY 14031

Name Matthew Lauer

Signature 

Date 9/6/25

\*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.\*



# 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.

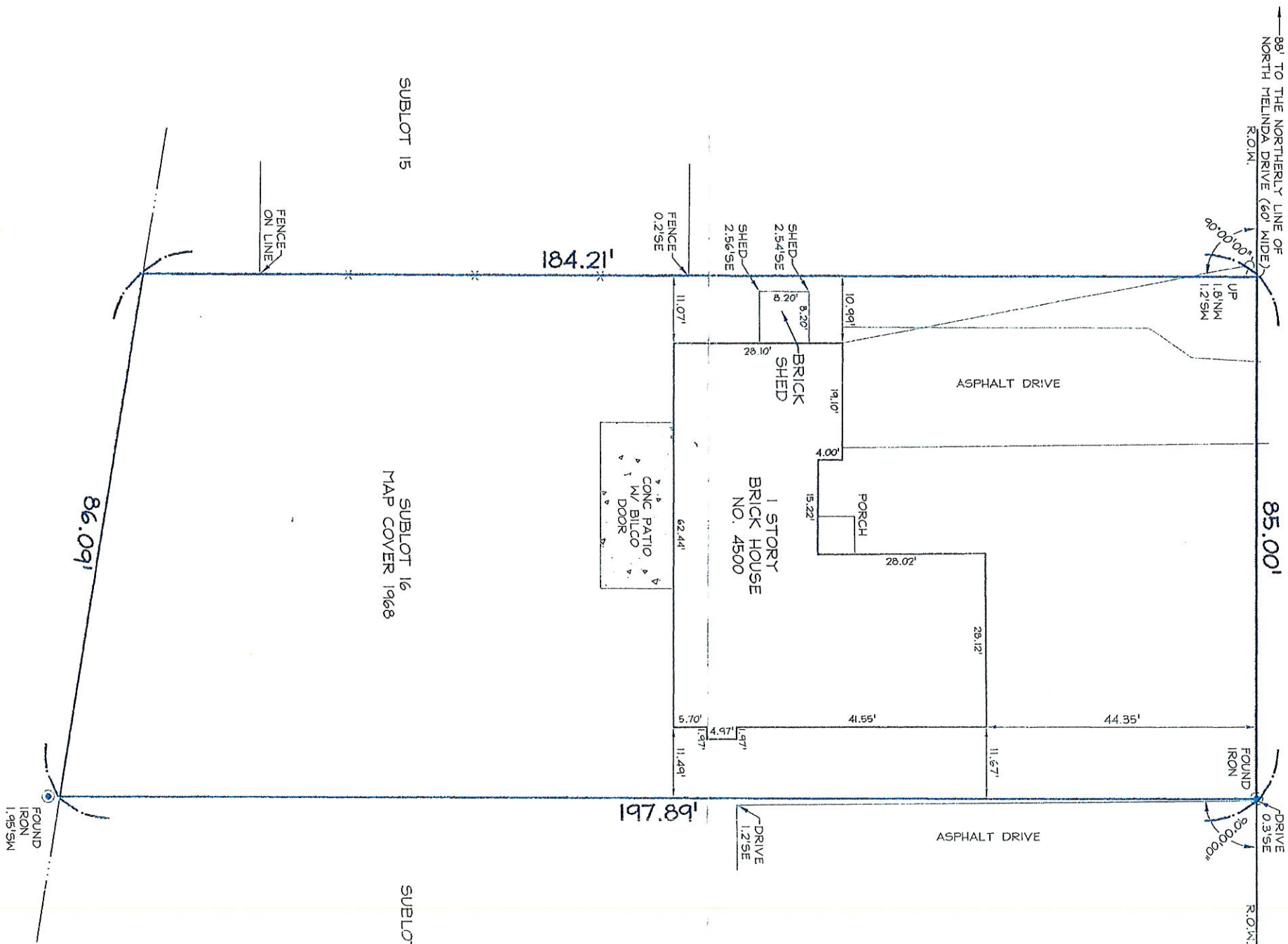
### F. Not self-Created.

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' WIDE) DRIVE



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.

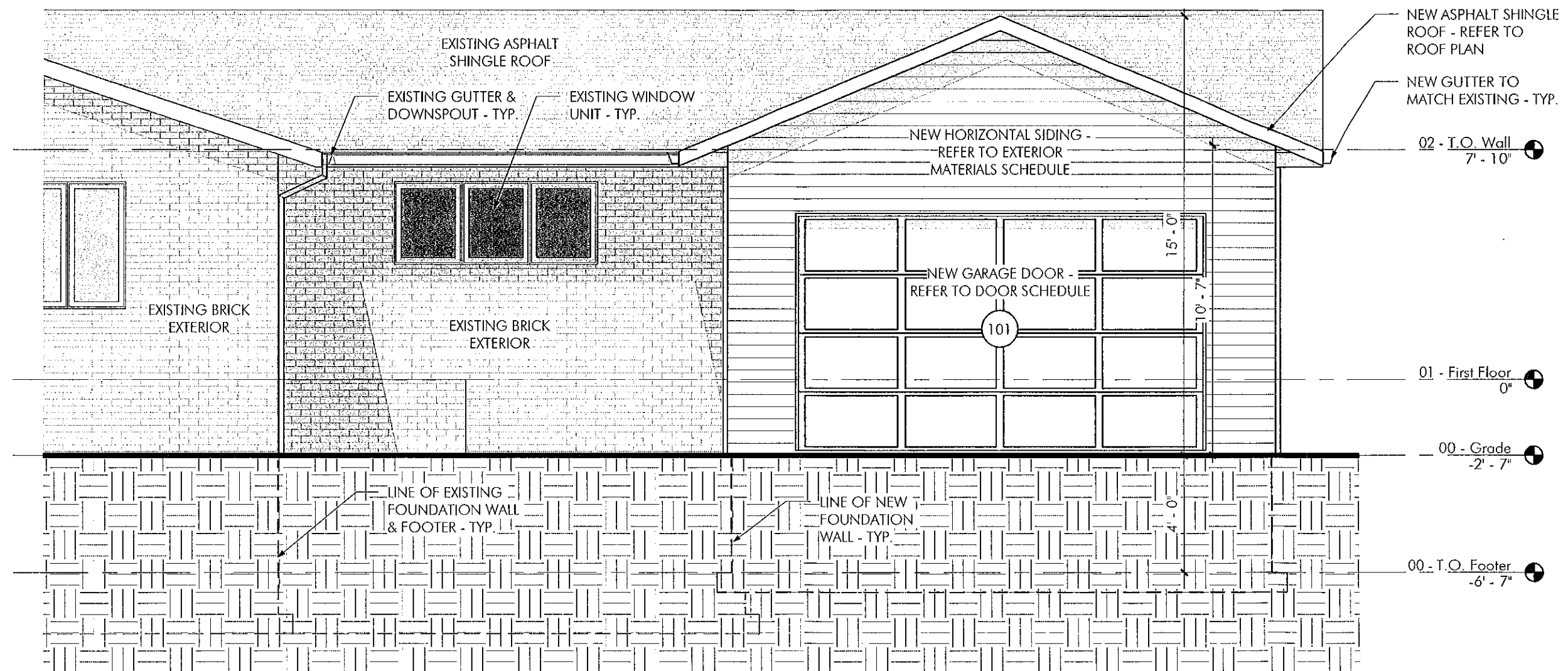
|                            |  |           |  |                        |  |                |  |         |  |                   |  |                 |  |
|----------------------------|--|-----------|--|------------------------|--|----------------|--|---------|--|-------------------|--|-----------------|--|
| PART OF LOT 12             |  | SECTION 5 |  | TOWNSHIP 12            |  | COUNTY OF ERIE |  | RANGE 6 |  | STATE OF NEW YORK |  | SCALE: 1" = 20' |  |
| LOCATION: TOWN OF CLARENCE |  |           |  |                        |  |                |  |         |  |                   |  |                 |  |
| KIND                       |  | DATE      |  | REQUESTED BY           |  | JOB NO.        |  |         |  |                   |  |                 |  |
| SURVEY                     |  | 09/13/11  |  | SARGENT & COLLINS, LLP |  | 11.2-0643      |  |         |  |                   |  |                 |  |
|                            |  |           |  |                        |  |                |  |         |  |                   |  |                 |  |
|                            |  |           |  |                        |  |                |  |         |  |                   |  |                 |  |
|                            |  |           |  |                        |  |                |  |         |  |                   |  |                 |  |
|                            |  |           |  |                        |  |                |  |         |  |                   |  |                 |  |
|                            |  |           |  |                        |  |                |  |         |  |                   |  |                 |  |
|                            |  |           |  |                        |  |                |  |         |  |                   |  |                 |  |

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



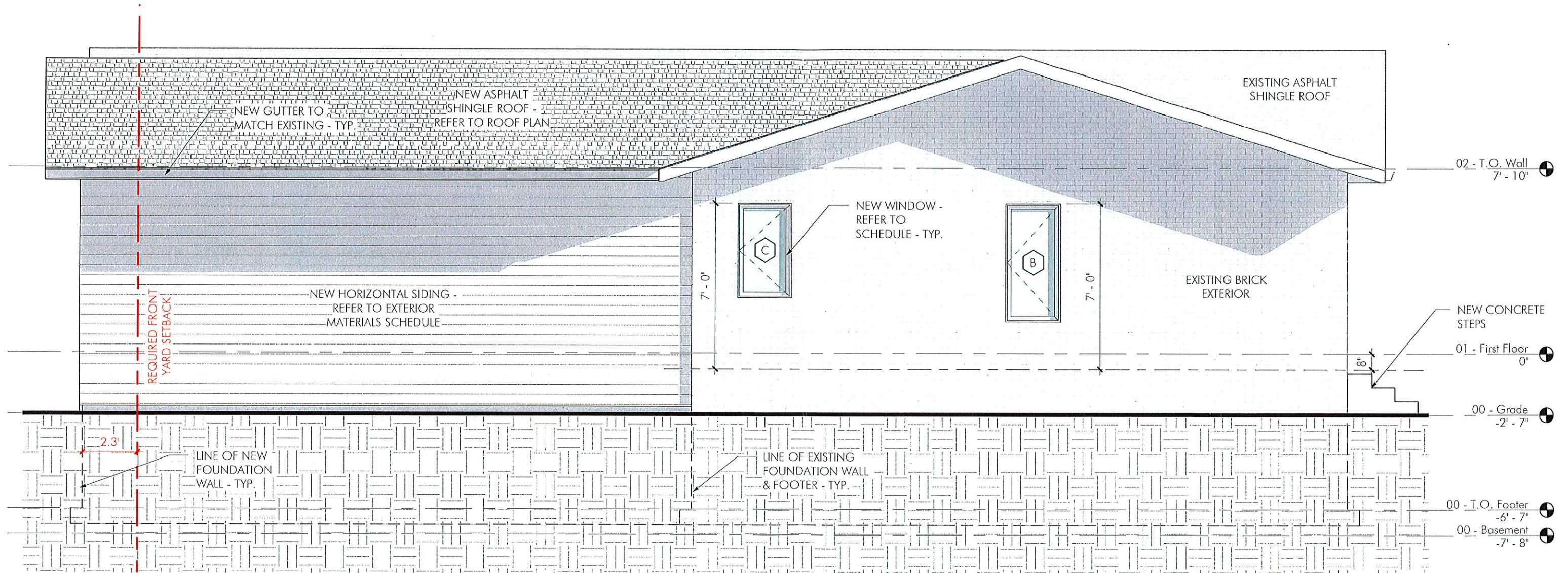






East Elevation  
Scale: 1/4" = 1'  
9.2.2025





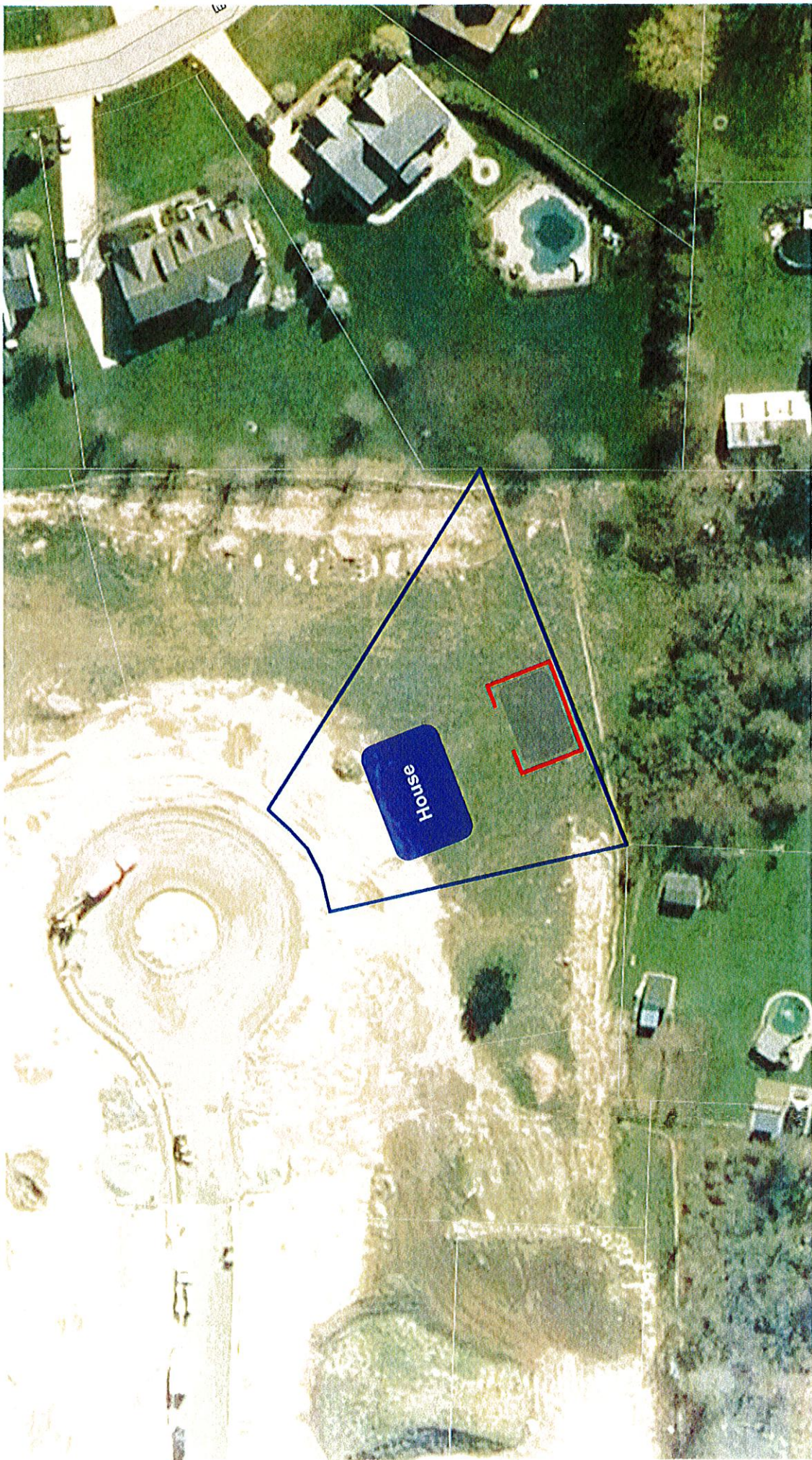
North Elevation  
Scale: 1/4" = 1'  
9.2.2025





[illegible]





\*\*\*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 DOROTHY GARDEN

Name MICHAEL KAMINSKA

Signature M/K

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.\*



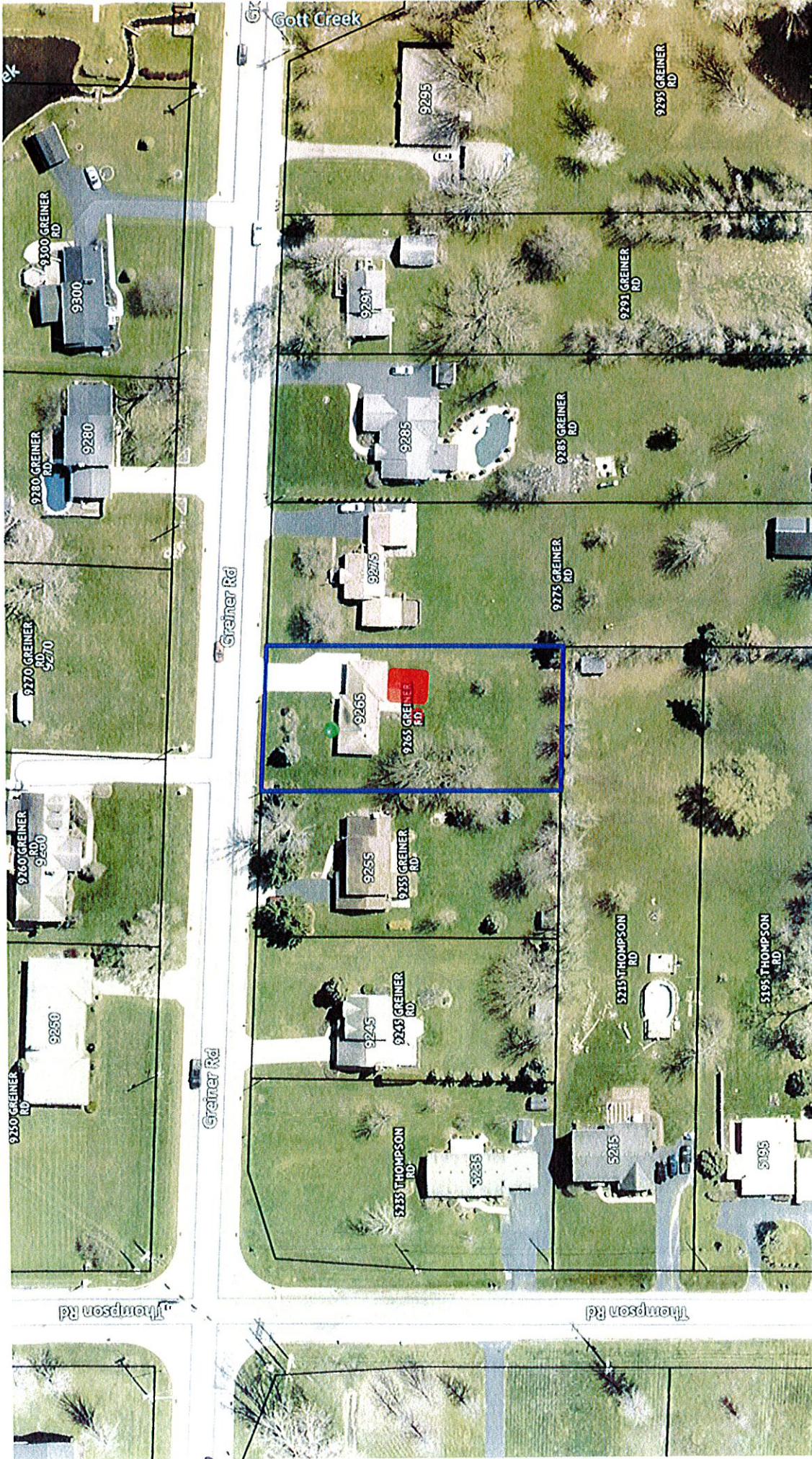
[illegible]

Job No. 11209-36 Date: AUGUST 23, 2024  
Scale: 1" = 30' TAX No.









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

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.



**9265 Greiner Road**



## 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 9265 Greiner Rd  
Clarence, NY 14031

Name Wayne 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.\*

[illegible]



PHL (685)798-2744

**Thank You!**



# CROSS SECTION

4" x 2" ROOF PITCH

VAPOR BARRIER UNDER ROOF METAL

TRUSS ENGINEERED AND  
CERTIFIED BY OTHERS

24 ROOF PERLINS - 2' O.C.

20 GA. ROOF METAL

26 GUTTER BOARD

SOFFT

12" OVERHANG  
(OPTIONAL)

2x12 PLATES  
INSIDE AND OUTSIDE

2x4 GIRTS - 2' O.C.

18 GA. METAL SIDING

2x8 PRESSURE  
TREATED SKIRT BOARD

RAT GUARD

USE HURRICANE STRAPS

Use 4-5/16" x 4" GRK  
Per Column

3-PLY 2x6 LAMINATED COLUMNS

LAMINATED COLUMNS TO BE EVENLY  
SPACED 8' O.C. ON SIDEWALLS

Rebar

160# SACKCRETE

CONCRETE TO BE 16" DIA.  
(MIN.) PLACED ON  
UNDISTURBED EARTH

MIN. 42" TO  
GROUND LEVEL

**Lake Shore  
METAL**  
LLC

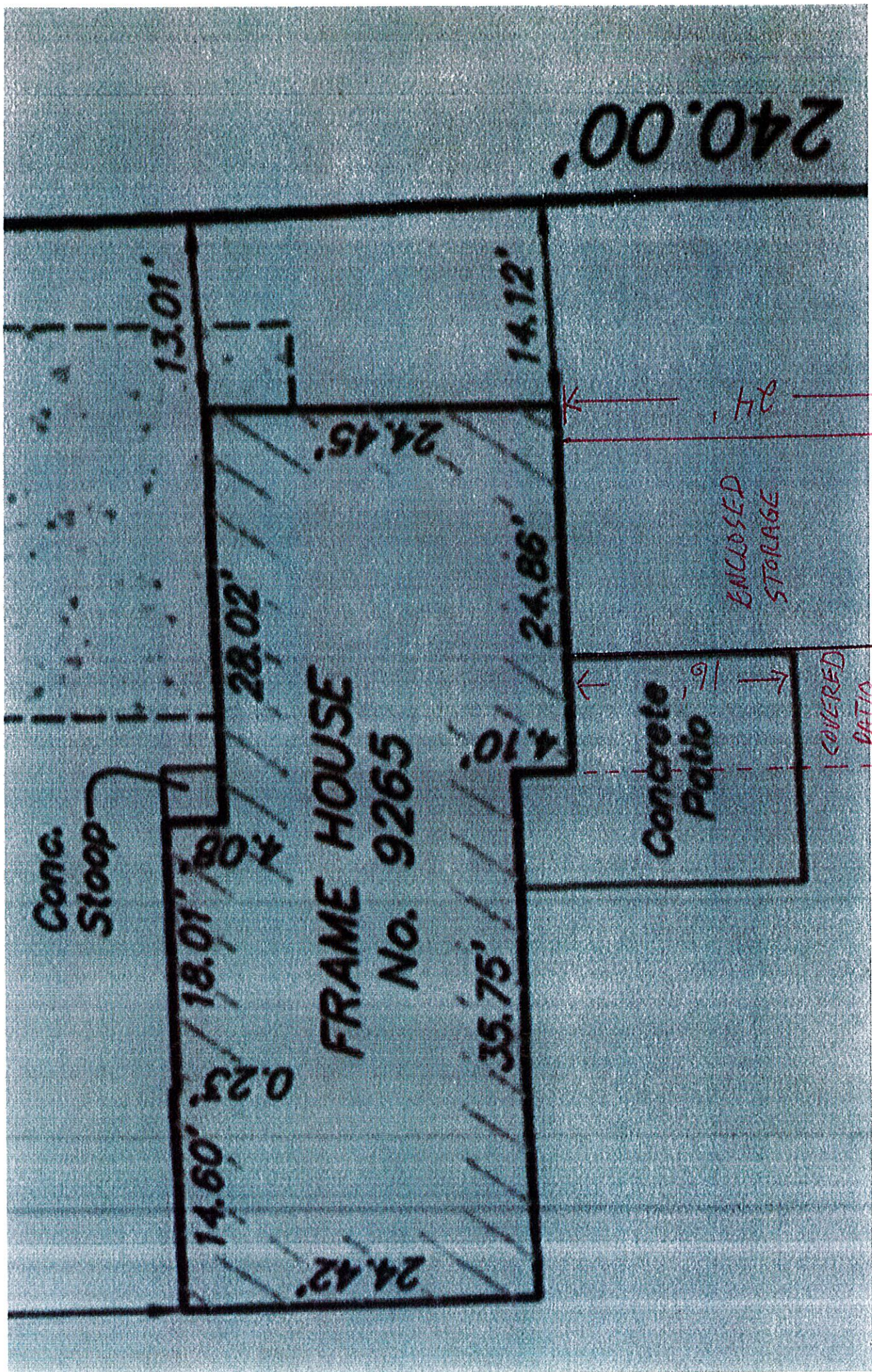
Lake Shore Metal LLC  
10694 Ridge Rd. (1064)  
Medina, NY 14103  
ph: (585) 798-2744  
fax: (585) 798-3871

Commercial

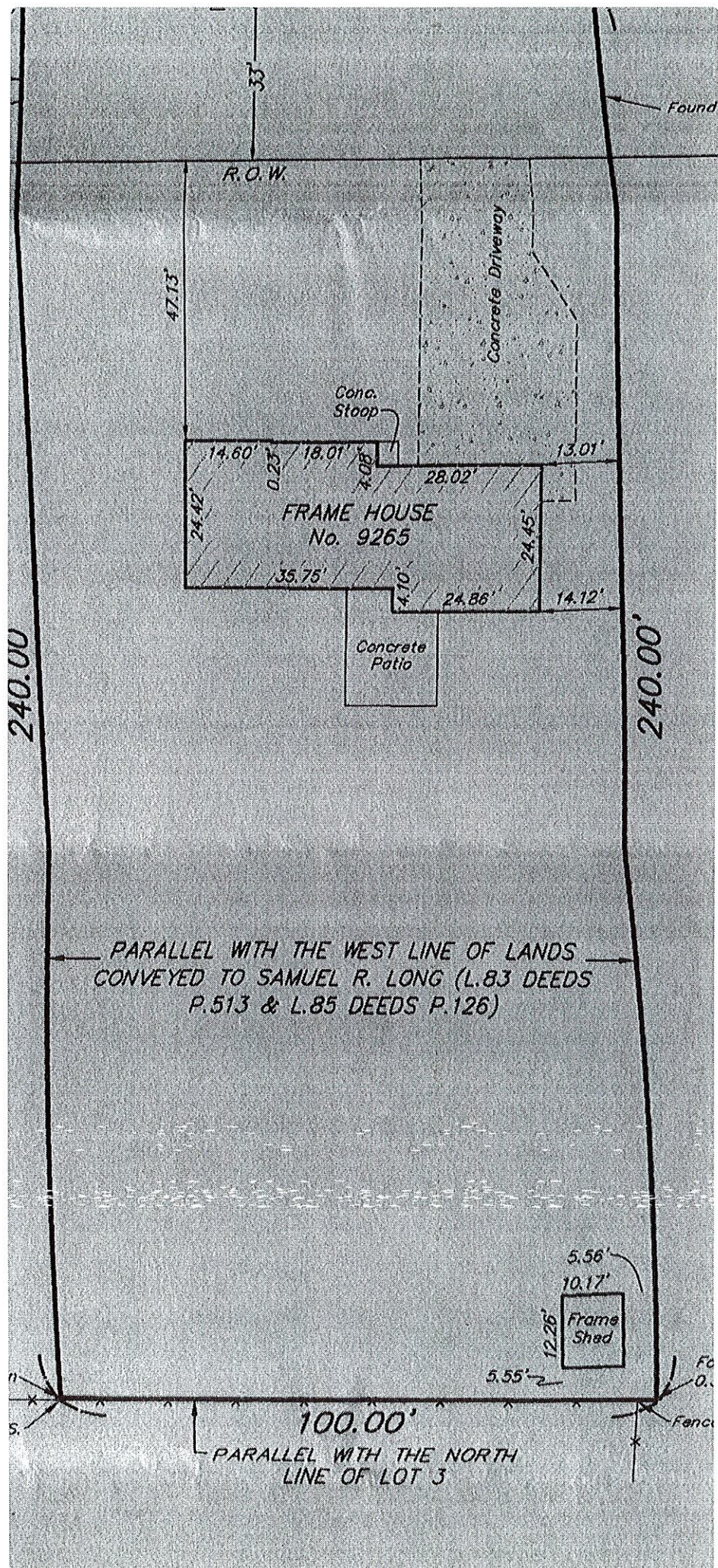
Drawn By: Norman Miller

Job  
Name:





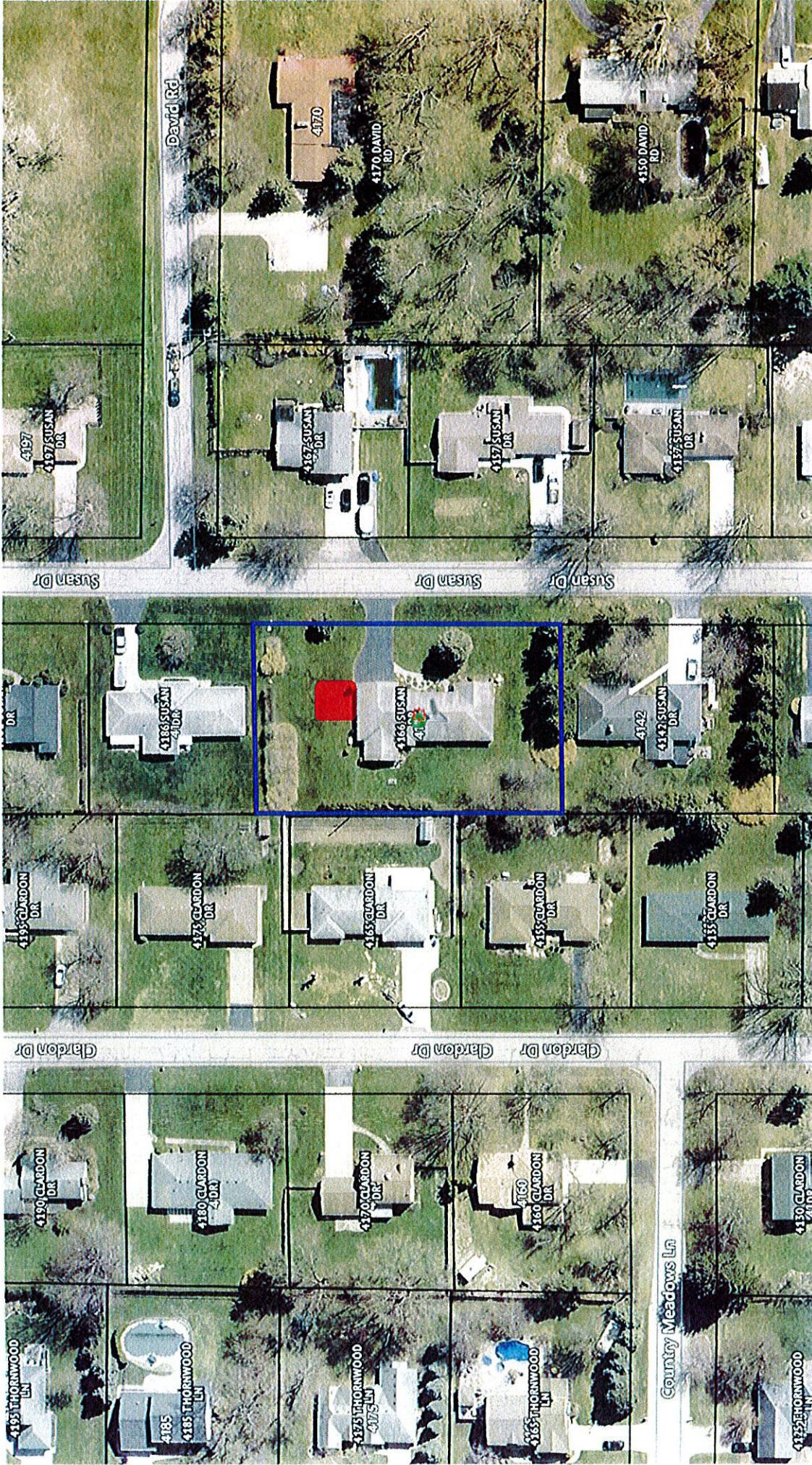






[illegible]





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

Proposed 400 sq.ft. attached garage addition. There is 702 sq.ft. of existing garage space.  
A total of 1,102 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 2,528 sq.ft. The maximum allowable square footage for an attached garage is 960 sq.ft.

A 142 sq.ft. variance is requested.



# 4166 Susan Drive

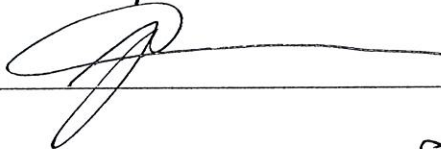


## Access Consent Form

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 

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.\*

Action: \_\_\_\_\_ By: \_\_\_\_\_ On: \_\_\_\_\_ Fee: \_\_\_\_\_ Paid: \_\_\_\_\_



THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF J. J. WALSH ASSOCIATES, INC. NO RIGHTS TO INVENTION ARE TRANSFERABLE OR SHALL BE LOST BY THE FILING OF THIS DOCUMENT WITH ANY AND ALL PUBLIC AUTHORITIES FOR THE PURPOSE OF COMPLIANCE WITH CODES AND/OR ORDINANCES. I.E. BUILDING PERMIT, ETC.

| ITEM | DATE | REVISION |
|------|------|----------|
| 1    |      |          |

CHUDoba GARAGE  
4166 SUSAN DR.  
CLARENCE, NY

FLOOR PLAN & SECTION

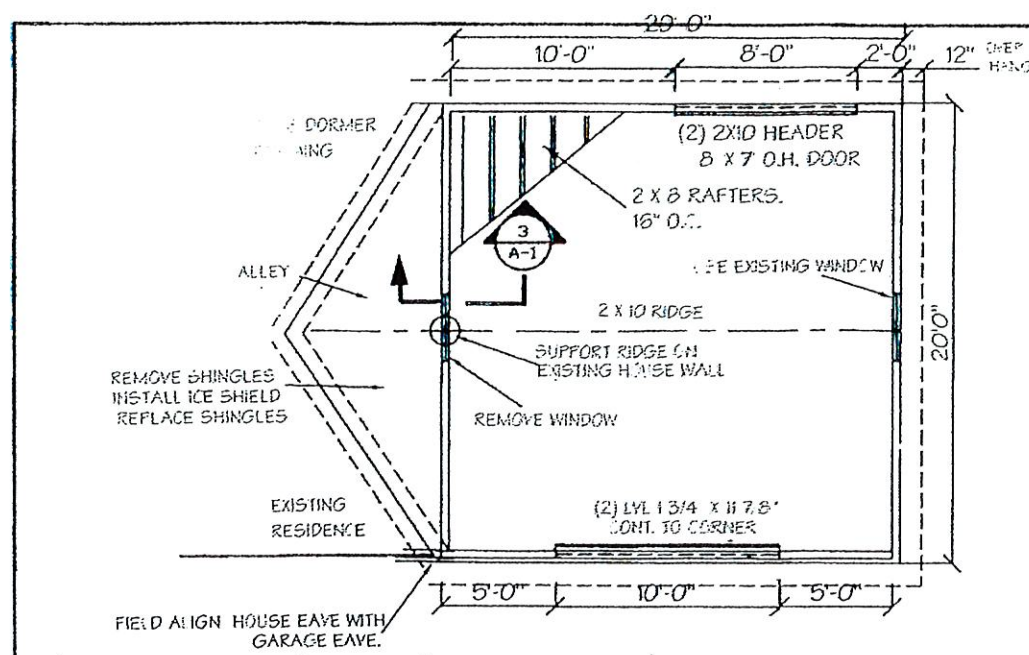
JAMES A. RUMSEY  
ARCHITECT  
5729 EAST RIVER ROAD  
GRAND ISLAND, NY 11734

REGISTERED ARCHITECT  
JAMES A. RUMSEY, ARCHITECT  
9.10.25

PREPARED FOR:

KCM  
CUSTOM BUILT GARAGES  
Since 1973

|             |                                 |           |     |
|-------------|---------------------------------|-----------|-----|
| PROJECT NO. | 1111                            | SHEET NO. | A-1 |
| DRAWN BY:   | MSW                             |           |     |
| DATE:       | SEPT 10, 2025                   |           |     |
| SCALE:      | 1/8" = 1'-0"<br>OR AS INDICATED |           |     |

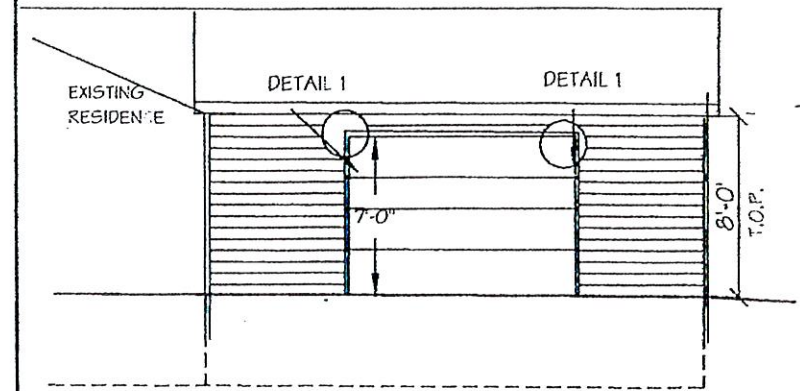


NYS BUILDING CODE  
DESIGN CONDITIONS:  
EXPOSURE "B"  
SOIL BEARING 1500 PSF  
SNOW LOAD 50 PSF  
WIND: HORIZ. 20 PSF  
VERT. 10 PSF  
UPLIFT 16 PSF

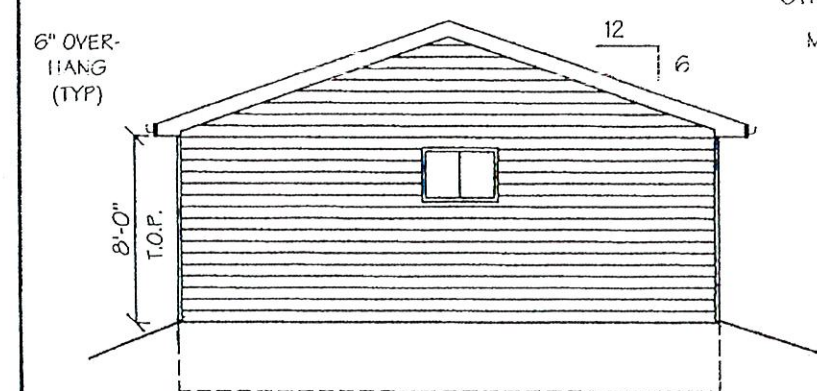
LUMBER SPECIES  
SPRUCE-PINE-FIR #2  
MIN. Fb = 1000 PSI

FLOOR / ROOFING PLAN  
SCALE: 1/8" = 1'-0"

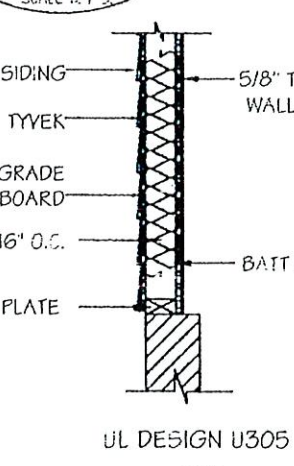
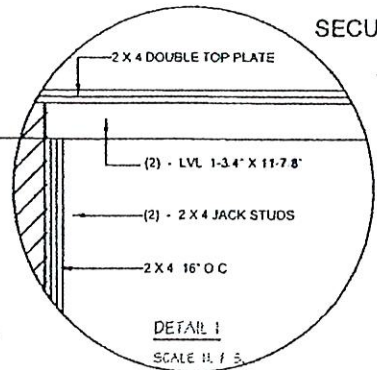
NOTE: PROVIDE SHORING AND BRACING OF THE EXISTING ROOF FRAMING AS REQUIRED FOR NEW ROOF OVER FRAME.



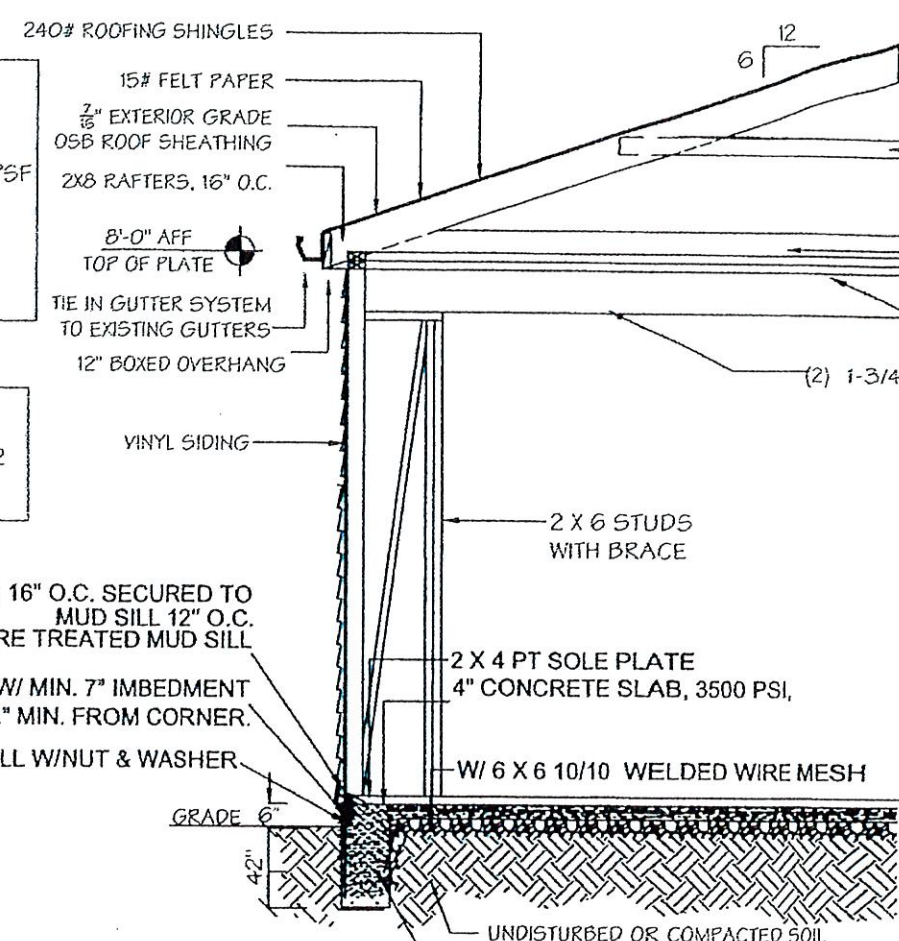
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



SECTION 3  
SCALE: 1/2" = 1'-0"



GARAGE CROSS SECTION  
SCALE: N.T.S.

(2) LVL 1 3/4" X 7/8" CONTINUOUS TO CORNER  
CONTINUOUS TO CORNERS

5/8" TYPE X GYPSUM WALL BOARD

TYE

1/2" TYPE X EXTERIOR GRADE GYPSUM WALL BOARD

MIN. 2" X 4", 16" O.C.

2 X 4 PLATE

UL DESIGN U305

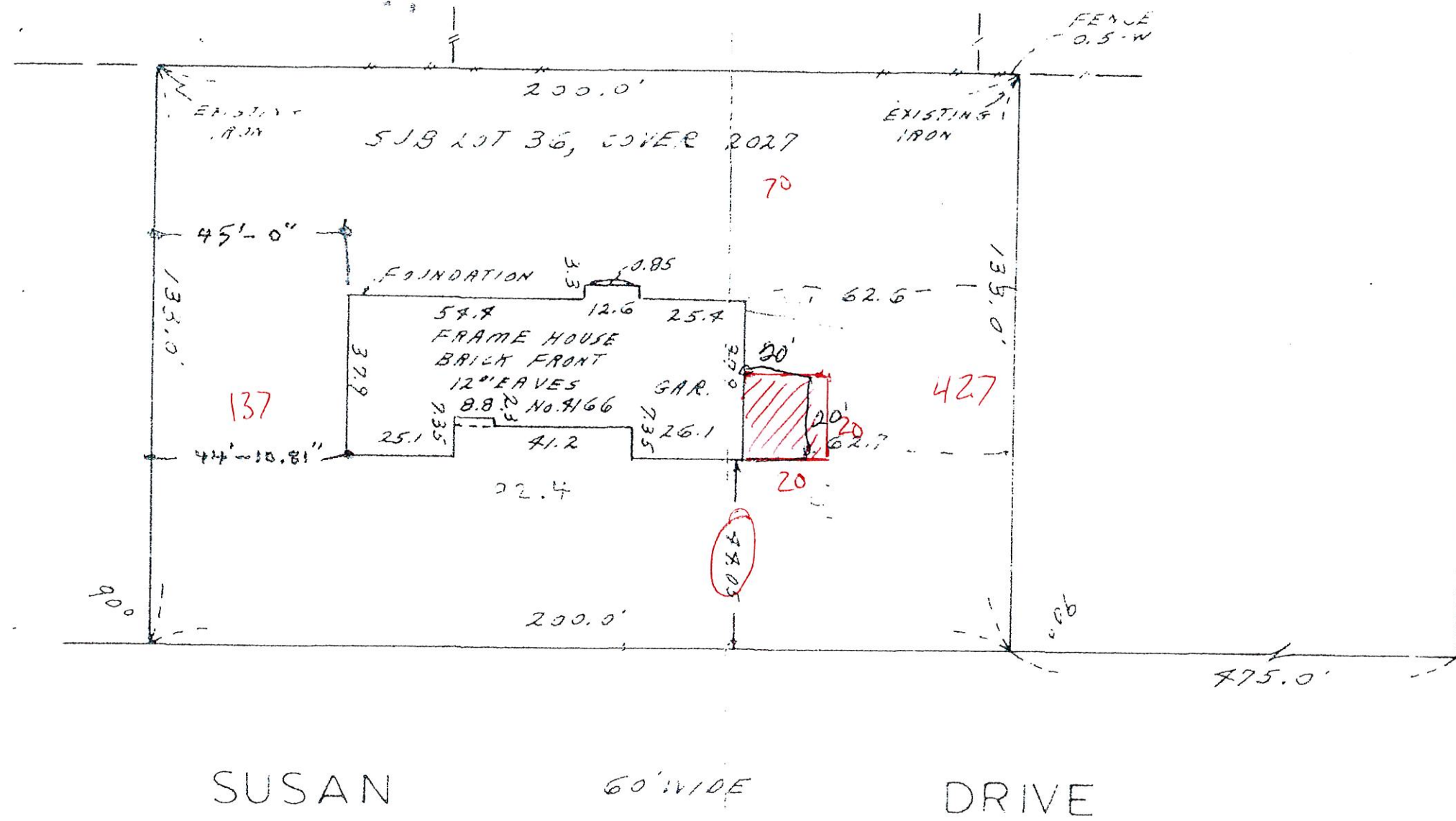
HEADER TO JACK STUD STRAP PER TABLE R602.10.6.4 ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3" O.C. TYP. FASTEN SHEATHING TO HEADER WITH 8D COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS, BLOCKING AND SILLS) TYP. MIN. WIDTH = 2'-4" FOR ONE STORY STRUCTURES MIN. (2) 2 X 4 FRAMING 7/16 OSB OR 1/2" PLYWOOD, BOTH SIDES (2) HOLD DOWN ANCHORS PER TABLE 602.10.6.1 SIMPSON BP 2" X 2" WASHERS

(TYP. BOTH SIDES)

SECTION 2  
SCALE: N.T.S.

NOTE: NEW YORK STATE CODE:  
FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3" O.C. TYP. FASTEN SHEATHING TO HEADER WITH 8D COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP. MIN. WIDTH +16" FOR ONE STORY STRUCTURES. MIN. WIDTH = 24" FOR USE IN THE FIRST OF TWO STORY STRUCTURES. MIN. 2 X 4 FRAMING. 3/8" MIN. THICKNESS WOOD STRUCTURAL PANEL SHEATHING. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING BEARING / SUBSURFACE CONDITIONS FOR A PROPERLY CONSTRUCTED STRUCTURE.





FEET.  
 0.0  
 0.1  
 0.2  
 0.3  
 0.4  
 0.5  
 0.6  
 0.7  
 0.8  
 0.9  
 1.0

KAREN 60' WIDE PL.

SUSAN 60' WIDE DRIVE

50-10 1/2

scale - 90'



