

note the parcel lines displayed are approximate

Proposed 730 sq.ft. (26'3" x 27'10") detached accessory structure (garage) located within the front yard setback.

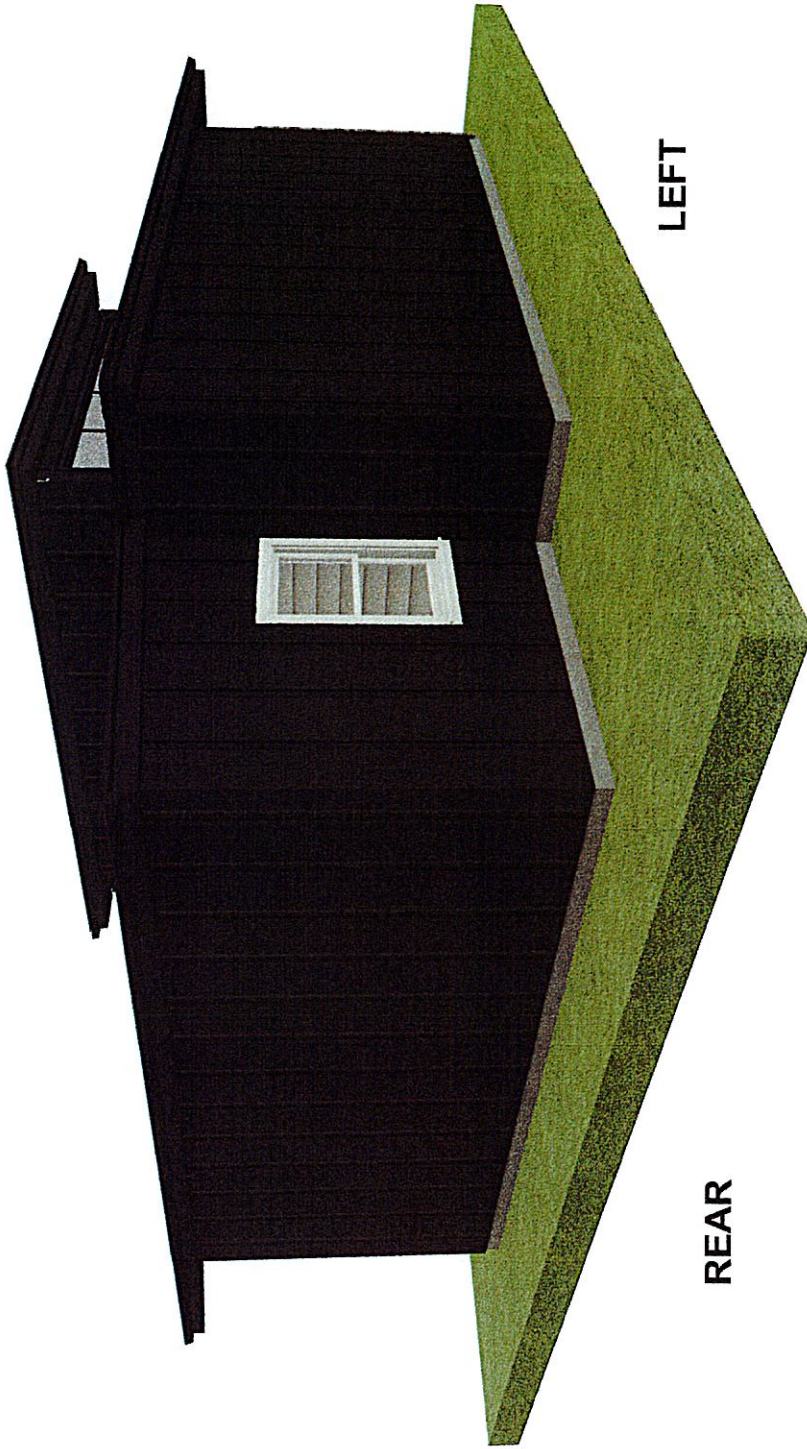
5245 Brookfield Lane

200 sq.ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists. A 530 sq.ft. variance is requested.



Detached accessory structures may only occur in side and rear yards.






26'3" w x 27'10" x 13'4"

3D Perspective

SCALE 1 in = 1 in



Current Shed



Siding on house
will match garage





ZBA Appeal No. 2

Meeting Glenn Knoblauch
10-9-07 Residential Single-Family

Requests the Board of Appeals approve and grant a 23' variance to allow 12' x 12' storage shed to be placed in the front yard at 5245 Brookfield Lane.

Appeal No. 2 is in variance to Section 229-55, Accessory Structures.

DISCUSSION:

Mr. Knoblauch explains that the areas on the side and back of his house are subject to flooding.

Neighbor notifications are on file.

Mr. Knoblauch said the shed would be made of ply wood and 2' x 4''s; it will have vinyl siding and will be the same color as the other structures on the property.

ACTION:

Motion by Daniel Michnik, seconded by Arthur Henning, to **approve** Appeal #2, as written.

Raymond Skaine	Aye	Daniel Michnik	Aye
Arthur Henning	Aye	Hans Mobius	Aye
Ryan Mills	Aye		

MOTION CARRIED.



Request for Action

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

Town Use Only

Date: April 20, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 8345 Lapp Road

SBL #: 29.00-2-12.121

Action Desired:

Applicant requests a variance to allow the climbable (unfinished) side of a fence to be visible from the neighboring property, located at 8345 Lapp Road in the Traditional Neighborhood District zone.

Reason:

Town Code Reference: §101-3(l)

CONTACT INFO:

APPLICANT INFO

Name / Business: Alex Ode

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:

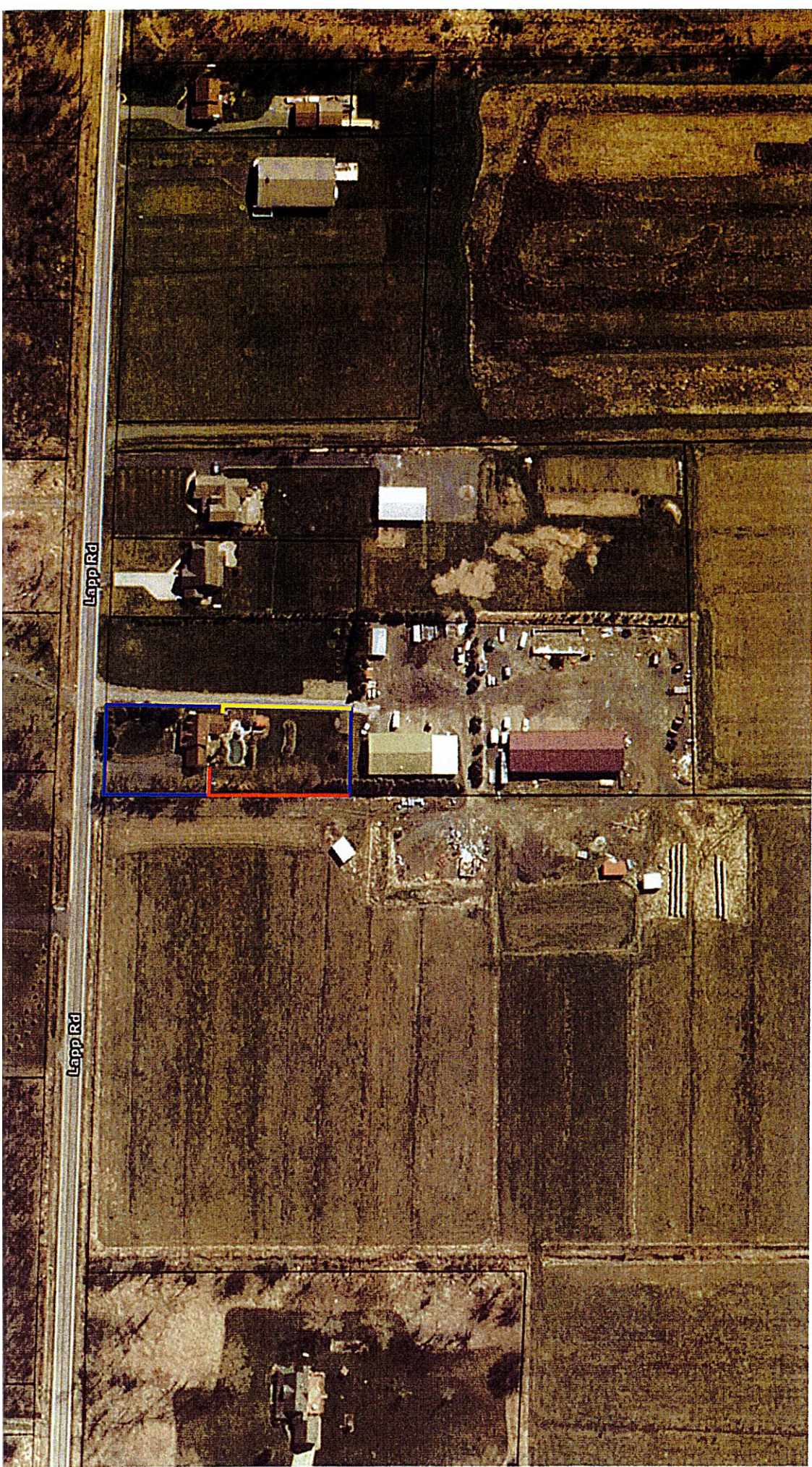
Action: By: On: Fee: Paid:

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 6' tall wooden privacy fence (in red) and existing 6' tall wooden privacy fence (in yellow) to have the climbable face visible to the neighboring property.



8345 Lapp Road

Fences are required to be constructed so as to provide the non-climbable face (finished side) visible to neighboring properties.

April 16 2026

I Mark Spoth

give Alex Ode

permission to

attach his fence

to mine at

8355 1st app Rd

eastbourne (MOB)

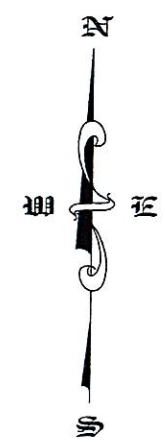
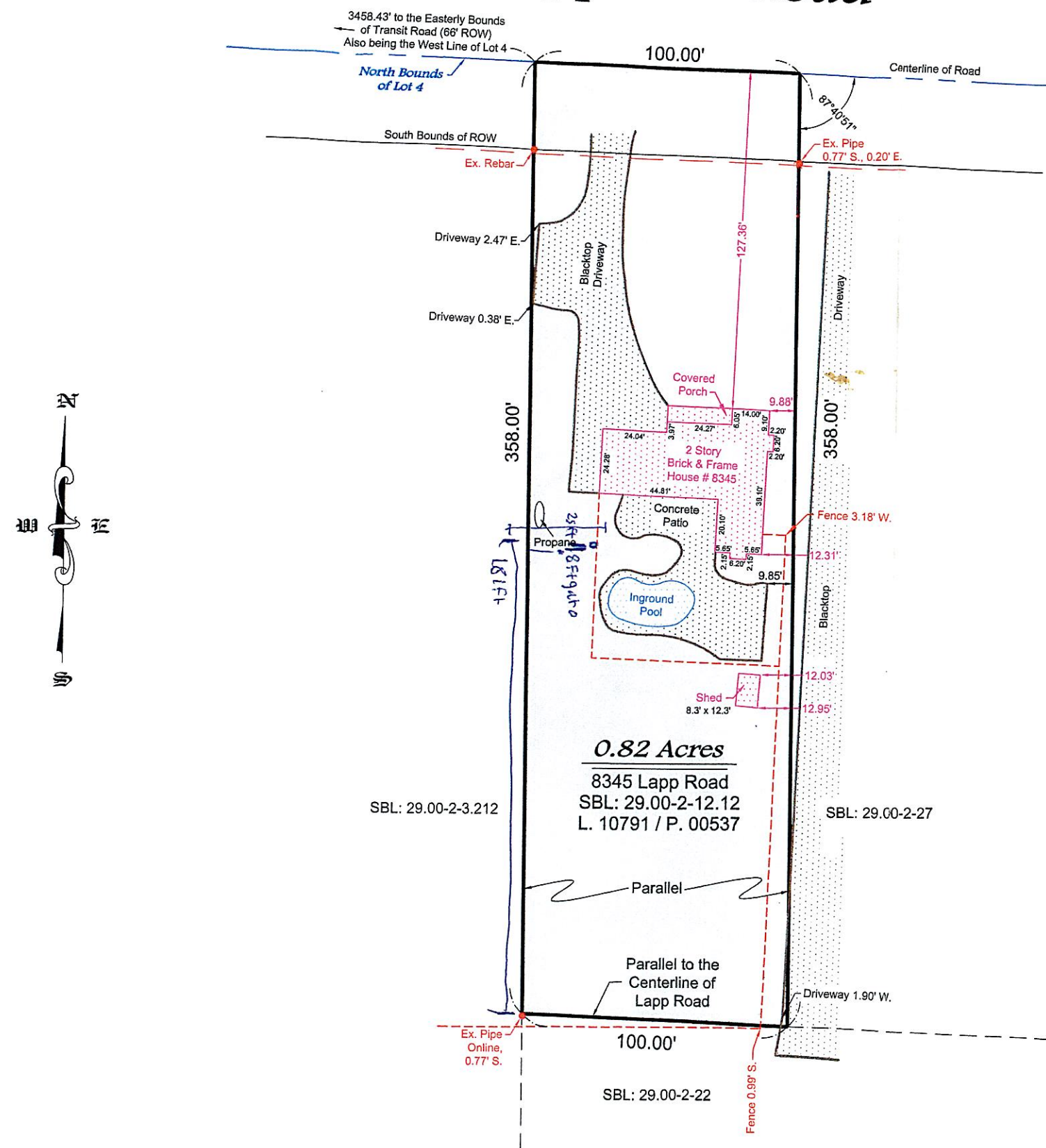
Alex Ode

Alex Ode

Mark Spoth

Mark Spoth

Lapp (66' ROW) Road



1 town place

Miscellaneous Notes

- (MN1) All dimensions are in the "U.S. Survey Foot" unless specified otherwise.
- (MN2) Certain easements and /or utility lines, may or may not be shown hereon, however this shall not imply that all easements or utilities affecting premises are shown.
- (MN3) Unauthorized Alteration or Addition to this Survey Map is a Violation of Section 7209 Provision 2 of the New York State Education Law.
- (MN4) This Survey was prepared without the benefit of an up-to-date abstract of title and is subject to any state of facts that may be revealed by an examination of such.
- (MN5) Maps and notes from the Holland Land Company Survey.
- (MN6) THIS MAP IS NOT VALID WITH AFFIDAVIT OF NO CHANGE

Legend of Symbols & Abbreviations

IP / ReRod	N. North	Enc. Encroachment
Power Pole	S. South	ROW Right-of-way
Drain Inlet	E. East	℄ Centerline
Water Valve	W. West	
Clean Out	° Degrees	↕ Indicates Mutual Owner
Fire Hydrant	Ft. or Min. Ft. or Sec.	N/F Now or Formerly
Light Pole	R Record	M Measured
	L Liber	P Page
	Ex. Existing	One Chain = 66.0 Ft.
		One Meter = 3.2808333 Ft.
		One Acre = 43,560.0 Sq.Ft.
---	Property Boundary	
---	Line of Record	
---	Edge of R.O.W.	
---	Holland Land Co. Lot Line	
---	Road Centerline	
---	Fence	
---	Overhead Line	

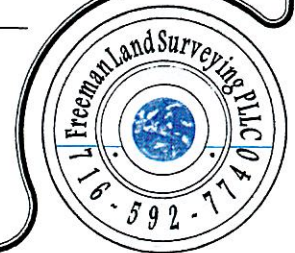
Map of 8345 Lapp Road

Being Part of
 Lot 4 Section 16 Township 12 Range 6
 Holland Land Company Survey
 Town of Clarence
 Erie County, New York

Surveyor's Certification
 I hereby certify
 that this survey was prepared in accordance with the current Code of Practice for Land Surveyors.
 This certification does not extend to subsequent owners, mortgages, or insurers unless this survey has been re-surveyed for this purpose by the surveyors. This certification is void unless signed by the surveyor listed below. This certification is null and void if the fee for said certification is not paid.

David S. Freeman

Survey Prepared By:
 Licensed Surveyor: David S. Freeman
 License No.: 50480
 In the State of: New York
 Date of Survey: September 24, 2025
 Date of Last Revision:
 Drawing Scale: 1" = 50'
 Freeman Job No. 15913



Freeman Land Surveying PLLC
 Resurveying the Holland Land Company for the 21st Century
 10432 Crump Road - Glenwood, N.Y. 14069
 Phone: (716) 592-7740, Email: Survey@FreemanSurveyors.com



Request for Action

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

Town Use Only

Date: April 24, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 9770 Keystone Drive

SBL #: 71.07-1-27

Action Desired:

Applicant requests variances:

- 1) of 918 sq.ft. to allow a total of 1,878 sq.ft. of attached accessory structure (garage) space; and
 - 2) of 2'6" to allow a 10' principal structure side yard setback; and
 - 3) of 15' to allow a 30' principal structure rear yard setback;
- located at 9770 Keystone Court in the Planned Unit Residential Development zone.

Reason:

Town Code Reference:

- 1) §229-55(D)
- 2) §229-52(B)
- 3) §229-52(C)

CONTACT INFO:

APPLICANT INFO

Name / Business: Tommy Thomas

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: _____

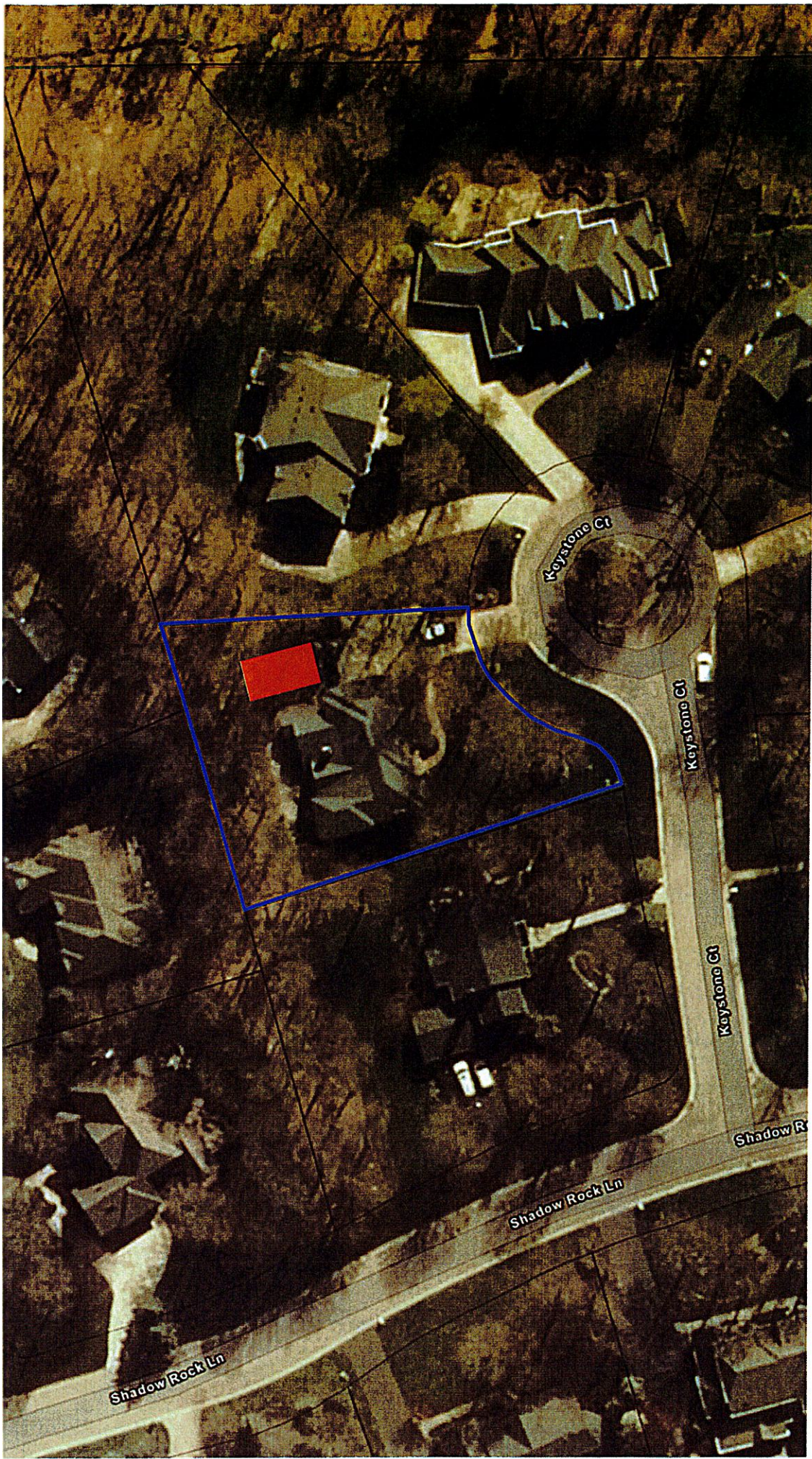
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Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

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

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



note the parcel lines displayed are approximate

9770 Keystone Court



Proposed 1,140 sq.ft. attached garage addition. There is 738 sq.ft. of existing garage space. A total of 1,878 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. A 918 sq.ft. variance is requested.

Proposed 10' principal structure side yard setback. The minimum principal structure side yard setback is 12'6". A 2'6" variance is requested.

Proposed 30' principal structure rear yard setback. The minimum principal structure rear yard setback is 45'. A 15' variance is requested.



Request for Action

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

Town Use Only

Date: 4/24/2026
Received By: A. Schaefer

APPLICANT REQUEST:

Project Address: 9770 Keystone Court Clarence NY 14031

SBL #:

Action Desired:

Add an attached garage to existing house that exactly replicates the existing house design, style and quality.

Reason:

- Decluster driveway. I have early adult kids who have vehicles.
- Avoid off site storage charges for a boat while increasing convenience of boat use.

APPLICANT INFO

Name / Business: Tommy Thomas

E-Mail:

Phone #:

Address:

Town:

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:

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business:

E-Mail:

Phone #:

Address:

Town:

State:

Zip:

CORRESPONDENCE

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

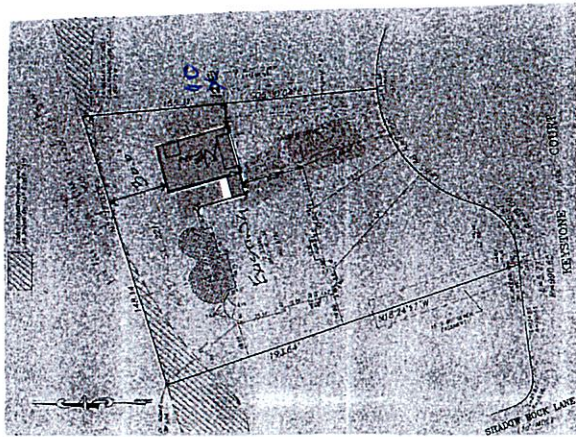
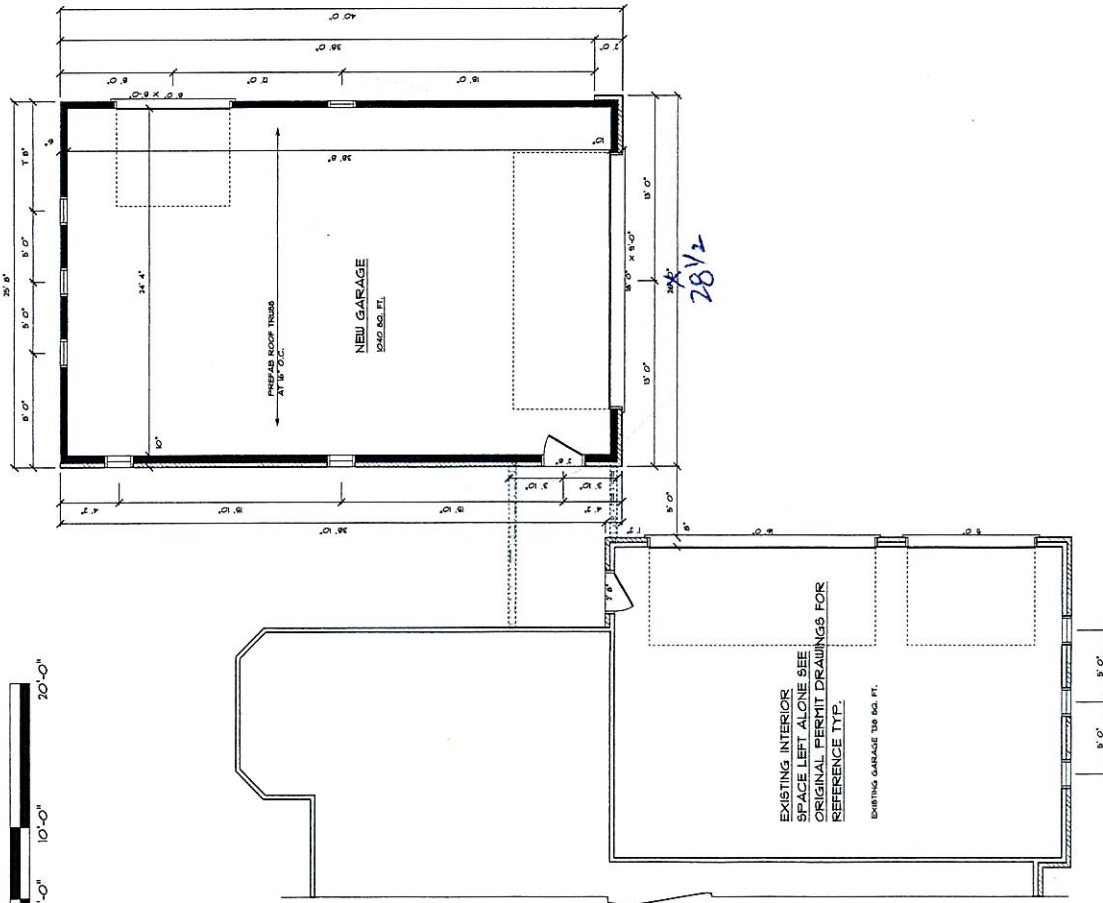
<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Project Sponsor

CONTACT INFO:

Town Use Only:

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

FIRST FLOOR PLAN



PLOT PLAN

- SCALE: 1" = 30'-0"
- ANY VARIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR
 - CONTRACTOR TO VERIFY SETBACKS WITH LOCAL PINK REQUIREMENTS
 - THIS IS NOT A SURVEY
 - CONTRACTOR TO VERIFY SETBACKS WITH LOCAL PINK REQUIREMENTS
 - COORDINATE WITH GEOTECHNICAL REPORT BY OTHERS
 - ARCHITECT HAS NOT ADVISED OF ELEVATION OR ELEVATION PER GRADES
 - CONTRACTOR TO VERIFY SETBACKS WITH LOCAL PINK REQUIREMENTS
 - CONTRACTOR TO VERIFY SETBACKS WITH LOCAL PINK REQUIREMENTS



PROPOSED ADDITION FOR:
TOM THOMAS
9770 KEYSTONE DRIVE
CLARENCE, NEW YORK

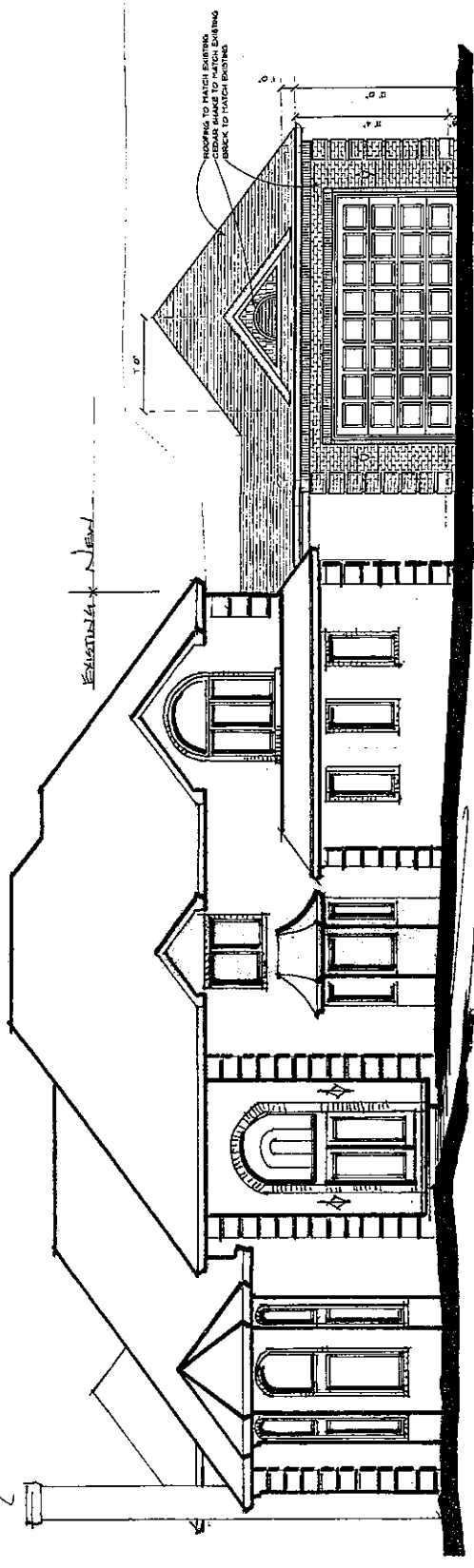
SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE
(IF PRINTED ON 17" X 11" SHEETS)
GRAPHIC SCALES ARE HALF SIZE. PRINT OF GRAPHIC SCALES ON DRAWINGS.
© 2014 J.R.Z. ARCHITECTURE, INC.
A.S. & A.S. ARCHITECTS OF THE NEW YORK STATE ARCHITECTS' BOARD
100 WEST 10TH STREET, SUITE 200
NEW YORK, NY 10011-1001
PHONE: (212) 675-1000
FAX: (212) 675-1001
WWW.JRZARCHITECTURE.COM

PRELIMINARY 2.2.2014

SIGNATURE IN RED INK
JRZ
J.R.Z. ARCHITECTURE, INC.
100 WEST 10TH STREET
SUITE 200
NEW YORK, NY 10011-1001
PHONE: (212) 675-1000
FAX: (212) 675-1001
WWW.JRZARCHITECTURE.COM

DATE: 1/24/2014
2014

202



PROPOSED FRONT ELEVATION

PROPOSED ADDITION FOR:
 TOM THOMAS
 970 KEYSTONE DRIVE
 CLARENCE, NEW YORK

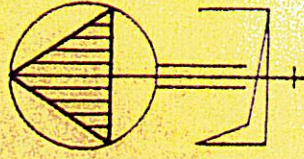
SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE
 (IF PRINTED ON 1/4" X 11" PAPER ALL UNITS SCALAR ARE HALF SIZE, VERIFY W/ GRAPHIC SCALAR ON DRAWINGS)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABORERS TO BE USED IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND LANDSCAPE.

DESIGNER: J.R.Z.
 ARCHITECT
 100 NORTH STREET, SUITE 100
 CLARENCE, NY 11732
 TEL: 845.341.1111
 FAX: 845.341.1112
 WWW.JRZARCHITECT.COM

SIGNATURE IN RED INK
JRZ
 ARCHITECTURE & PLANNING
 100 NORTH STREET, SUITE 100
 CLARENCE, NY 11732
 TEL: 845.341.1111
 FAX: 845.341.1112
 WWW.JRZARCHITECT.COM

DATE: 7/14/2011
 DATE PLOTTED: 7/14/2011
 1 of 2

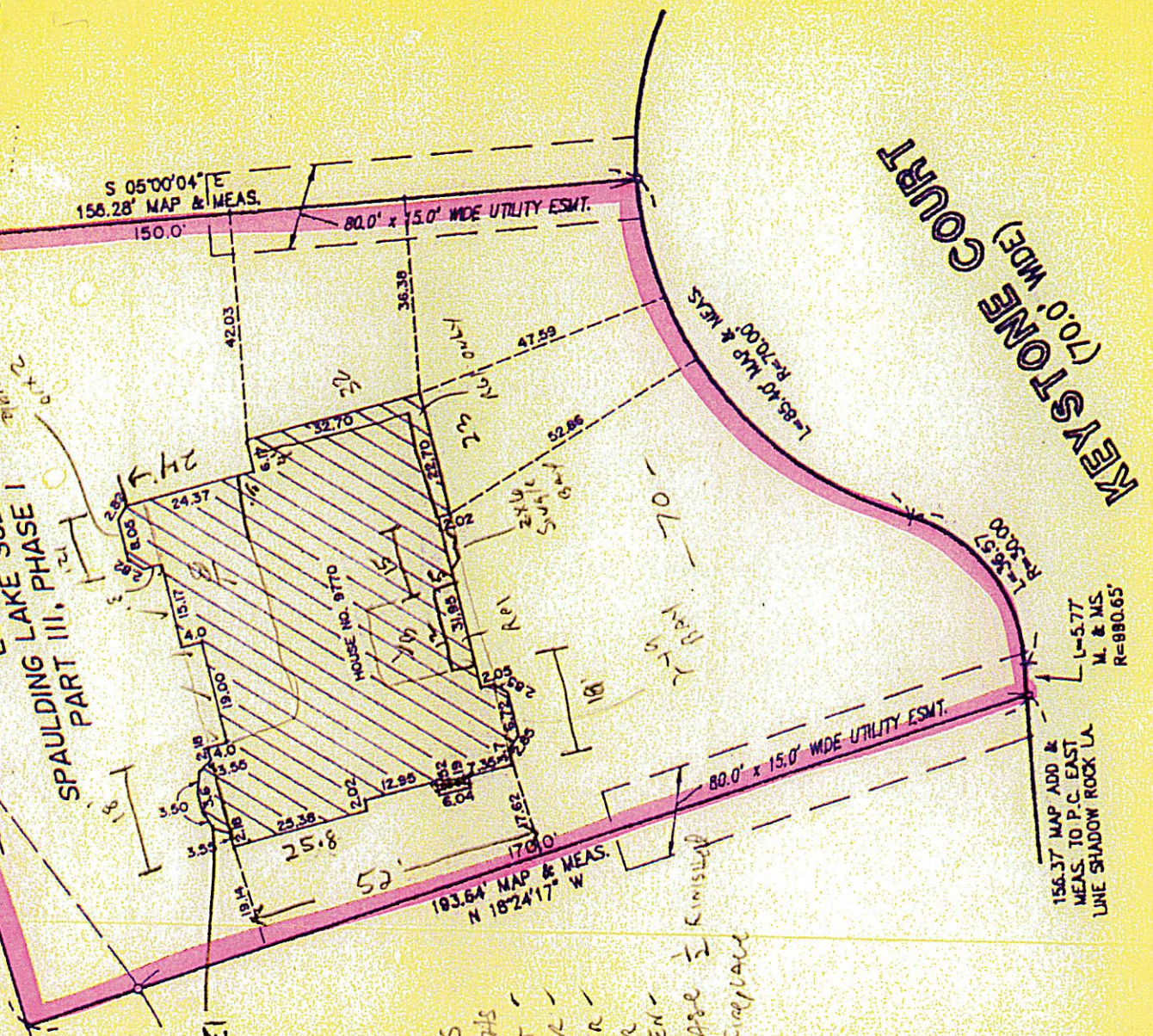


CLARENCE ENGINEERING DEPT. RECEIVED

OCT 9 1992

N 72°10' E
148.1' MAP & MEAS.
FOREST CONSERVATION AREA
NOT TO BE DISTURBED

LOT-221
SPAULDING LAKE SUBDIVISION
PART III, PHASE I



9
5x21

9-21-93
11.45

4-Beds
3 1/2 Baths
KIT
L.I.C.
D.R.
F.R.
DEN

(2) Bath Full Base 1 finished
2 - Craplace

1. UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC-7208 STATE EDUCATION LAW
2. THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD
3. THIS SURVEY IS VOID UNLESS SEALED BY SURVEYOR OF RECORD
4. SET IRON PIPE OR REBAR UNLESS OTHERWISE NOTED
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION DERIVED FROM AN EXAMINATION OF SAME

CLARENCE ENGINEERING DEPARTMENT

10-9-92

SURVEY OF SUBLOT 221 MAP COVER 2615
 BEING PART OF LOT-7 SEC. 6 TWP. 12 R. 6
 TOWN CLARENCE VILL. _____ CITY _____
 COUNTY OF ERIE STATE OF NEW YORK
 REVISIONS _____
 HOUSE LOCATION 10/6/92 OTHER _____
 REDATE _____
 CERTIFICATION _____

CTM
CONSTRUCTION TEAM MANAGEMENT,
SURVEYING AND ENGINEERING, P.C.
 8800 MAIN STREET, WILLIAMSVILLE, NEW YORK 14221 (716) 632-1013
 SCALE: 1"=30' DATE: 8/14/92 FILE: _____
 JOB No. 88-120/221 APPROVED: RCR

PLAT MAP

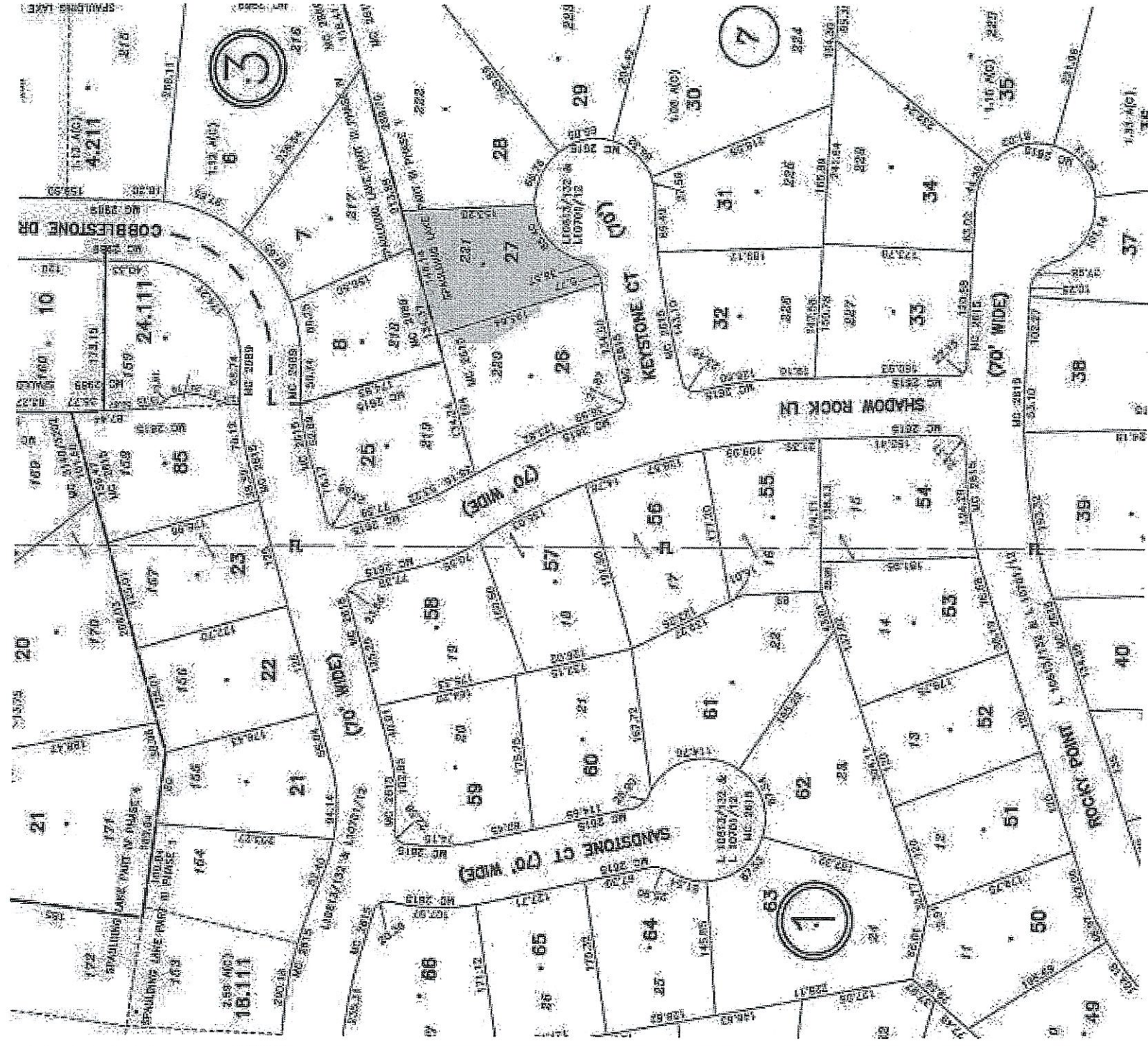
Borrower: Thomas P Thomas
Property Address: 9770 Keystone Ct
City: Clarence

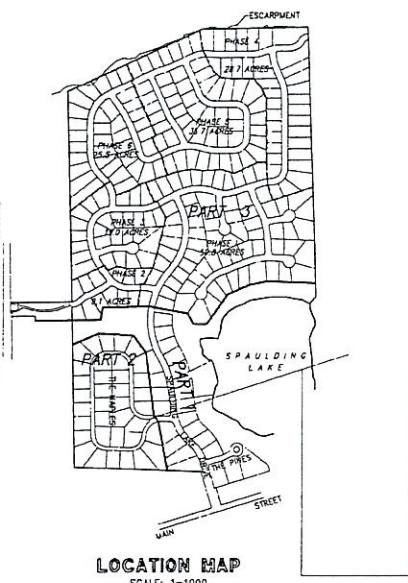
File No.: keystone9770
Case No.: 24037376

State: NY

Zip: 14031

Lender: Wells Fargo Bank NA (NC)



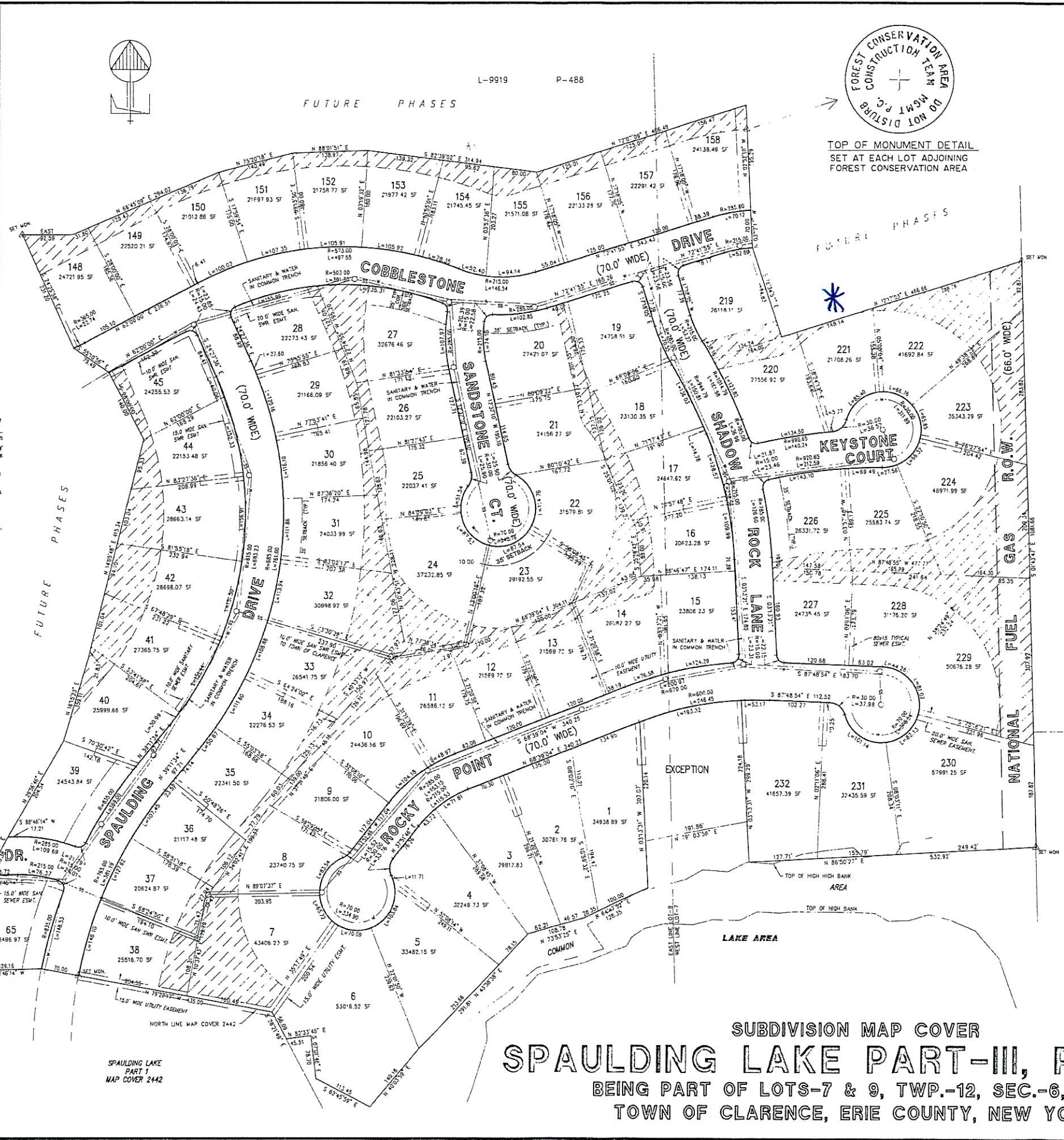


LOCATION MAP
SCALE: 1"=1000'

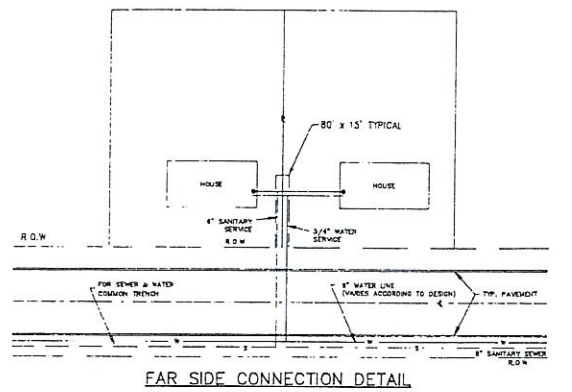
ERIE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health Services
Buffalo, New York, MAY 11 1992

This is to certify that the proposed arrangements for water supply and sewage disposal for SPAUDING LAKE PART III PHASE I Subdivision in CLARENCE Erie County were approved on MAY 11 1992. This approval is valid only as long as construction conforms with the provisions of Article XI of the New York Public Health Law, Part 74 of the New York Sanitary Code, Article 12 of the Erie County Sanitary Code, and the conditions set forth in the NOV 22 1981 letter from D.P.C.

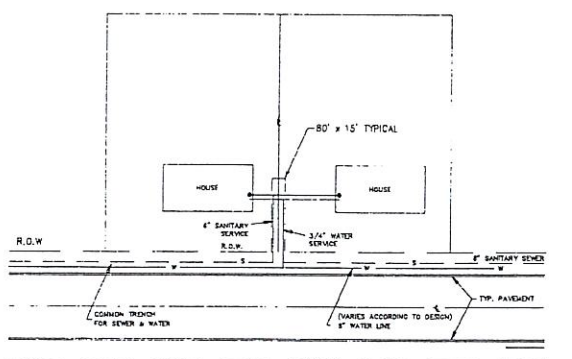
[Signature] P.E.
Permit No. **8942**



TOP OF MONUMENT DETAIL
SET AT EACH LOT ADJOINING
FOREST CONSERVATION AREA



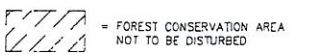
FAR SIDE CONNECTION DETAIL



NEAR SIDE CONNECTION DETAIL

GENERAL NOTES

- APPROVED BY THE TOWN BOARD OF CLARENCE
- TOWN CLERK [Signature] DATE 5-25-92
- APPROVED BY THE PLANNING BOARD OF CLARENCE
- CHAIRMAN [Signature] DATE 5/26/92
- FILED IN THE ERIE COUNTY CLERKS OFFICE UNDER MAP COVER... 2615
- LIBER... PAGE... DATE 8/7/92
- PRIVATE STORM DRAINAGE & SANITARY SEWER EASEMENTS SET FORTH ON THIS SUBDIVISION MAP ARE FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY WITHIN THE SUBDIVISION AND THE BENEFIT DERIVED FROM THESE EASEMENTS IS FOR THE CONTIGUOUS PROPERTIES ONLY AND THE TOWN OF CLARENCE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE.
- SANITARY SEWER AND WATER SUPPLY FACILITIES EXISTING AND PROPOSED, SHOWN ON THIS SUBDIVISION MAP ARE SHOWN ONLY FOR COMPLIANCE WITH THE NEW YORK STATE REALTY SUBDIVISION LAW CONSTRUCTION TEAM MANAGEMENT, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SANITARY SEWER AND WATER FACILITIES SHOWN ON THIS MAP OR FOR APPROVAL, CONSTRUCTION OR ACCEPTANCE BY THE APPROPRIATE AGENCIES OF SAID FACILITIES.



SUBDIVISION MAP COVER
SPAULDING LAKE PT-III, PH-1

PREPARED FOR
CTM
CONSTRUCTION TEAM MANAGEMENT Inc.
8800 MAIN ST., WILLIAMSVILLE, NY (716)632-1013

BY
ROBERT C. REGGENTINE L.S.
8800 MAIN STREET, WILLIAMSVILLE, NY 14221

LOT. 7 & 9	JOB No. 88-120
TWP. 12, SEC. 6, R. 6	DATE 2/4/92
VILLAGE CLARENCE	SCALE 1"=100'
CITY APP. RCR	DWG. No. 0120MCP1
COUNTY ERIE	
STATE NEW YORK	
REVISIONS: 2/2/92	
2/27/92	3/25/92
4/16/92	5/12/92
HOUSE LOCATION	
REDATE	
CERTIFICATION	

SUBDIVISION MAP COVER
SPAULDING LAKE PART-III, PHASE-I
BEING PART OF LOTS-7 & 9, TWP.-12, SEC.-6, R.-6
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK



Request for Action

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

Town Use Only

Date: April 24, 2026

Received By: Planning & Zoning Office

APPLICANT REQUEST:

Project Address: 8208 Fernleaf Court

SBL #: 57.14-4-28

Action Desired:

Applicant requests a variance of 2' to allow a 6' fence to be within the front yard setback located at 8208 Fernleaf Court in the Planned Unit Residential Development zone.

Reason:

Town Code Reference: §101-3(C)(2)

Note: 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.

CONTACT INFO:

APPLICANT INFO

Name / Business: Fathima Taniya Nazaar

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: _____

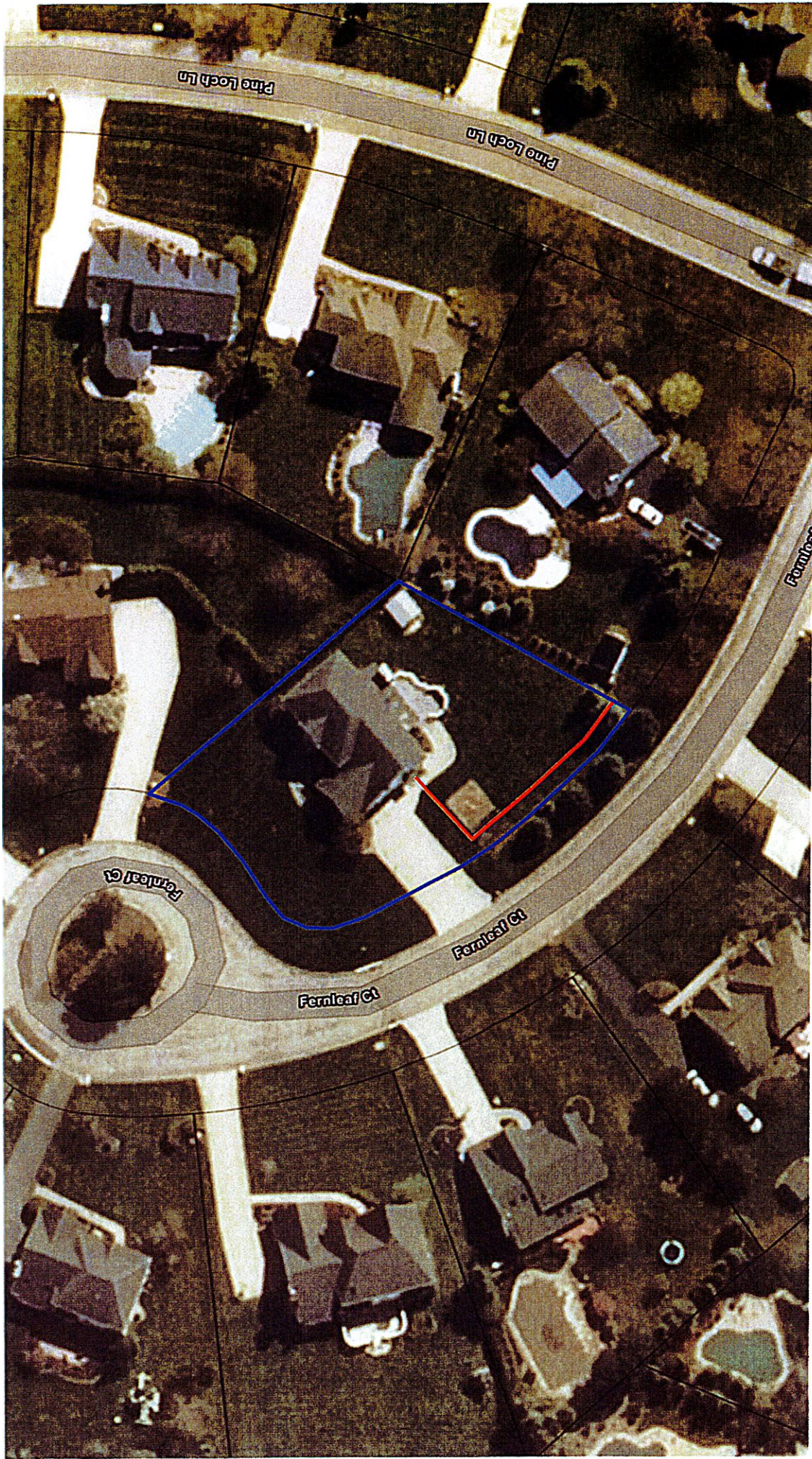
Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

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 6' fence located within front yard. The maximum allowable height for a fence extending into the front yard is 4'.

8208 Fernleaf Court

A 2' variance is requested.



Note: 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.



Request for Action

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

Town Use Only

Date: 4/24/26

Received By: S. LEISING

APPLICANT REQUEST:

Project Address: 8208 Fernleaf Ct 14221 Buffalo NY

SBL #: _____

Action Desired: Petitioning to build 6 foot fence, vinyl material WHITE

Reason: for more privacy and safety

CONTACT INFO:

APPLICANT INFO

Name / Business: Fathima Taniya Nazaar

E-Mail: _____

Phone #: _____

Address: _____

Town: _____

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: _____

PROJECT SPONSOR INFO (If Different Than Applicant)

Name / Business: _____

E-Mail: _____

Phone #: _____

Address: _____

Town: _____

State: _____

Zip: _____

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

Town Use Only:

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

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

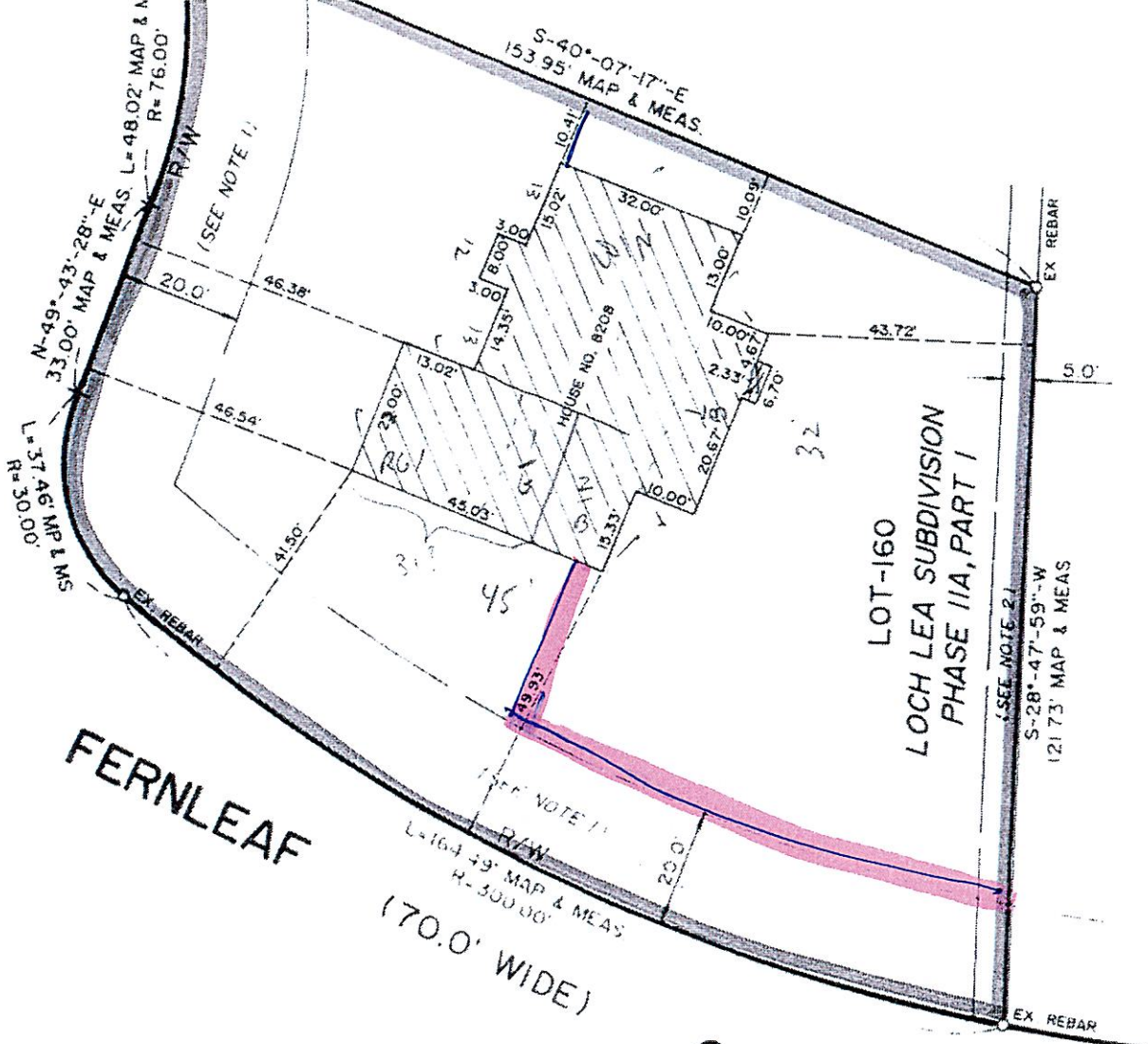
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Action: _____ By: _____ On: _____ Fee: _____ Paid: _____

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

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

FERNLEAF (70.0' WIC



FERNLEAF (70.0' WIDE)

- 6' VINYL FENCE COURT



- 1 UNAUTHORIZED ALTERATIONS TO THIS MAP ARE IN VIOLATION OF SEC 7209 STATE EDUCATION LAW
- 2 THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD
- 3 THIS SURVEY IS VOID UNLESS SEALED BY SURVEYOR OF RECORD
- 4 ○ = SET IRON PIPE OR REBAR UNLESS OTHERWISE NOTED
- 5 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION DERIVED FROM AN EXAMINATION OF SAME.

NOTES
 1 20.0' WIDE SANITARY SEWER EASEMENT TO L.C.S.D. NO. 5
 2 10.0' WIDE PRIVATE DRAINAGE EASEMENT

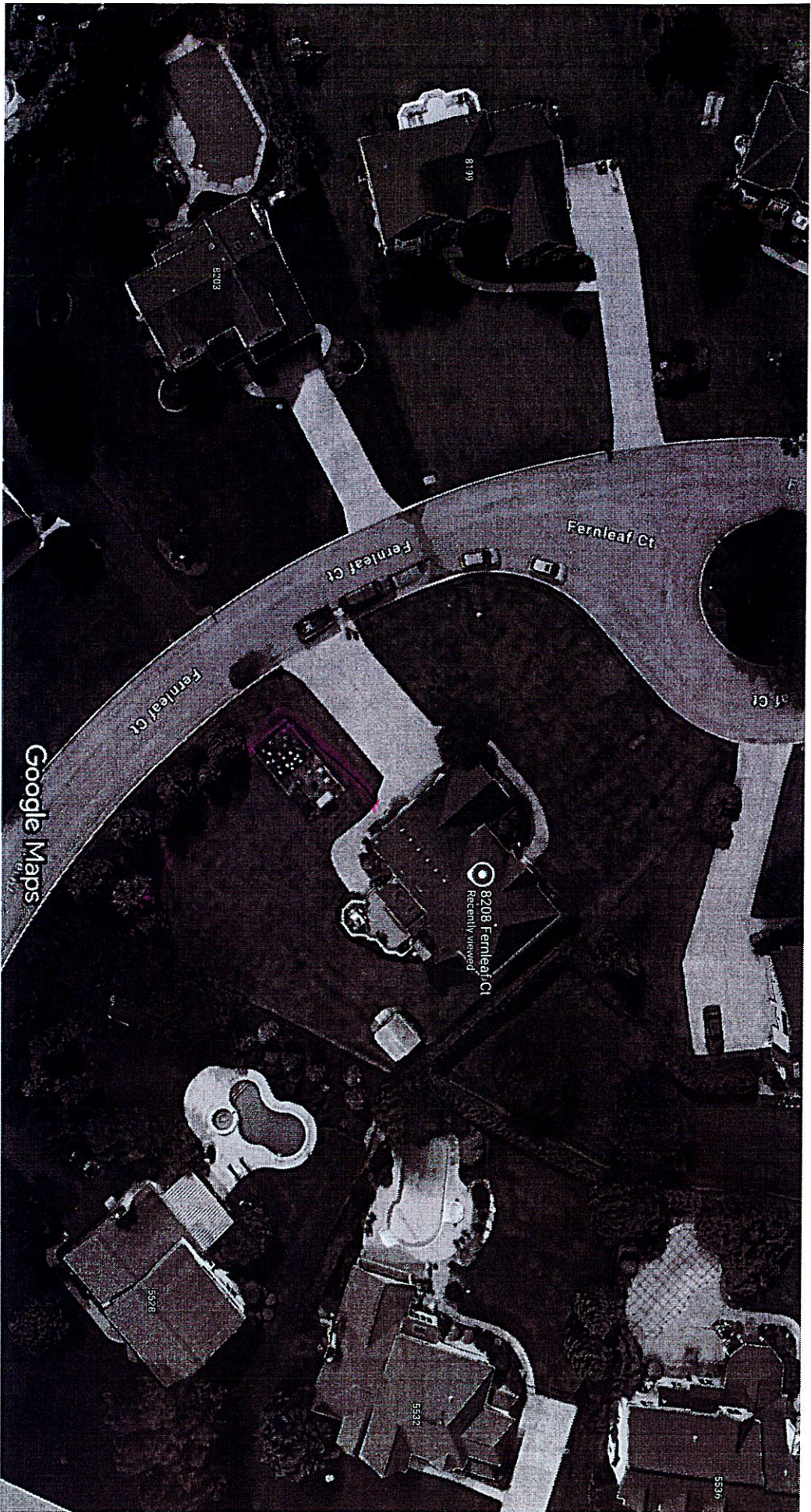
SURVEY OF _____ SUBLOT 160 - MAP COVER 2641
 BEING PART OF _____ LOT-8 _____ SEC. 14 TWP. 12 R. 6
 TOWN CLARENCE VILL _____ CITY _____
 COUNTY OF ERIE STATE OF NEW YORK

REVISIONS
 HOUSE LOCATION 12/29/94
 REDATE _____ OTHER _____
 CERTIFICATION _____ HSTK 12/7/94

CTM
CONSTRUCTION TEAM MANAGEMENT,
SURVEYING AND ENGINEERING, P.C.
 8800 MAIN STREET, WILLIAMSVILLE, NEW YORK 14221 (716) 632-1013

SCALE: 1"=30' DATE: 12/9/94 FILE: _____
 JOB No. 94-2098/160 APPROVED: RCR

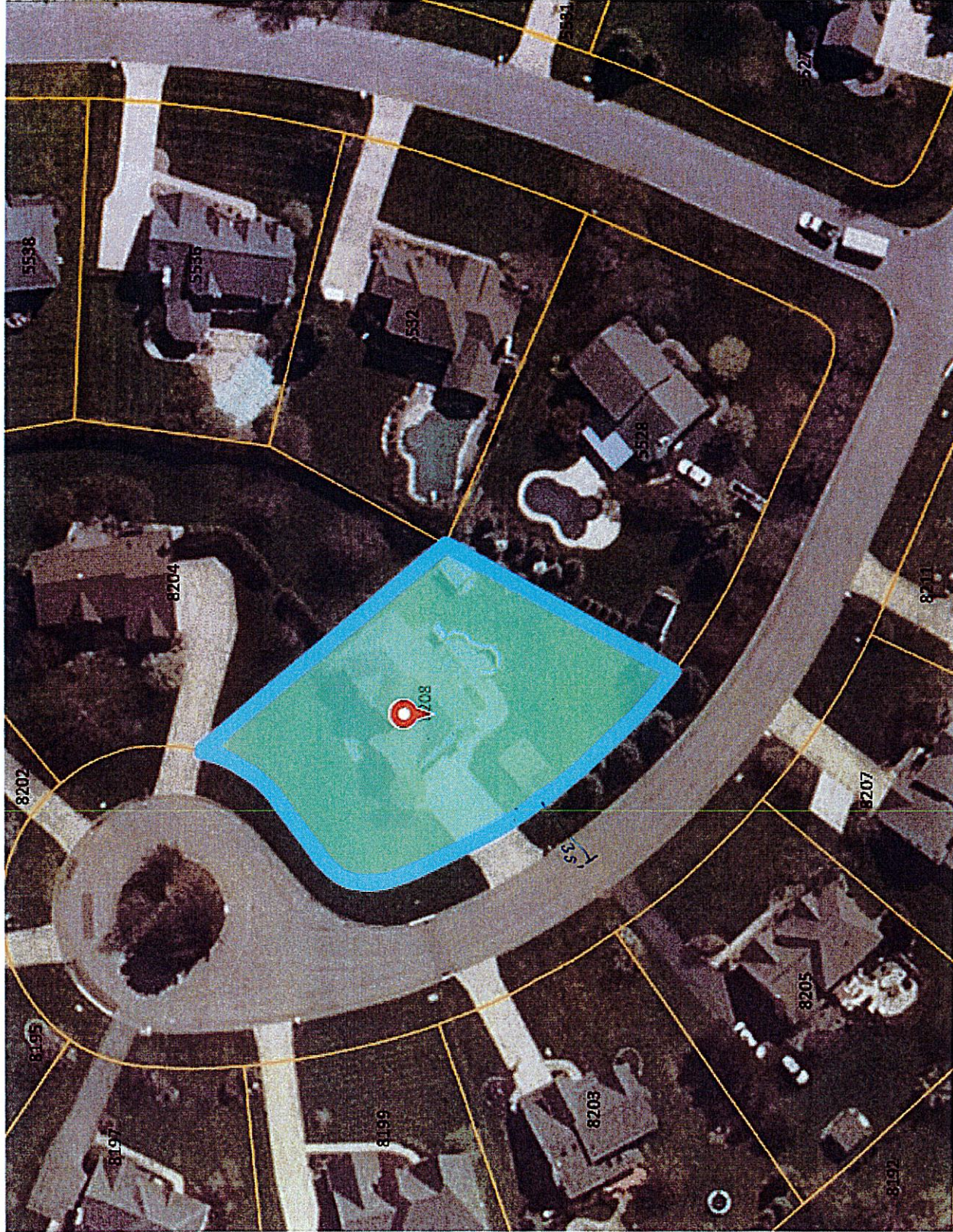
Google Maps



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 20 ft



Erie County On-Line Mapping Application

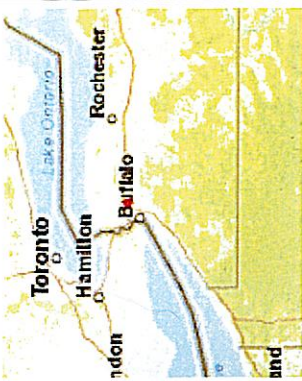


0 0.02 0.0Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Legend
Parcels



1: 1,128



note the parcel lines displayed are approximate

Proposed 448 sq.ft. (16' x 28') detached accessory structure (garage) .

200 sq.ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists. A 248 sq.ft. variance is requested.



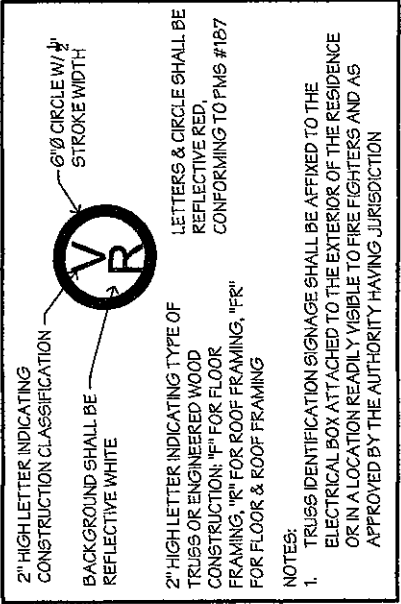
5284 Mayfield Court

Proposed detached accessory structure (garage) 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.

Action Desired:

We would to apply for an area variance with an increase of 228 square feet on our property at 5284 Mayfield Court.

Reason: We would like to construct a new outbuilding at the end of our driveway in our backyard that will replace the current out building, which was in disrepair at the time of the purchase of this property in 2020. The current building has a roof that was incorrectly installed, inadequate support structures, and a failed floor, which is why we will be removing this structure prior to the building of the proposed new garage. The goal of this new building is to improve the quality of our site, while also providing us a place to park my truck, store lawn equipment, and children's toys. The new building would be built by Stately Builders and have a dimensional size of 16' x 28', for 448 square feet, which exceeds the current building size without a variance by 228 feet. The building will be set back 5' feet from the property line, in accordance with code. The exterior of this building will have grey steel panels to match the grey siding of our home. The building will have two eight foot garage doors on either end, two 36" x 48" windows on each side, and a 36" x 80" man door on the right side, facing the house. The support system of the building will be trusses. The building will have a 4" poured concrete floor and the structure will be supported by 18" concrete post footings.



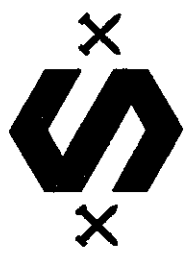
SIGNAGE DETAIL

SCALE: N.T.S

1

DRAWING INDEX

- A-1 ELEVATIONS
- A-2 FLOOR / POST PLAN
- A-3 BUILDING & WALL SECTIONS



STATELY

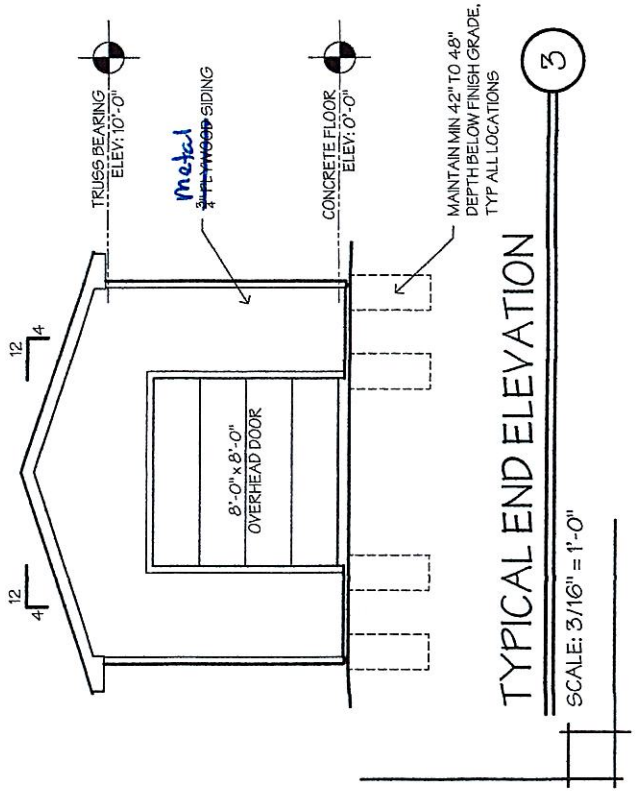
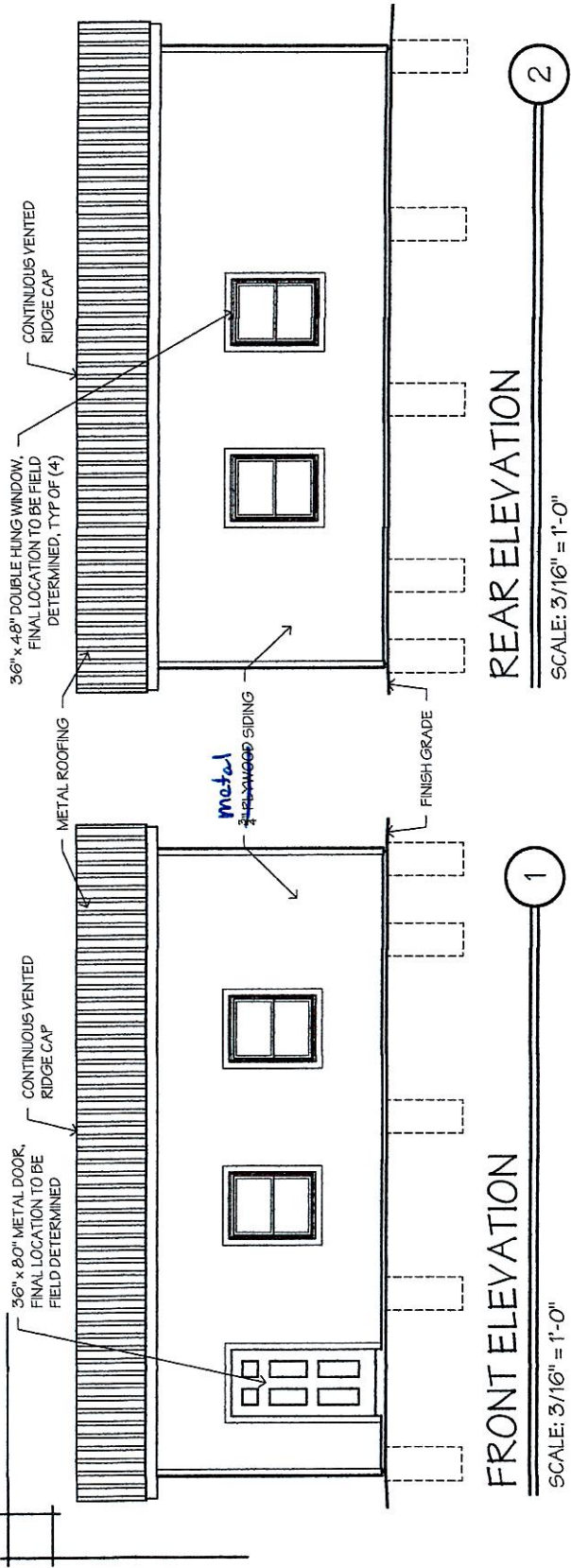
**PATRICK QUAST
5284 MAYFIELD CT.
CLARENCE, NEW YORK**

GENERAL & STRUCTURAL NOTES

1. TOTAL BUILDING AREA: 448 S.F.
2. IN LIEU OF GEOTECHNICAL EVALUATION, FOOTING DESIGN ASSUMES A MINIMUM SOIL BEARING CAPACITY OF 1,000 PSF BASED. VERIFY ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. IF OTHER CONDITIONS ARE DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY.
3. ALL FOOTINGS SHALL BEAR UPON UNDISTURBED OR COMPACTED SUB-GRADE
4. FOOTING BEARING POINTS SHALL MAINTAIN A MINIMUM DEPTH OF 42" TO 48" BELOW FINISH GRADE, AS DETERMINED BY THE BUILDING DEPARTMENT, FOR FROST PROTECTION FOR ENTIRE PERIMETER OF BUILDING
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE DESIGN STRENGTH OF 3,500 PSI
6. ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT:

SNOW LOAD	32 PSF	(50 PSF GROUND SNOW LOAD)
DEAD LOAD	5 PSF	
WIND LOAD	110 MPH, EXPOSURE C	

PROJECT TITLE / LOCATION: QUAST POST FRAME CLARENCE, NEW YORK	SCALE: AS SHOWN	DATE: 4-9-26	CONTENTS ON SHEET: COVER SHEET	DRAWING NO: G-1
Registered architect • 6324 robinson road, lockport, new york 14094 • 716 - 727 - 3191 • info@statelyarchitecture.com				26-09



STATELY BUILDERS, INC.
 9780 COUNTY ROAD, CLARENCE, NY 14032
 716-725-2641
 cad@statelybuilders.com

PROJECT TITLE / LOCATION: **QUEST POST FRAME CLARENCE, NEW YORK**
 SCALE: AS SHOWN
 DATE: 4-9-26
 SHEET 2 OF 4

REGISTERED ARCHITECT
 6324 ROBINSON ROAD, LOCKPORT, NEW YORK 14094
 716-727-3191
 charles.a.dahlke

DRAWING NO: **A-1**
 26-082

CONTENTS ON SHEET:
 ELEVATIONS

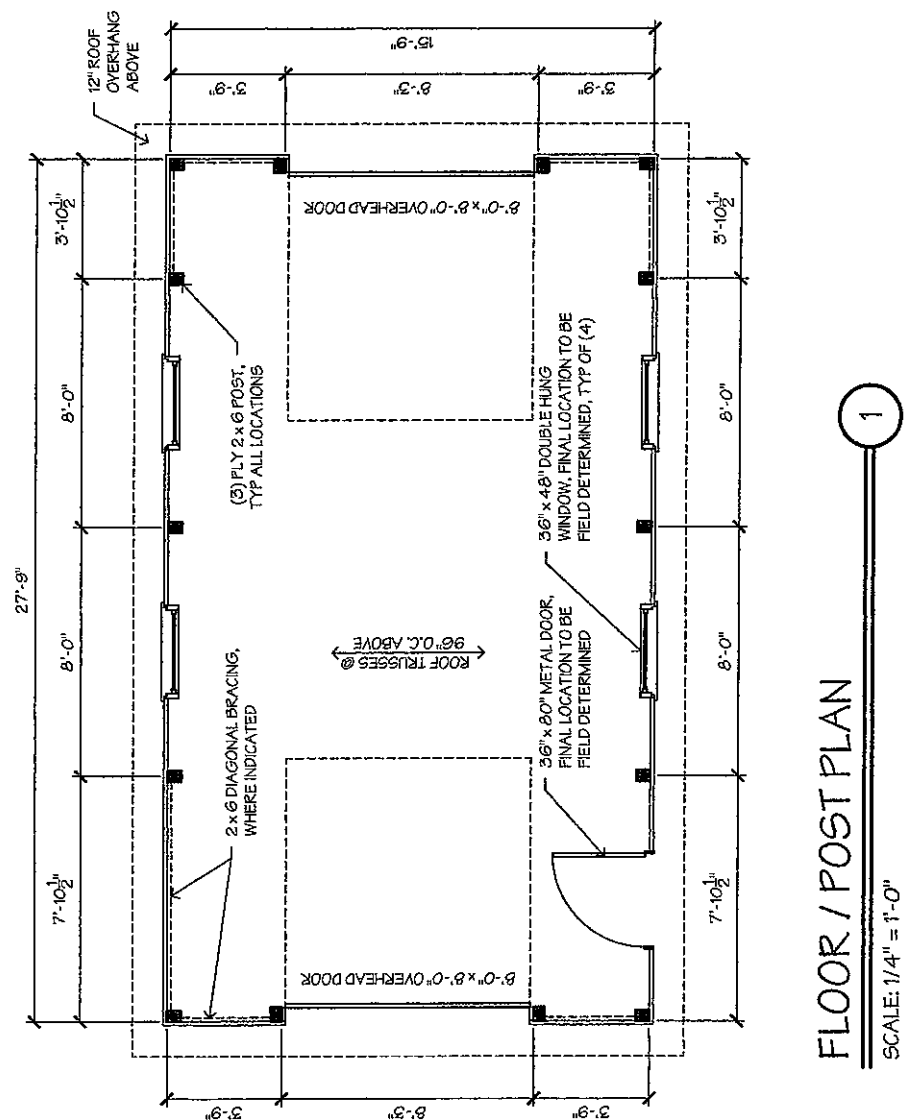
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NOTE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

DRAWING NO: A-2		26-C82	
PROJECT TITLE / LOCATION: QUAST POST FRAME CLARENCE, NEW YORK		SCALE: AS SHOWN	DATE: 4-9-26
CONTENTS ON SHEET: FLOOR / POST PLAN		SHEET 3 OF 4	

STATELY BUILDERS, INC. 9780 COUNTY ROAD, CLARENCE, NY 14032 716-725-2641
 Charles M. Dakhs Registered Architect 6324 robinson road, lockport, new york 14094 716-727-3191
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FLOOR / POST PLAN
 SCALE: 1/4" = 1'-0"

TYPICAL ROOF

- CONTINUOUS VENTED RIDGE CAP
- METAL ROOFING
- 2 x 4 SPF #2 PURLINS @ 24" O.C.
- PRE-ENGINEERED TRUSSES @ 96" O.C. (BY OTHERS) TO BE INSTALLED PER TPI STANDARDS
- SET TRUSS INFPOCKET @ POST
- SECURE TO POST W/ (2) TIMBERLOK FASTENERS FROM EACH SIDE
- 2 x 6 FASCIA, WRAPPED
- 1'-0" VENTED ALUMINUM SOFFIT

TYPICAL EXT WALL

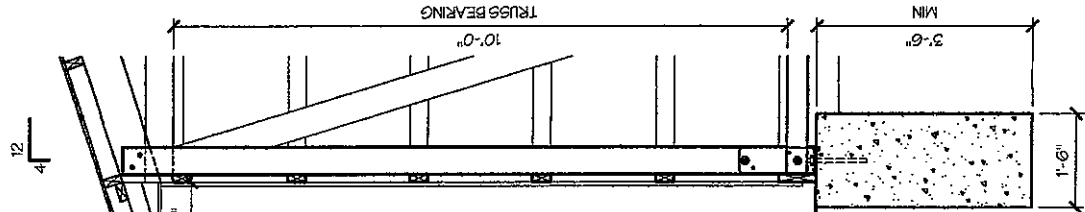
- CDX PLYWOOD SIDING
- 2 x 4 GIRTS @ 24" O.C.
- 2 x 8 PRESSURE TREATED SPLASH BOARD @ GRADE (TYPICAL)
- (3) FLY 2 x 6 POST,
- SPACING NOTED ON PLANS
- STURDI-WALL PLUS BRACKET, SWP 63 GL

TYPICAL FLOOR

- 4" POURED CONCRETE FLOOR 3,500 PSI
- 6 x 6, 10/10 W.W.M. REINFORCING
- 4" COMPACTED GRAVEL, CRUSHED STONE OR UNDISTURBED SUB-GRADE
- 6 MIL POLY VAPOR BARRIER

TYPICAL POST FOOTING

- 18"Ø x 42" EXCAVATION
- 18"Ø POURED CONCRETE FOOTING
- MIN 42" BELOW FINISH GRADE



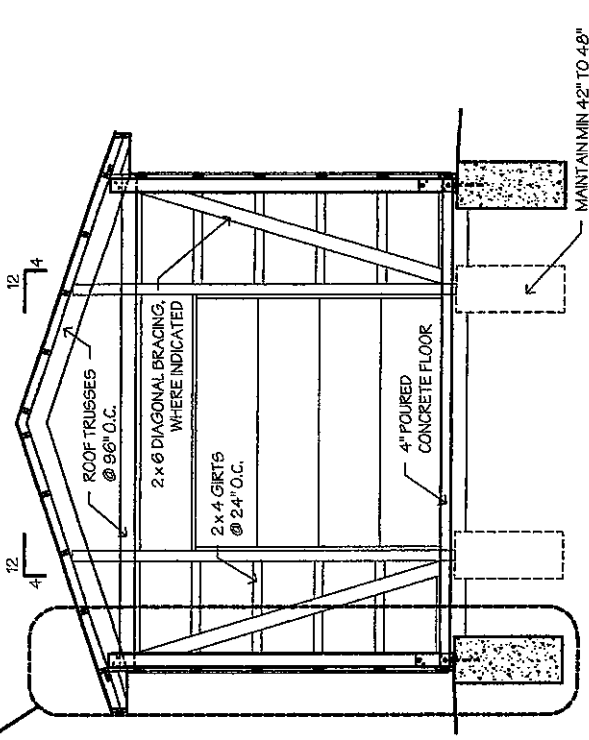
WALL SECTION

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

1

BUILDING SECTION

SCALE: 3/16" = 1'-0"

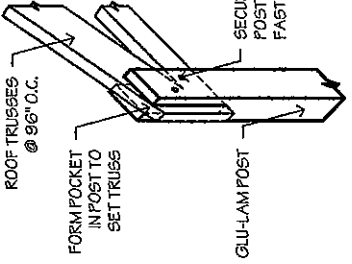


MAINTAIN MIN 42" TO 48" DEPTH BELOW FINISH GRADE. TYP ALL FOUNDATIONS

CERTIFIED TRUSS DESIGN BY TRUSS MANUF. PROVIDE ENGINEERED, SEALED TRUSS SHOP DRAWINGS TO ARCHITECT, OWNER AND BUILDING DEPARTMENT PRIOR TO ERECTION OF TRUSSES ON SITE.

TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL

SECURE TRUSS TO POST W/ (2) TIMBERLOK FASTENERS EACH SIDE



TRUSS DETAIL

SCALE: 3/4" = 1'-0"

3

PROJECT TITLE / LOCATION: QUAST POST FRAME CLARENCE, NEW YORK		SCALE: AS SHOWN	DATE: 4-9-26	SHEET 4 OF 4
CONTENTS ON SHEET: BUILDING & WALL SECTION		REGISTERED ARCHITECT 6324 ROBINSON ROAD, LOCKPORT, NEW YORK 14094 716-727-3191 charles.m.dahlke@statelybuilders.com	REGISTERED ARCHITECT 6324 ROBINSON ROAD, LOCKPORT, NEW YORK 14094 716-727-3191 charles.m.dahlke@statelybuilders.com	DRAWING NO.: A-3 26-082

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