

**TOWN OF CLARENCE**  
One Town Place, Clarence, NY 14031  
**Zoning Board of Appeals Meeting**  
In-Person on April 14, 2026 at 5:30 pm

\* All applicants or their authorized representatives must attend this meeting \*

**\*\* Property must be properly staked for inspection and remain staked until after the meeting. Zoning Board of Appeals members will perform an inspection. \*\***

**OLD BUSINESS**

**Appeal No. 5** – From the May 13, 2025 Meeting

Mark Dunlap  
Residential Single-Family  
Town Code Reference:  
Relief from a previous Zoning Board of Appeals  
Condition of Approval.

Applicant requests relief from a previous condition of approval by the Zoning Board of Appeals, which required the utilization of brick on the front façade of a newly constructed garage located at 5331 Greenhurst Road.

**NEW BUSINESS**

**Appeal No. 1**

Stephen Panaro & Jennifer Karg  
Residential Single-Family  
Town Code Reference:  
1) §101-3(C)(2)  
2) §229-55

Applicant requests variances:  
1) of 2' to allow a 6' fence to be within the front yard setback; and  
2) to allow a detached accessory structure (shed) to be located within the front yard setback; located at 9437 Douglas Fir Court.

**Appeal No. 2**

Matthew Kulhanek  
Residential Single-Family  
Town Code Reference: §101-3(C)(2)

Applicant requests a variance of 2' to allow a 6' fence to be within the front yard setback located at 8135 Clarherst Drive and SBL: 43.09-1-17

**Appeal No. 3**

L Visone Development, LLC.  
Commercial  
Town Code Reference:  
1) §229-87(C)(2)  
2) §229-87(C)(3)

Applicant requests variances:  
1) of 15' to allow 10' principal structure side yard setbacks; and  
2) of 14'9" to allow a 10'3" principal structure rear yard setback; located at 10151 Main Street.