

TOWN OF CLARENCE
One Town Place, Clarence, NY 14031
Zoning Board of Appeals Meeting
In-Person on May 12, 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. ****

NEW BUSINESS

Appeal No. 1

Glenn Knoblauch
Residential Single-Family
Town Code Reference:
1) §229-55(H)
2) §229-55(D)
3) §229-55(H)

Applicant requests variances:
1) to allow a secondary detached garage; and
2) to allow a detached accessory structure (garage) to be located within the front yard setback; and
3) of 530 sq.ft. to allow a 730 sq.ft. detached accessory structure (garage);
located at 5245 Brookfield Lane.

Appeal No. 2

Alex Ode
Traditional Neighborhood District
Town Code Reference: §101-3(I)

Applicant requests a variance to allow the climbable (unfinished) side of a fence to be visible from neighboring properties located at 8345 Lapp Road.

Appeal No. 3

Tommy Thomas
Planned Unit Residential Development
Town Code Reference:
1) §229-55(D)
2) §229-52(B)
3) §229-52(C)

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.

Appeal No. 4

Fathima Taniya Nazaar
Planned Unit Residential Development
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 8208 Fernleaf Court.

Appeal No. 5

Patrick & Susan Quast
Residential Single-Family
Town Code Reference:
1) §229-55(D)
2) §229-55(H)
3) §229-55(F)

Applicant requests variances:
1) to allow a secondary detached garage; and
2) of 248 sq.ft. to allow a 448 sq.ft. detached accessory structure (garage); and
3) to allow an accessory structure (garage) greater than 400 sq.ft. to use materials different from the principal structure;
located at 5284 Mayfield Court.