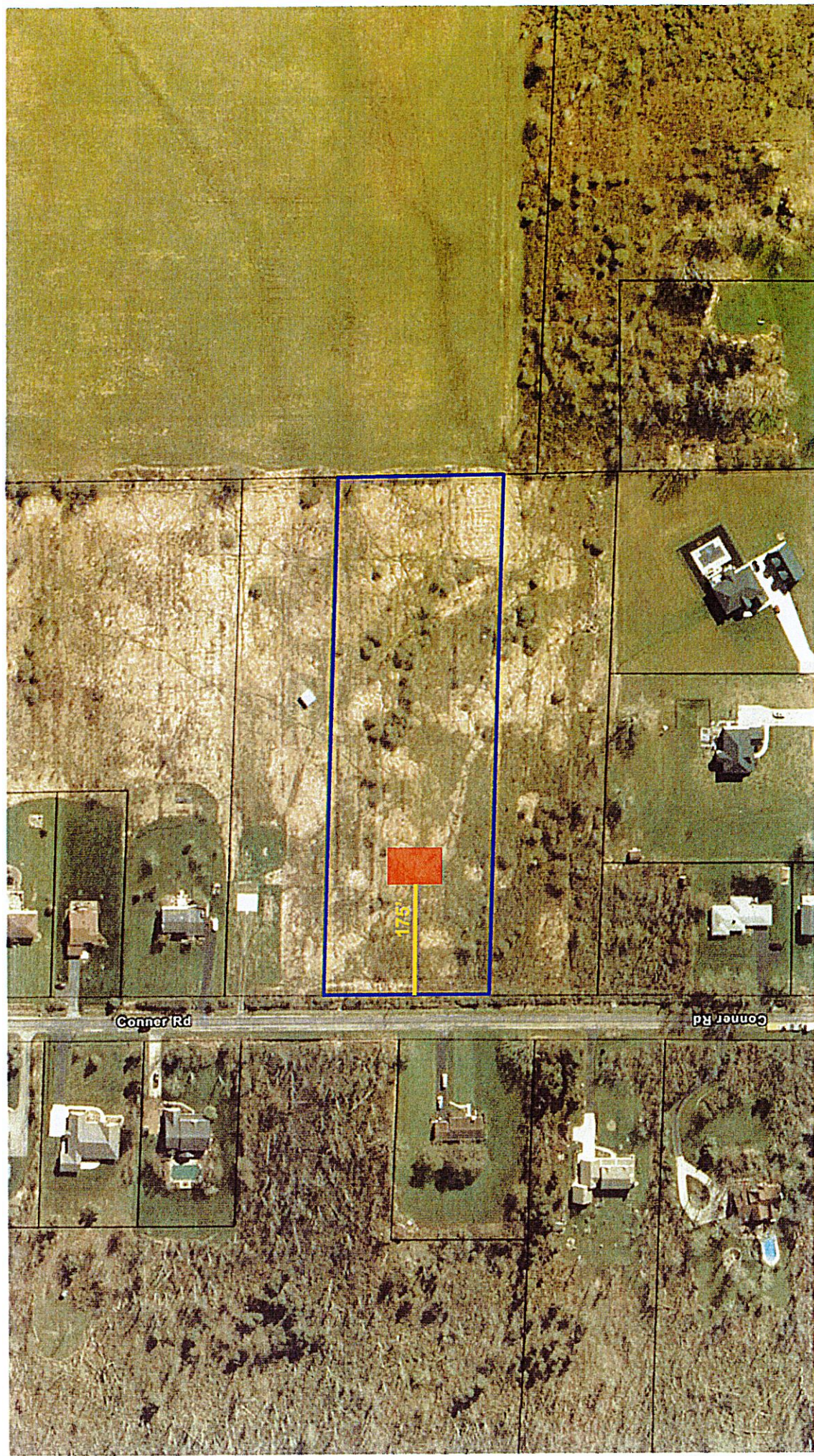




note the parcel lines displayed are approximate

Proposed residential single-family principal structure with a total height of 39' to peak.

The maximum allowable height for any structure is 35'.

A 4' variance is requested.

6571 Conner Road
Part of SBL: 43.08-2-4.12



Re: Application for Height Variance (35 ft to 39 ft)

Dear Members of the Board,

I am respectfully requesting a variance to permit a maximum building height of 39 feet, where the current zoning code allows 35 feet, for the proposed single-family residence at 6591 Conner Road.

This request represents the minimum relief necessary to construct a safe, functional, and architecturally appropriate home, while maintaining full compatibility with the surrounding area.

Significant Setback and Minimal Visibility

The proposed residence will be set back approximately 175 feet from the road. Combined with the 4.7-acre lot size, this substantial distance ensures that the additional 4 feet of height will be minimally visible from the public right-of-way and surrounding properties.

Large Lot Size and No Impact on Neighbors

The size of the property provides significant separation from adjacent homes, eliminating concerns related to privacy, shadowing, or neighborhood character.

Minimal and Reasonable Request

The requested increase of 4 feet is modest and represents only the minimum necessary relief.

Architectural Integrity of a Modern Design

The proposed home is a modern-style residence that depends on balanced proportions and appropriate ceiling heights, which require the requested height.

Functional and Structural Necessity

The additional height supports proper roof design, insulation, and ventilation for long-term durability and efficiency.

No Undesirable Change to Neighborhood Character

Given the large lot and deep setback, the proposed variance will not alter the character of the area.

Not a Self-Created Hardship

The need for the variance arises from the property's characteristics and standard building requirements.

In conclusion, the requested variance is minor, justified, and will not result in any adverse impact to the surrounding community.

Thank you for your time and consideration.

Sincerely,

Karthigan Thavanesan



Proposed Configuration Erie County On-Line Mapping Application




Parent Parcel
+/- 2.75 Acres


Lot 1
+/- 4.61 Acres


Lot 2
+/- 2.78 Acres

NOTE:
This map is not
an official
property survey.

0.1 0 0.04 0.1 Miles

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.

1:2,257



NESAN RESIDENCE, FRONT ELEVATION

DATE: 5-20-2025
JOB #25-007



FRONT ELEVATION

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

JOB# 26 - 007
VARIANCE SET: 4/22/26

NESAN RESIDENCE
CONNOR RD
CLARENCE NY

3993 HARLEM RD.
AMHERST, NY 14226
PHONE: (716) 507-4339
DRFDESIGN.COM

DRF
DESIGN
ARCHITECTURE



IN LAW SUITE ELEVATION

SCALE: 1/8"=1'-0"
JOB #26-007

JOB# 26 - 007
VARIANCE SET: 4/22/26

NESAN RESIDENCE
CONNOR RD
CLARENCE NY

3993 HARLEM RD.
AMHERST, NY 14226
PHONE: (716) 507-4339
DRFDESIGN.COM





RIGHT SIDE ELEVATION

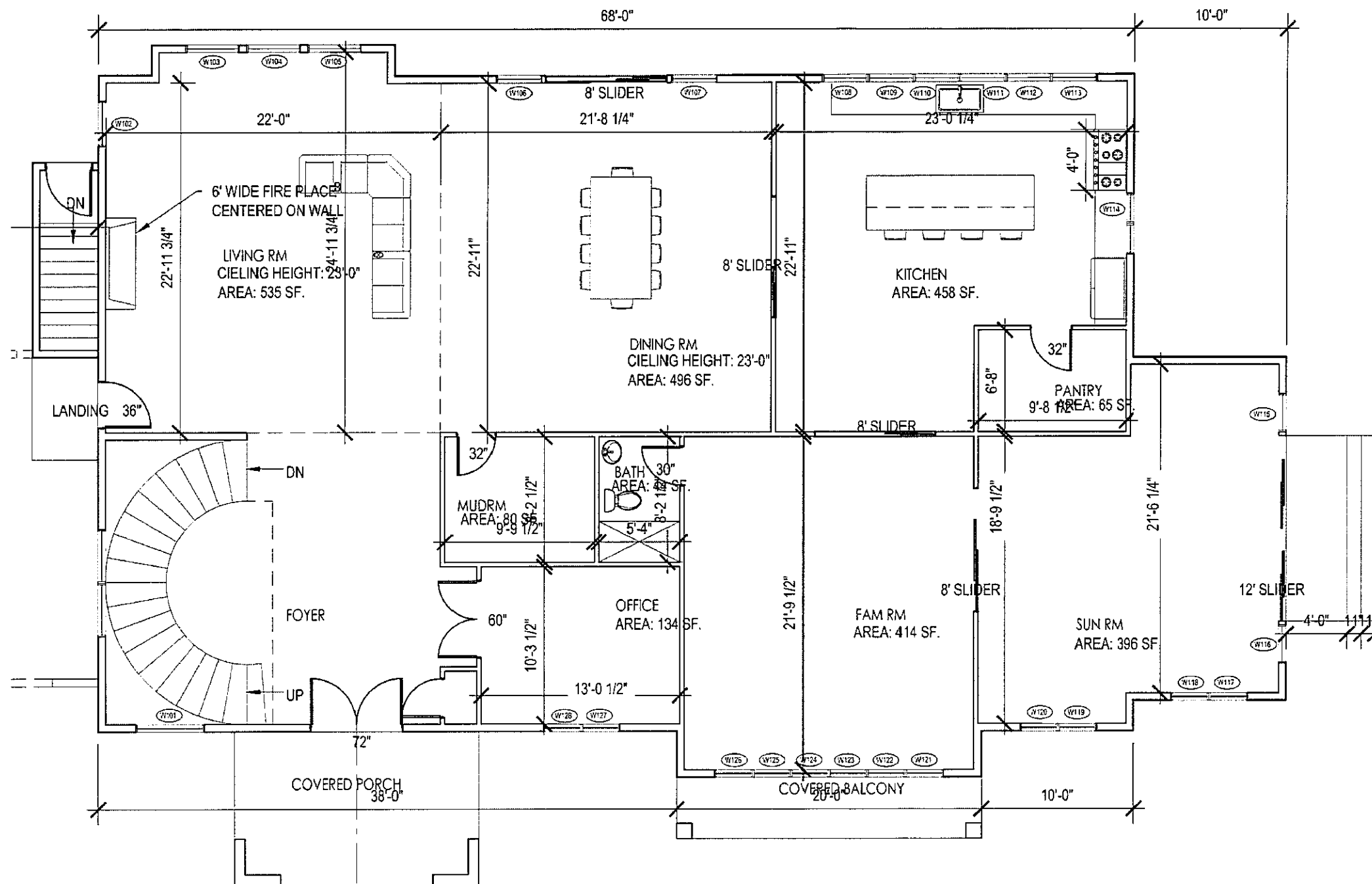
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JOB# 26 - 007
VARIANCE SET: 4/22/26

NESAN RESIDENCE
CONNOR RD
CLARENCE NY

3993 HARLEM RD.
AMHERST, NY 14226
PHONE: (716) 507-4339
DRFDESIGN.COM

DRF
DESIGN
ARCHITECTURE



FIRST FLOOR PLAN

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

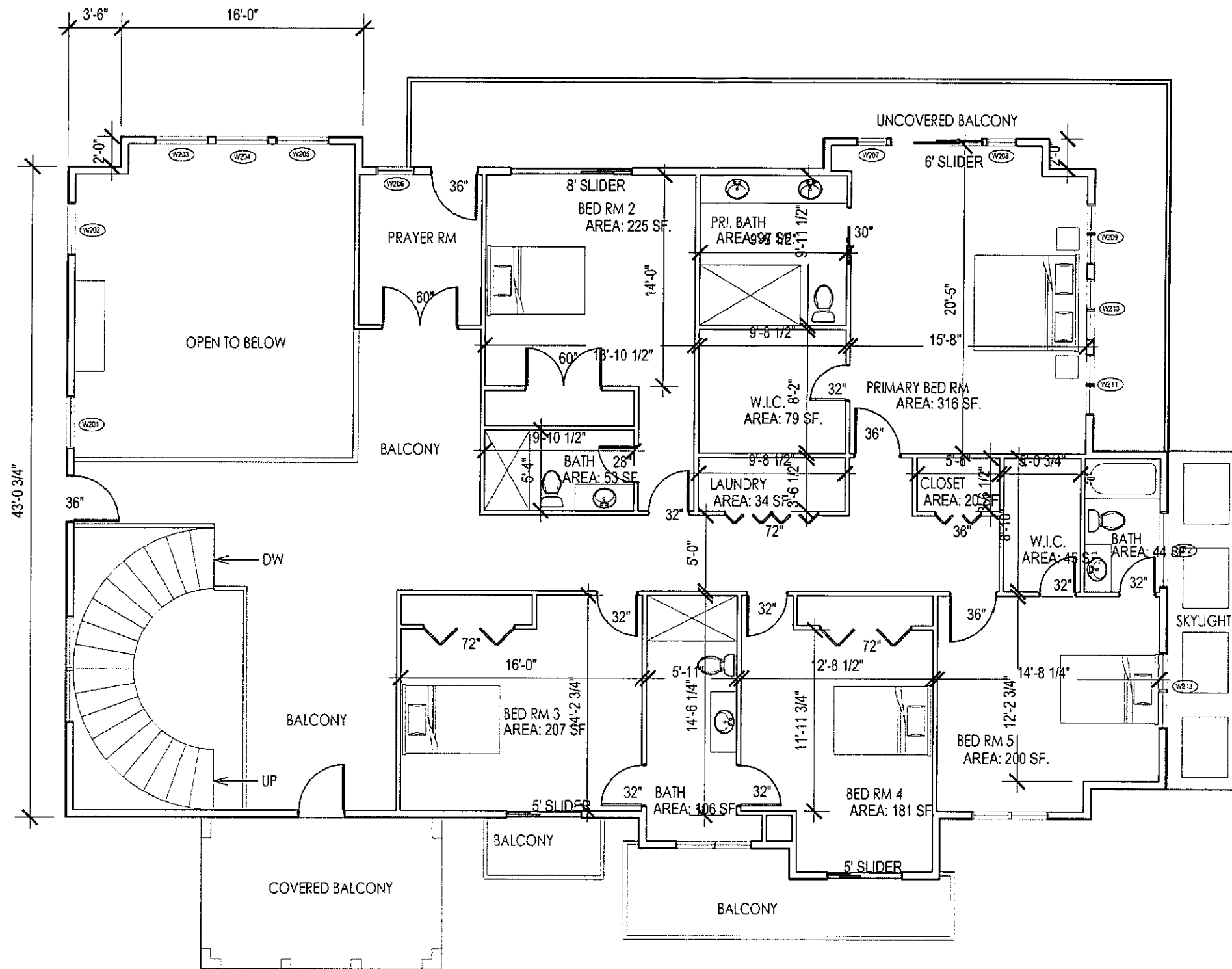
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VARIANCE SET: 4/22/26

NESAN RESIDENCE
CONNOR RD
CLARENCE NY

3993 HARLEM RD.
AMHERST, NY 14226
PHONE: (716) 507-4339
DRFDESIGN.COM

DRF
DESIGN
ARCHITECTURE



SECOND FLOOR PLAN

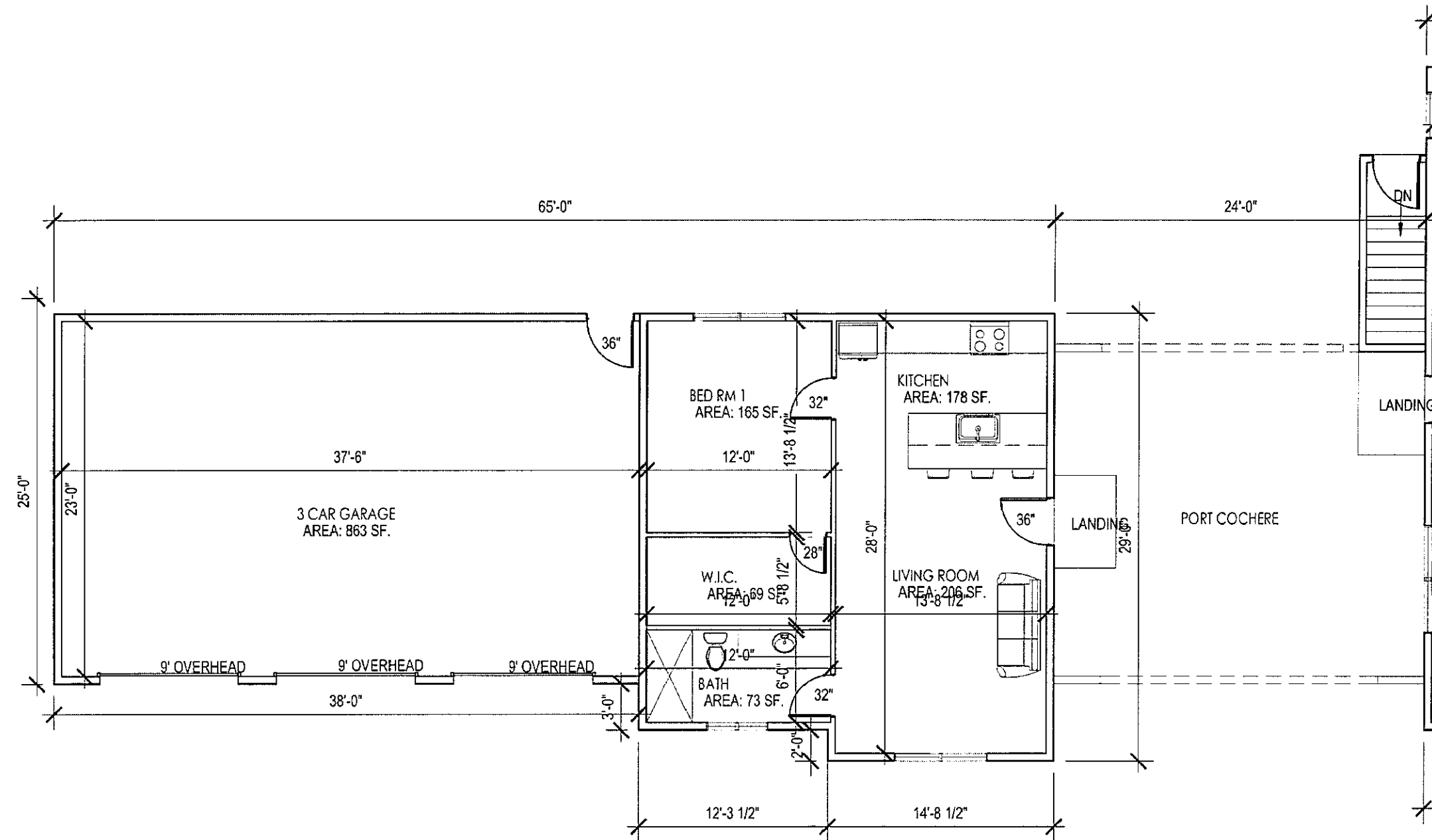
SCALE: 1/8"=1'-0"

JOB# 26 - 007
VARIANCE SET: 4/22/26

NESAN RESIDENCE
CONNOR RD
CLARENCE NY

3993 HARLEM RD.
AMHERST, NY 14226
PHONE: (716) 507-4339
DRFDESIGN.COM

DRF
DESIGN
ARCHITECTURE



JOB# 26 - 007
VARIANCE SET: 4/22/26

NESAN RESIDENCE
CONNOR RD
CLARENCE NY

3993 HARLEM RD.
AMHERST, NY 14226
PHONE: (716) 507-4339
DRFDESIGN.COM

DRF
DESIGN
ARCHITECTURE



Proposed Configuration

Erie County On-Line Mapping Application



Parent Parcel
+/- 2.75 Acres

Lot 1
+/- 4.61 Acres

Lot 2
+/- 2.78 Acres

NOTE:
This map is not
an official
property survey.

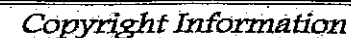
0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

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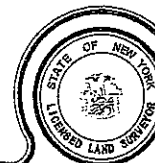
1:2,257



Reference Data

Statement of Encroachments

Notes



MM1 Some features shown on this plat may be shown out of scale for clarity.

MM2 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.

MM3 Unauthorized Alteration or Addition to this Survey Map is a Violation of Section 7209 Provision 2 of the New York State Education Law.

MM4 **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.

MM5 **THIS MAP IS NOT VALID WITH AFFIDAVIT OF NO CHANGE**

	N.	North	Enc.	Encroachment
	S.	South	ROW	Right-of-way
	E.	East	℄	Centerline
	W.	West		
	'	Degrees	↗	indicates Mutual
③ IP / ReRod		Ft. or Min.		Owner
□□ Power Pole	"	In. or Sec.	N/F	Now or Formerly
	R	Record		
	M	Measured	One Chain =	66.0 FT.
	L	Lines	One Meter =	3.2808333 Ft.
	P.	Page	One Acre =	43,560.0 Sq.Ft.
	Ex.	Existing		

_____	Property Boundary
_____	Line of Record
_____	Edge of R.O.W.
_____	Holland Land Co. Lot Line
_____	Road Centerline
_____	Fence

*Being Part of
Lot 3 Section 12 Township 12 Range 6
Holland Land Company Survey
Town of Clarence
Erie County, New York*

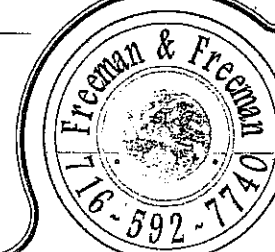
I hereby certify

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.

E. L. D.

Survey Prepared By:
 Licensed Surveyor: David Scott Freeman
 License No.: 50480
 In the State of: New York
 Date of Survey: August 29, 2025
 Date of Last Revision:
 Drawing Scale: 1" = 150'
 Freeman Job No. 15792-11613-4.61Ac



Freeman Land Surveying PLLC Copyright 2025

[illegible]



note the parcel lines displayed are approximate

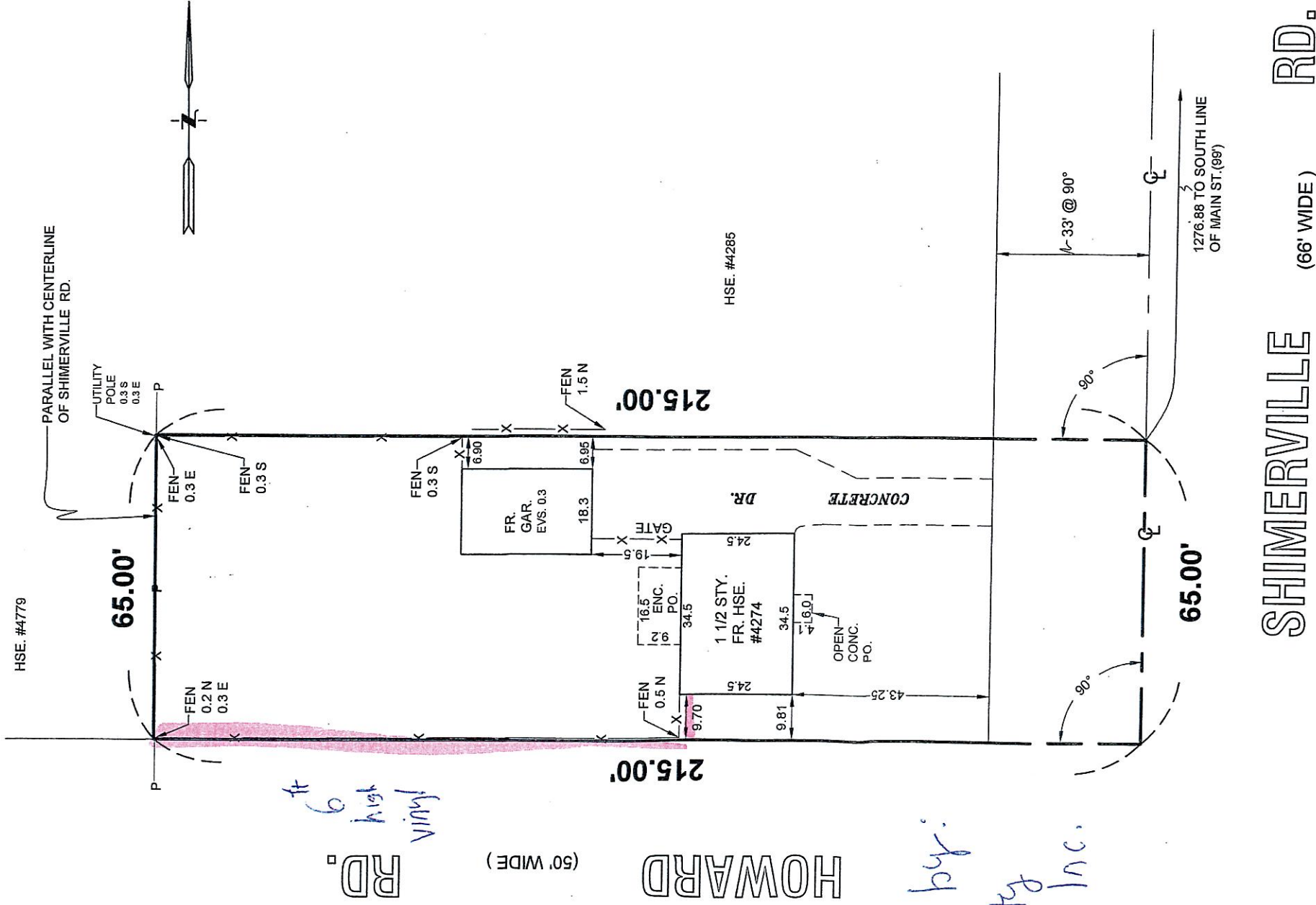
Proposed 6' fence located within front yard. The maximum allowable height for a fence extending into the front yard is 4'.

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.

4274 Shimerville Road





NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT. MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION, ALTERATION AND/OR ADDITION TO THIS SURVEY MAP. IT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

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Over 100 years of Records

LANDMARK LAND SURVEYING CO.,TM

PO Box 182 • Sanborn, NY 14132

Niagara County (716) 731-4080
Erie County (716) 854-6338

> Fax (716) 731-4499

Successor to the Records of:

- Newton Land Surveying Est. 1995
- Sluta, P. Est. 1991
- Wilson, M.F. Est. 1989
- Nowacki, M.L. Est. 1986
- Newton, W.J. Est. 1960
- Poyer, F.J. Est. 1956
- Covey, J.E. Est. 1955
- Richards, E.S. Est. 1955
- Basinski, I.S. Est. 1950
- Devlin, J. Est. 1945
- Kuster, A.S. Est. 1922
- Houliston, G. Est. 1904

Residential & Commercial
Licensed in the State of New York and Florida

Paul Minto PLS

TOWN OF CLARENCE	COUNTY OF ERIE	NEW YORK	THIS MAP VOID UNLESS EMBOSSED WITH NYSPLS SEAL 49969
PART OF LOT - 9	SEC. 9	TOWNSHIP - 12	
REF. DEED L. 11356 P.7724		RANGE - 6	HOLLAND LAND CO.
SBL # 70.20-2-28	SCALE 1" = 30'	JOB # 2210262	DATE : 08/19/2021

[illegible]



note the parcel lines and building footprints displayed are approximate

Proposed 120 sq.ft. (10' x 12') detached accessory structure (shed).

5182 Kandefer's Trail



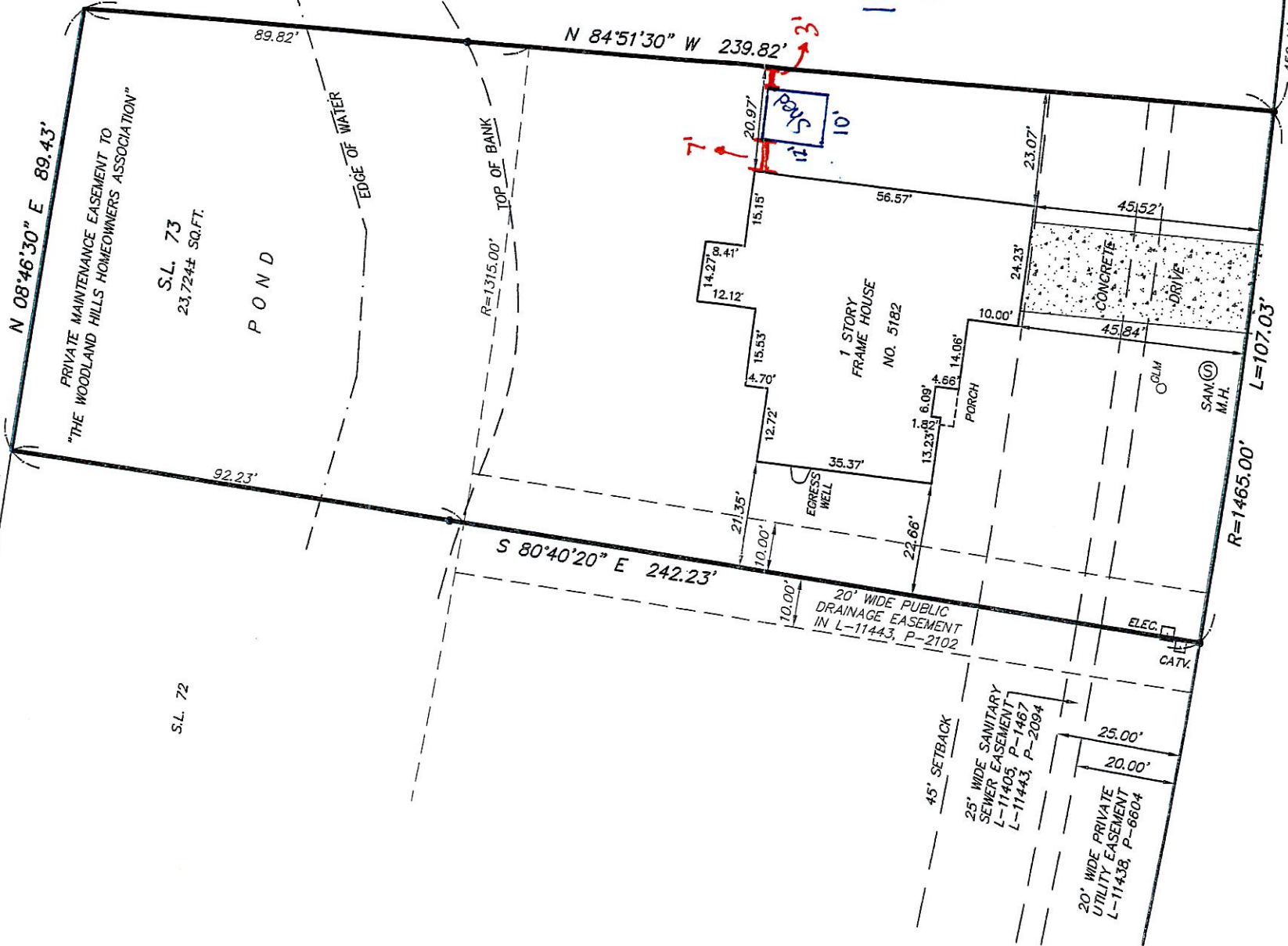
Proposed 3' detached accessory structure (shed) side yard setback. The minimum required side yard setback for a detached accessory structure located within the side yard is 10'. A 7' variance is requested.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

• SET OR EX. 5/8" REBAR



COMMON AREA
(STORM WATER DETENTION AREA)



KANDEFER'S (70' WIDE) TRAIL

SURVEY OF
SUB LOT 73 MAP COVER 3980
WOODLAND HILLS PHASE 1
PART OF LOT 3, SECTION 14, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

DATE	REVISION/TYPE
10/20/25	HOUSE LOCATION



**GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP**
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

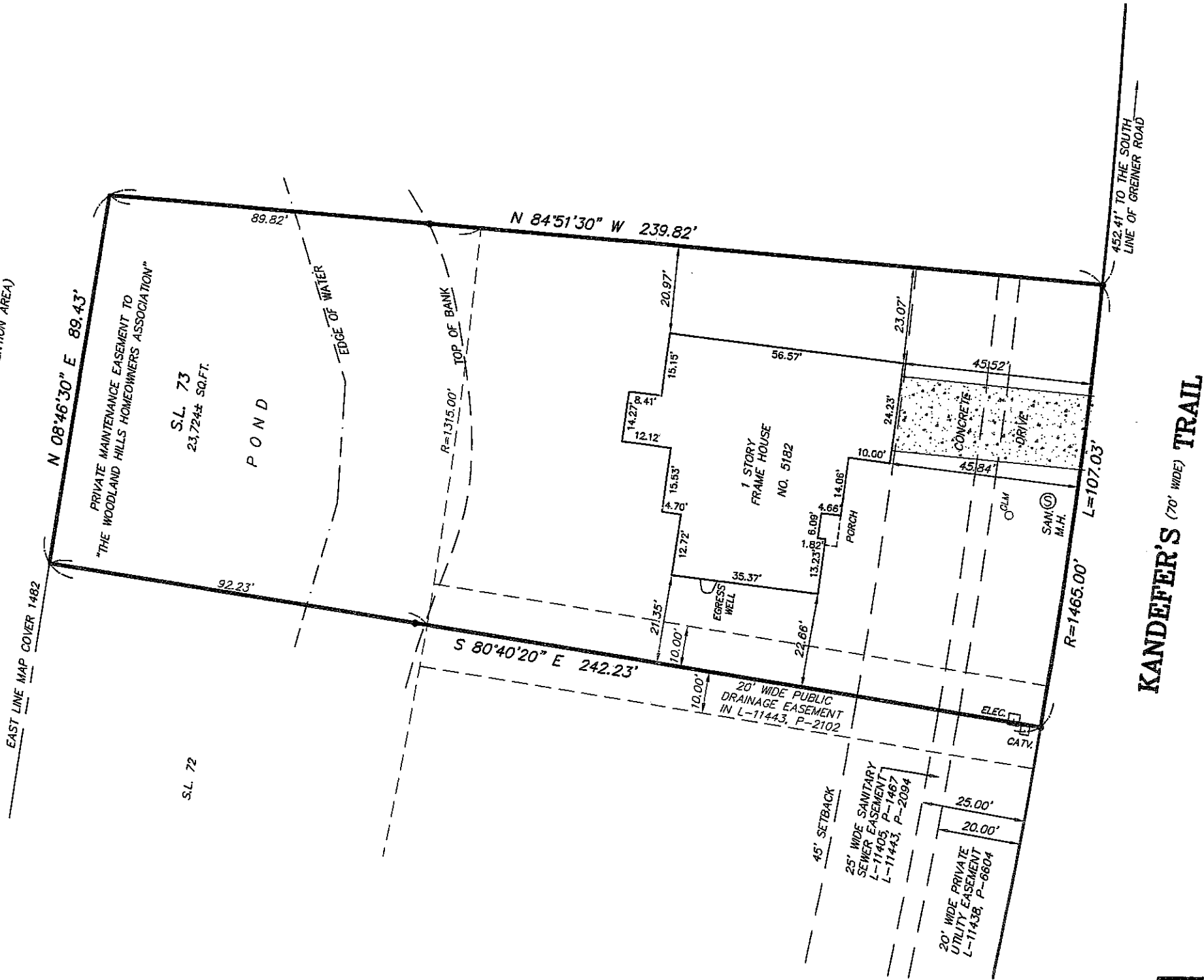
Job No. 12223-73 Date: JUNE 14, 2025
Scale: 1" = 30' TAX No.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

• SET OR EX. 5/8" REBAR



COMMON AREA
(STORM WATER DETENTION AREA)



W. J. J.

DATE	REVISION/TYPE
10/20/25	HOUSE LOCATION

SURVEY OF
SUB LOT 73 MAP COVER 3980
WOODLAND HILLS PHASE 1
PART OF LOT 3, SECTION 14, TOWNSHIP 12, RANGE 6
HOLLAND LAND COMPANY'S SURVEY
TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

GPI

**GPI ENGINEERING, LANDSCAPE
ARCHITECTURE & SURVEYING, LLP**
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

Job No. 12223-73 Date: JUNE 14, 2025
Scale: 1" = 30' TAX No.



note the parcel lines displayed are approximate

Proposed 465 sq.ft. one-bedroom family unit. Conversion of existing second story of garage.

The minimum allowable square footage for a one-bedroom family unit or apartment is 600 sq.ft. A 135 sq.ft. variance is requested.

Building abutting Main Street contains two residential living units. Existing building in rear contains one residential living unit. Existing detached accessory structure (garage) proposed to contain an additional (fourth) residential living unit on the property.



10864 Main Street

Benjamin Hartman

Town of Clarence Zoning Board of Appeals
One Town Place
Clarence, NY 14031

RE: **Request for Area Variance** – 10864 Main St, Clarence, NY 14031
Current Zoning / Property Class: 281 Multiple Residences (Traditional Neighborhood District - TND)
Proposed Project: Conversion of Existing Second-Story Garage Loft into a Studio Apartment

Dear Members of the Zoning Board of Appeals:

Please accept this Request for Action and the accompanying application materials as a formal request for an Area Variance pursuant to Town Law Section 267-b. **The purpose of this request is to permit the interior build-out and conversion of an existing, unfinished second story of a red two-story garage – located on the northeast side of the property at 10864 Main Street at the back end of the driveway – into an additional, efficient, independent living unit (a one-bedroom, one-bathroom studio flat with kitchen, laundry, and living space).**

As noted in the provided application materials, the property is categorized under Property Class 281 (Multiple Residences), which inherently supports the addition of a new unit. However, I am requesting a two-pronged area variance to address a specific dimensional constraint of the existing structure and the conversion of unfinished space to finished space as an additional unit in the TND. The two prongs of the variances requested are as follows:

- 1) Relief from Town Code 229-62 (Traditional Neighborhood District – TND), which states that a one-bedroom family unit “shall contain a total of [no] less than 600 square feet of usable living space.” The proposed area for this variance encompasses approximately 465 square feet of interior space. While this falls below the 600 sq. ft. threshold, the attached sample floor plans and renderings demonstrate that a comfortable, highly efficient living space is entirely achievable.
- 2) Zoning variance to allow the conversion of this unfinished space into a finished, livable, efficient one bed, one bath studio apartment within the TND.

In accordance with the balancing test mandated under Town Law Section 267-b(3)(b), the granting of this variance will deliver a substantial benefit to the

applicant while posing zero detriment to the health, safety, or welfare of the surrounding neighborhood. Our analysis of the statutory criteria is detailed below:

1. Preservation of Neighborhood Character:

The proposed studio apartment represents a strictly internal adaptive reuse of an existing, legally permitted red garage structure. The exterior footprint and architectural envelope of the garage will remain unaltered. Because there are no external structural expansions, the visual profile and aesthetic character of the neighborhood will be perfectly preserved. Furthermore, the property easily accommodates all parking requirements off-street via the existing driveway and garage bays, ensuring no increased traffic or street-parking friction.

2. Alternative Methods Unfeasible:

The underlying benefit sought—the creation of a modest, independent living unit—cannot be practically achieved through any other avenue. I purchased this property in May of 2026 with the sincere intention of living in one of the three existing units on the parcel. However, because all three units are currently occupied, my initial option was to evict an existing tenant. Seeking to avoid a tenant displacement, I recognized that optimizing the underutilized, pre-existing space sitting perfectly over the garage footprint offered a unique, alternative opportunity for efficient, low-impact housing without expanding the home's external envelope. Constructing a brand-new standalone cottage or executing a major ground-level footprint expansion would require significant capital, reduce green space, and increase lot coverage.

3. The Request is Not Substantial:

The scope of this variance is minimal. The requested relief concerns a dimensional deficiency of approximately 135 square feet below the standard 600 sq. ft. requirement, entirely contained within a pre-existing structure. Because the request demands 0% additional lot coverage and introduces no changes to established property setbacks or boundary lines, it represents a minor, low-impact deviation from the local zoning text.

4. No Adverse Physical or Environmental Impacts:

This project will have a near net-zero impact on the physical and environmental conditions of the parcel. No new impervious surfaces are being introduced, meaning storm water runoff, grading, and drainage patterns remain entirely unchanged. All mechanical, electrical, structural, and plumbing upgrades will strictly comply with the New York State Uniform Fire Prevention and Building Code, and all utility connections will be legally integrated into existing municipal/approved systems. I have spoken with Paul Gross of the Building Department and will collaborate with his team to move towards code compliance, both from a building code and fire code perspective.

5. Self-Created Difficulty:

While the desire to optimize this space is a choice made by the applicant, NYS case law dictates that a self-created difficulty does not inherently preclude the ZBA from granting relief. I am a young professional, born and raised in Buffalo, who spent approximately six years working at an engineering firm in The Hollow. I am deeply invested in establishing permanent roots in the Town of Clarence, and this variance would allow me the chance to do so responsibly while protecting the housing security of my current tenants.

As detailed in the accompanying documentation, all immediate neighbors have been made fully aware of this variance request. The surrounding community has expressed strong support and enthusiasm for having a young, hands-on, owner-occupant landlord residing directly on-property. My physical presence on-site ensures a deeply focused, dedicated approach to the long-term maintenance, upkeep, and aesthetic improvement of the buildings. Furthermore, this project represents a proactive investment that will support local businesses in Clarence and positively contribute to the town's tax base, establishing a true win-win for the immediate neighborhood and the community at large.

Conclusion:

The proposed conversion meets the spirit and intent of the Town of Clarence Zoning Ordinance by encouraging the safe, efficient, and historic preservation of property without compromising community character or public infrastructure. We respectfully request that the Board grant the necessary relief to allow this project to proceed.

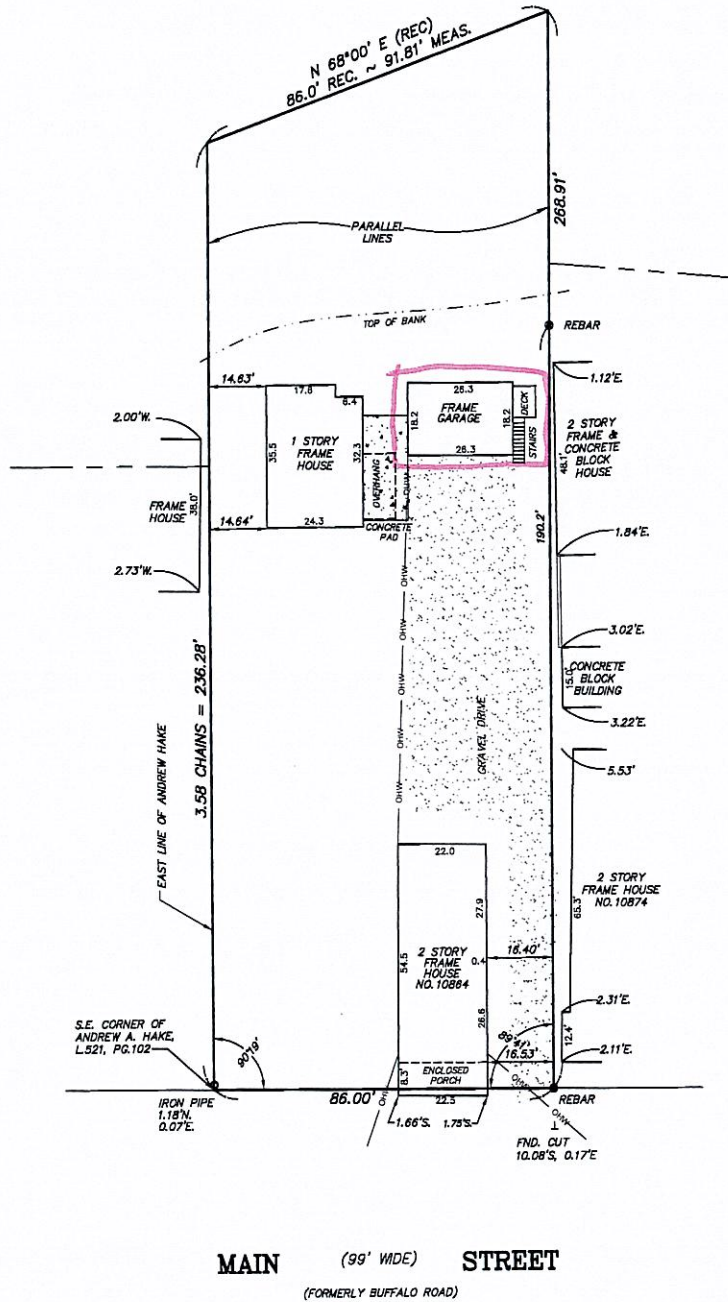
Thank you for your time, consideration, and service to the Town of Clarence.

Sincerely,

Benjamin Hartman

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7206 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
 SET OR EX. 5/8" REBAR

REFERENCE SURVEY BY
 OTTNEY & MILLER, JOB
 NO.2135, DATED 06/16/72



DATE	REVISION/TYPE
03/25/26	RE-SURVEYED

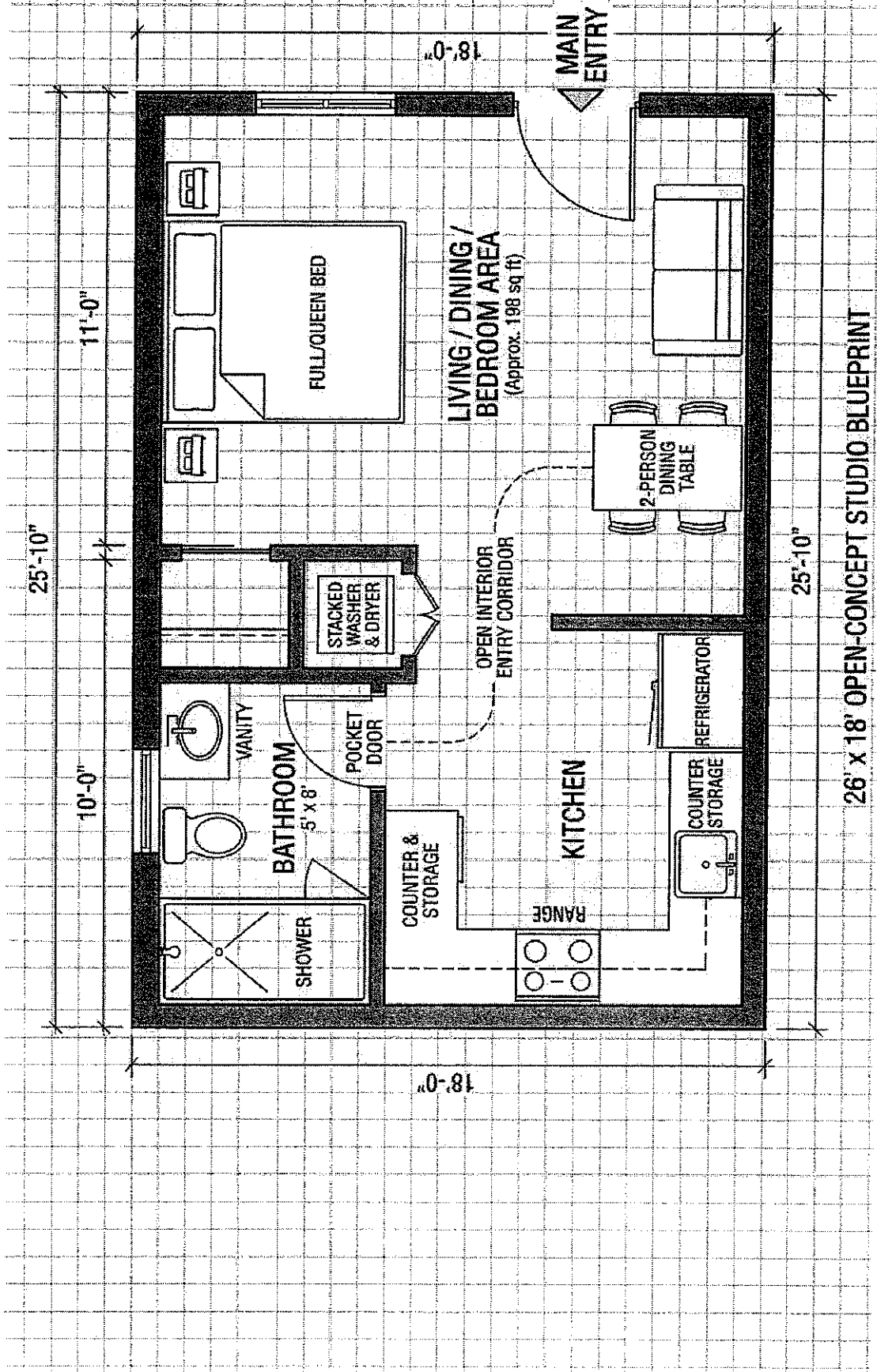
SURVEY OF
 PART OF LOT 3, SECTION 2, TOWNSHIP 12, RANGE 6
 HOLLAND LAND COMPANY'S SURVEY
 TOWN OF CLARENCE, ERIE COUNTY, NEW YORK

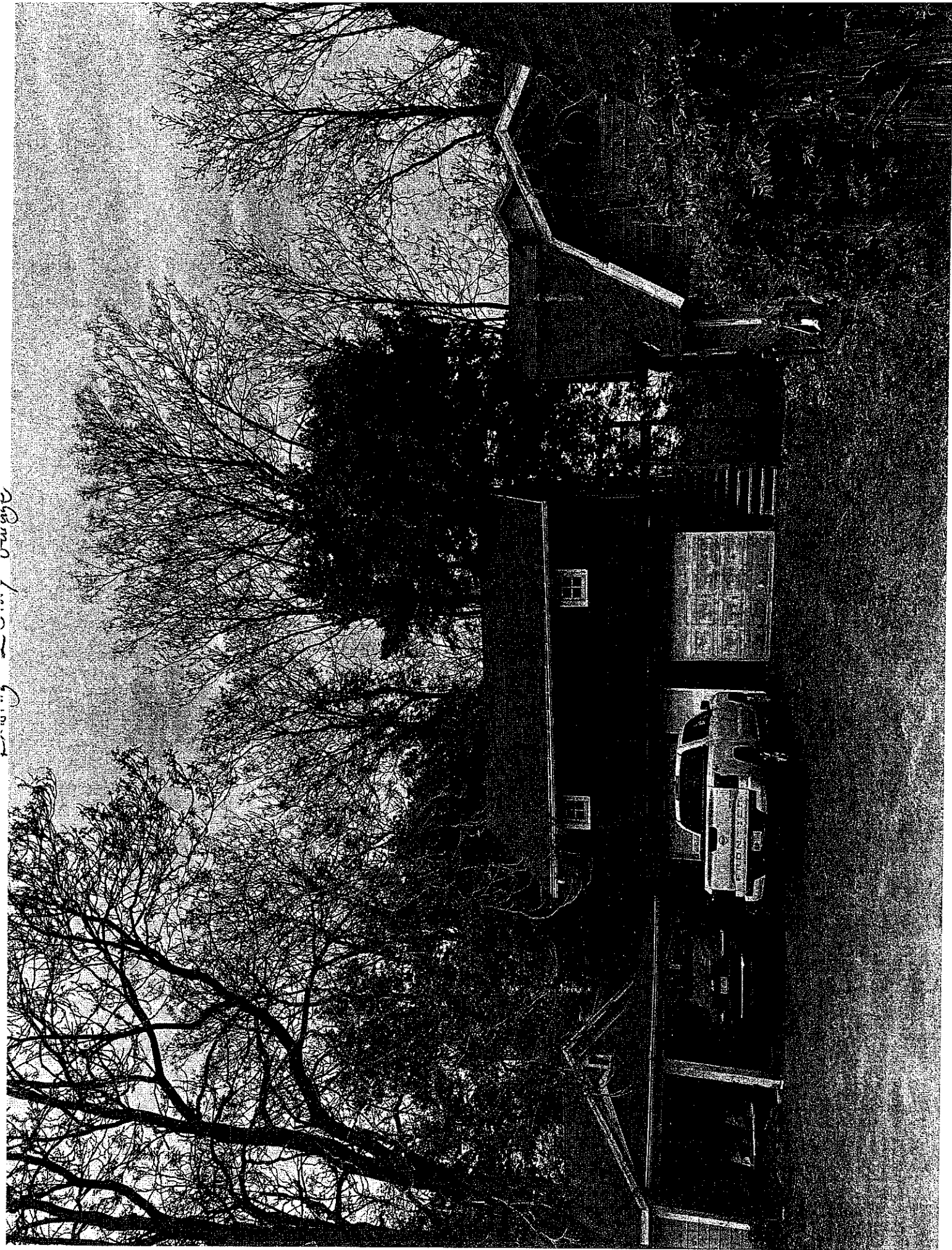


Job No. 2135 GPI
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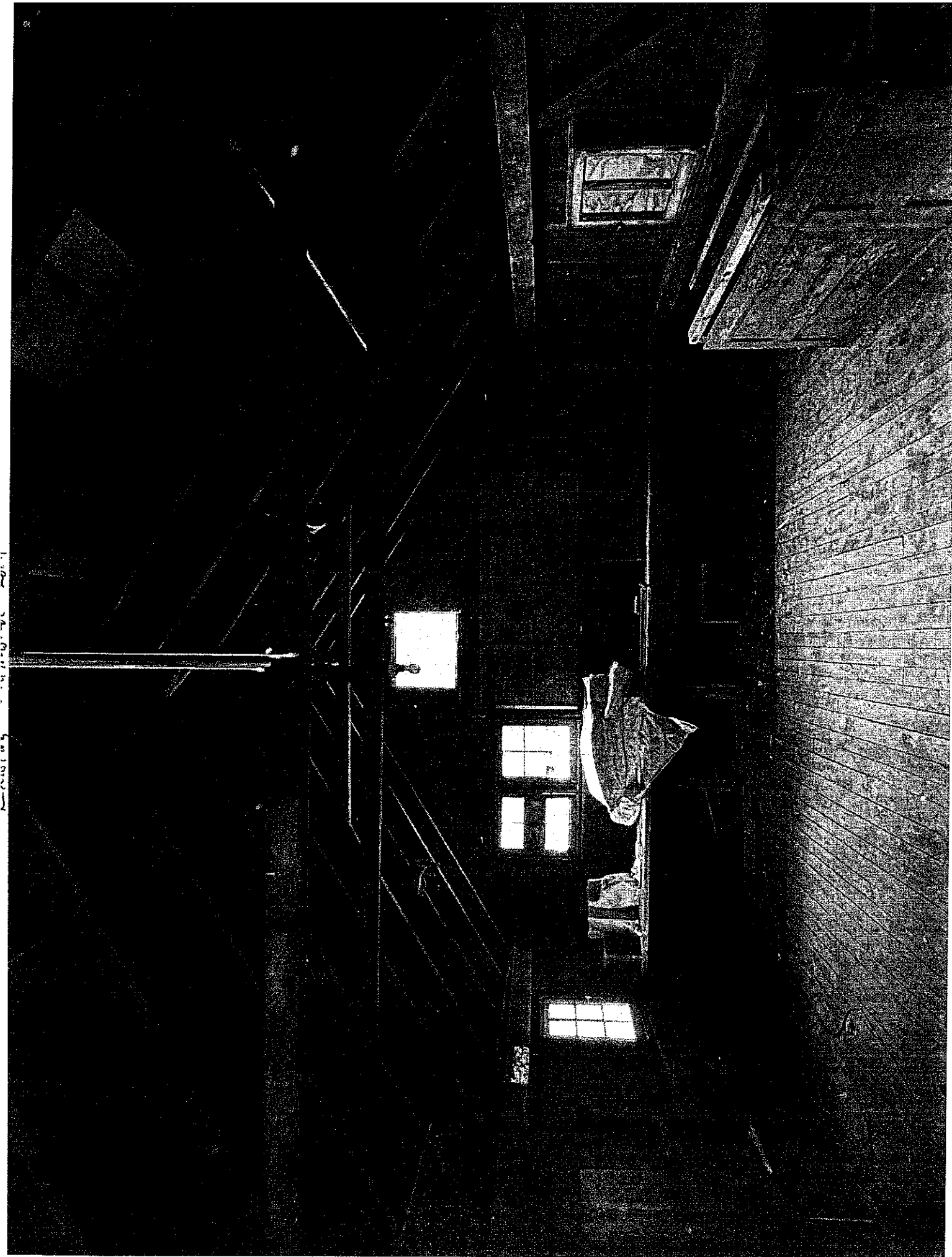
Date: MARCH 6, 2019
 TAX No. 72.07-1-22

Sample Layout



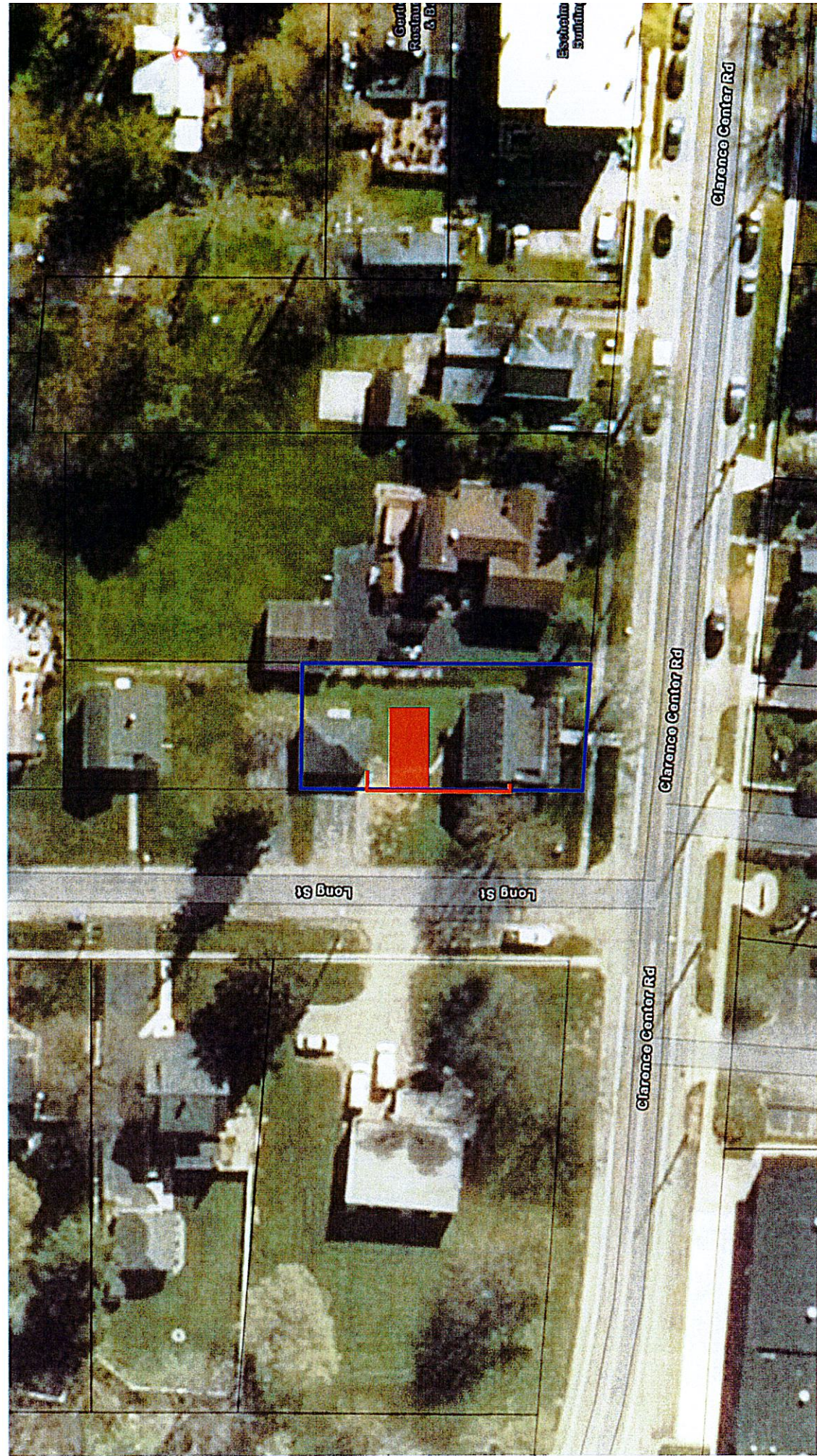


Big house



Sample Rendering of
Finished Unit





note the parcel lines displayed are approximate

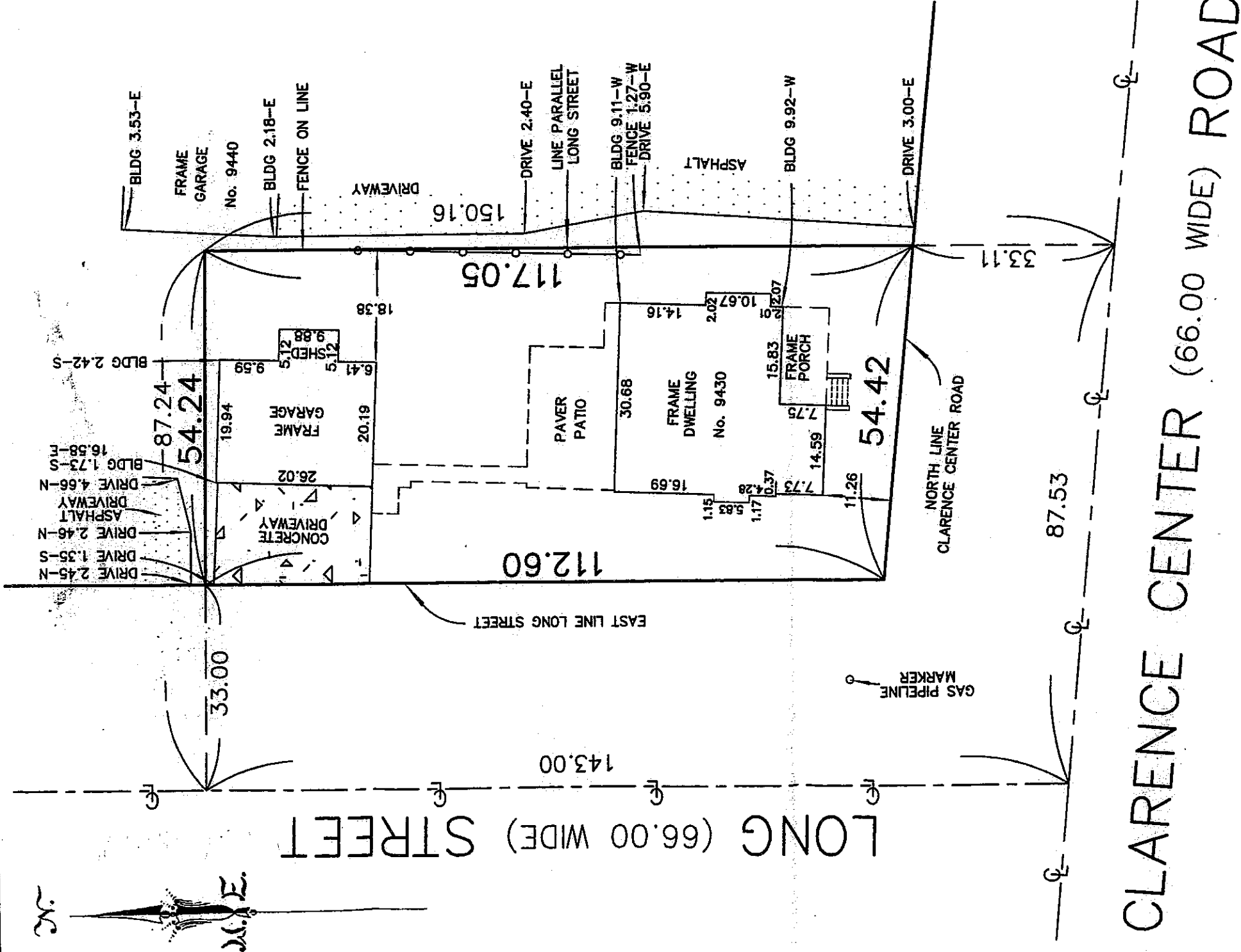
Proposed swimming pool within the front yard. Swimming pools are only permitted within the side and rear yard setbacks.

9430 Clarence Center Road



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



Part of Lot (Lots) 2 Section 11 Township 12 Range 6 Of The HOLLAND LAND COMPANY'S SURVEY

City (or) Village of _____ Town of CLARENCE County of ERIE State of New York

Notes:

Drawing Scale : 1" = 20'

- 1) This Survey is VOID unless embossed with New York State Licensed Land Surveyors Seal #050182.
- 2) Altering any item on this Survey is in violation of law, excepting as provided in Section 7209 Part 2 of the New York State Education Law.
- 3) This Survey VOID if used with an Affidavit Of No Change.
- 4) 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 the same.

Date of Survey August 15, 2025

Signature Marshall L. Mill

Marshall L. Mill PLS
Krause & Gantzer
Land Surveyors
13 Olean Street
East Aurora, New York 14052



Feet	Inches	Feet	Inches
0.08	1 Inch	0.58	7 Inches
0.17	2 Inches	0.67	8 Inches
0.25	3 Inches	0.75	9 Inches
0.33	4 Inches	0.83	10 Inches
0.42	5 Inches	0.92	11 Inches
0.50	6 Inches	1.00	12 Inches

Job No. 174,108

ESTABLISHED 1870

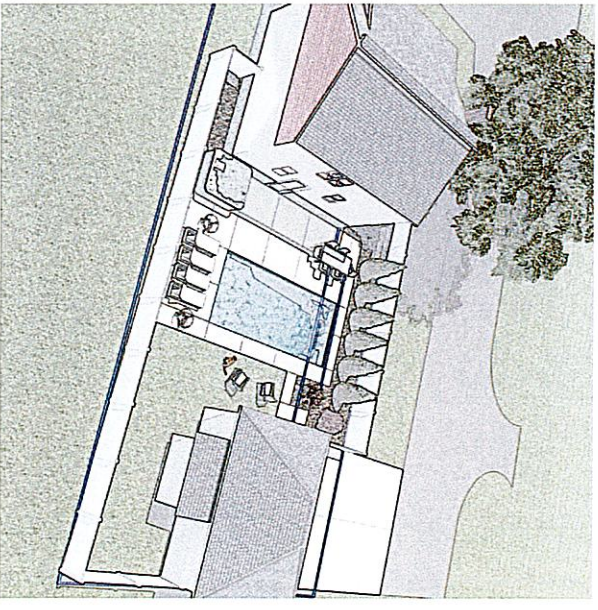
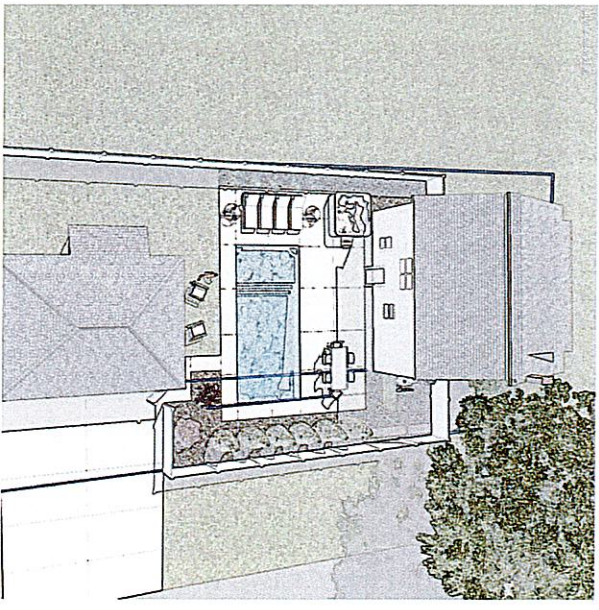
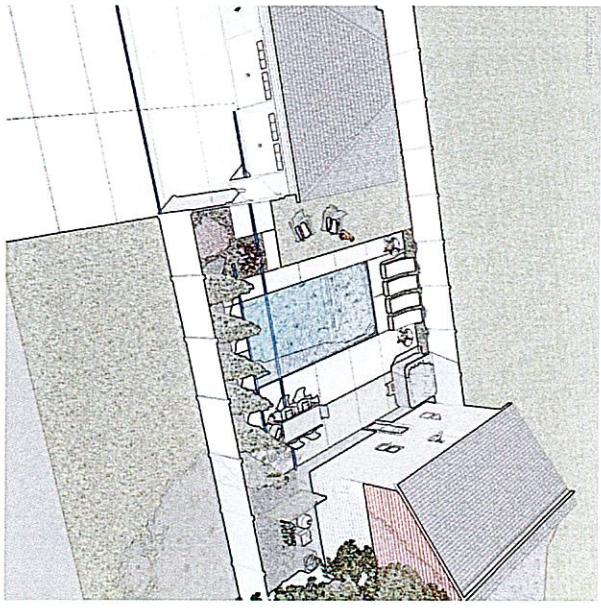
LL 6943

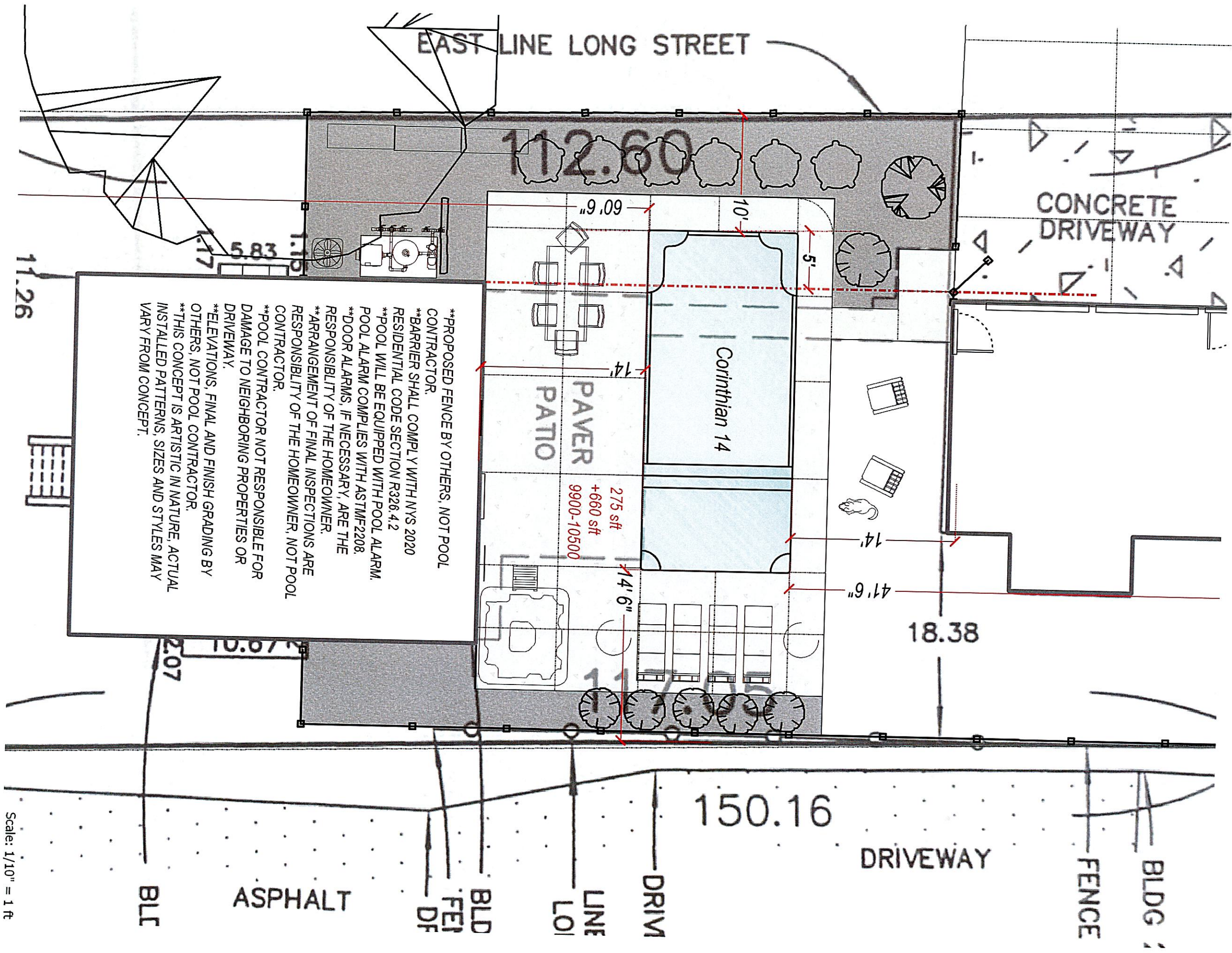




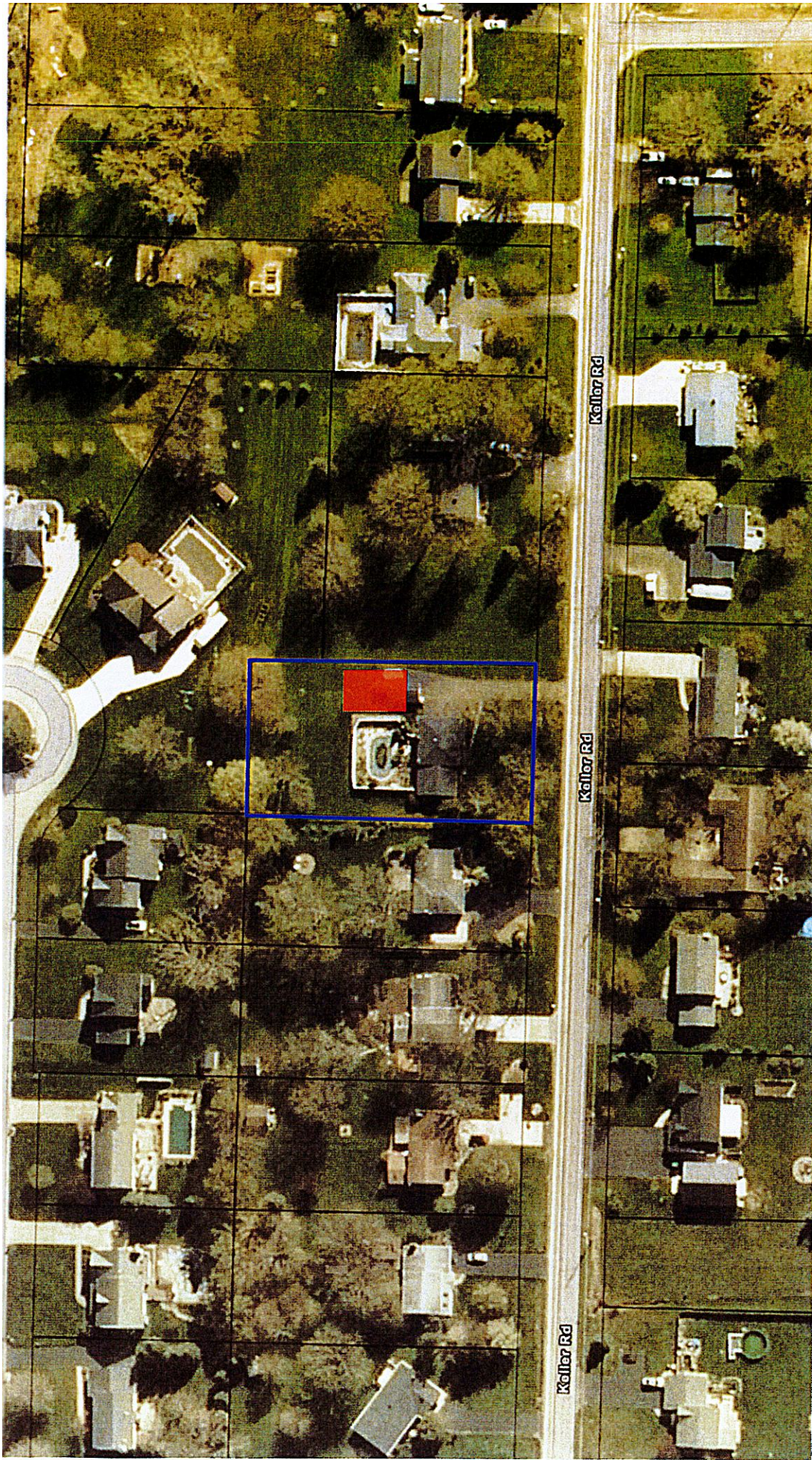








Scale: 1/10" = 1 ft



note the parcel lines displayed are approximate

9668 Keller Road

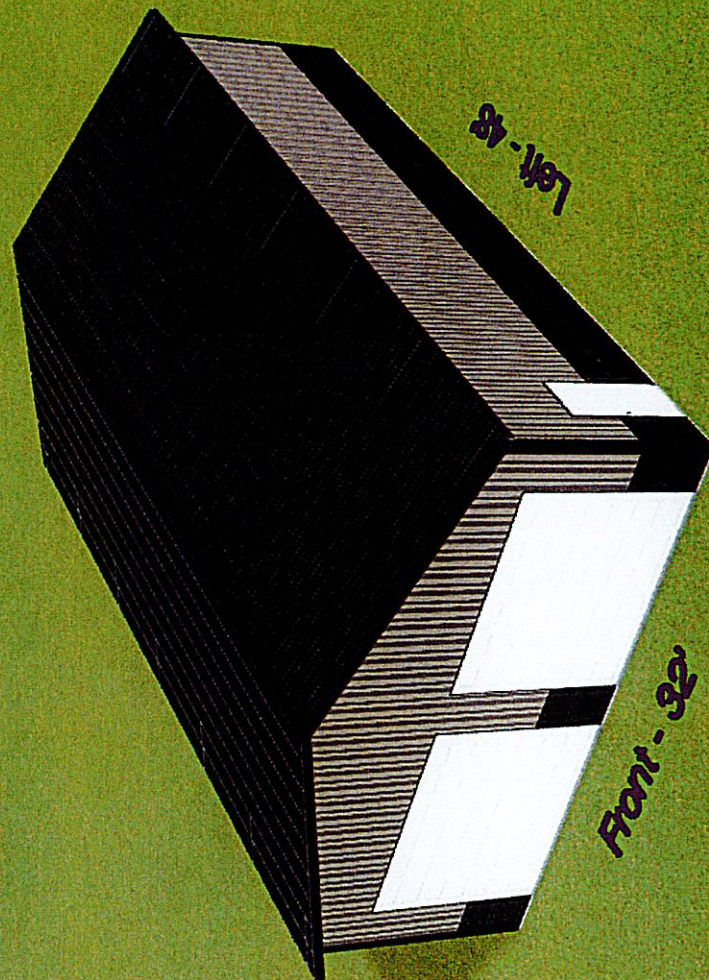


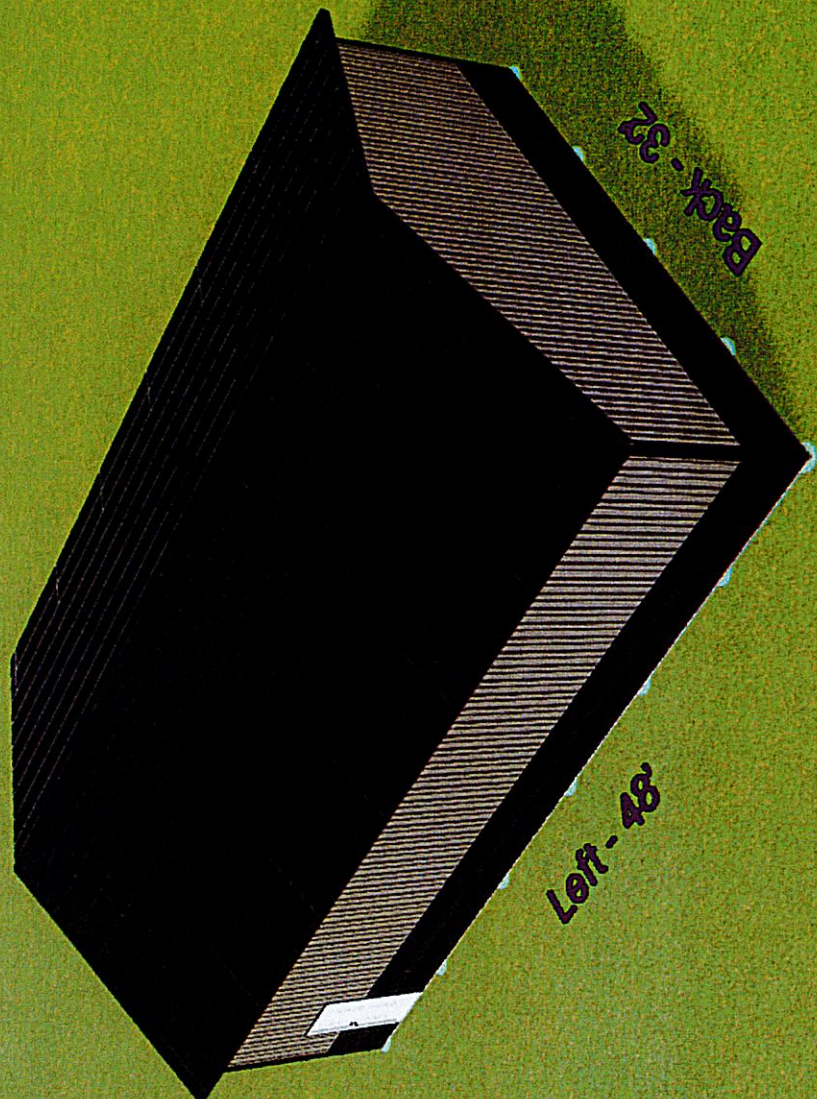
Proposed 1,536 sq. ft. (32' x 48') detached accessory structure (pole barn). 200 sq. ft. is the maximum allowable square footage for a detached accessory structure when an attached garage exists. A 1,336 sq. ft. variance is requested.

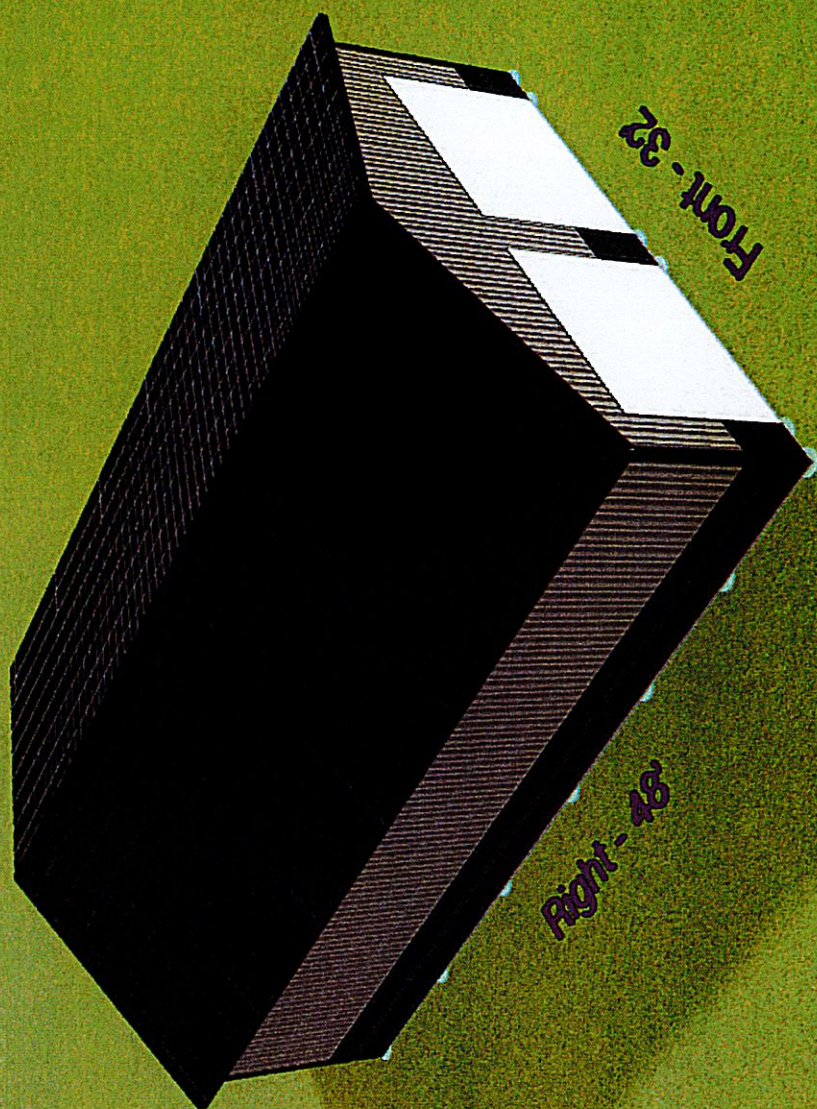
Proposed 17'4" tall detached accessory structure (pole barn). 16' is the maximum allowable height for a detached accessory structure. A 1'4" variance is requested.

Proposed 10' tall overhead garage doors. 9' is the maximum allowable height for overhead garage doors. A 1' variance is requested.

Proposed detached accessory structure (pole barn) 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.







I can help with most of it.

The peak height will be 17'4"

The facade is Best Rib Panel metal

As for the Survey, Chris has that one.

Let me know if you want us to reach out to him concerning the survey or if you guys will.

Best,

Jacob Chameli

Stately Builders, Inc.



Andrew Schaefer

Senior Planner

Town of Clarence

Office of Planning and Zoning

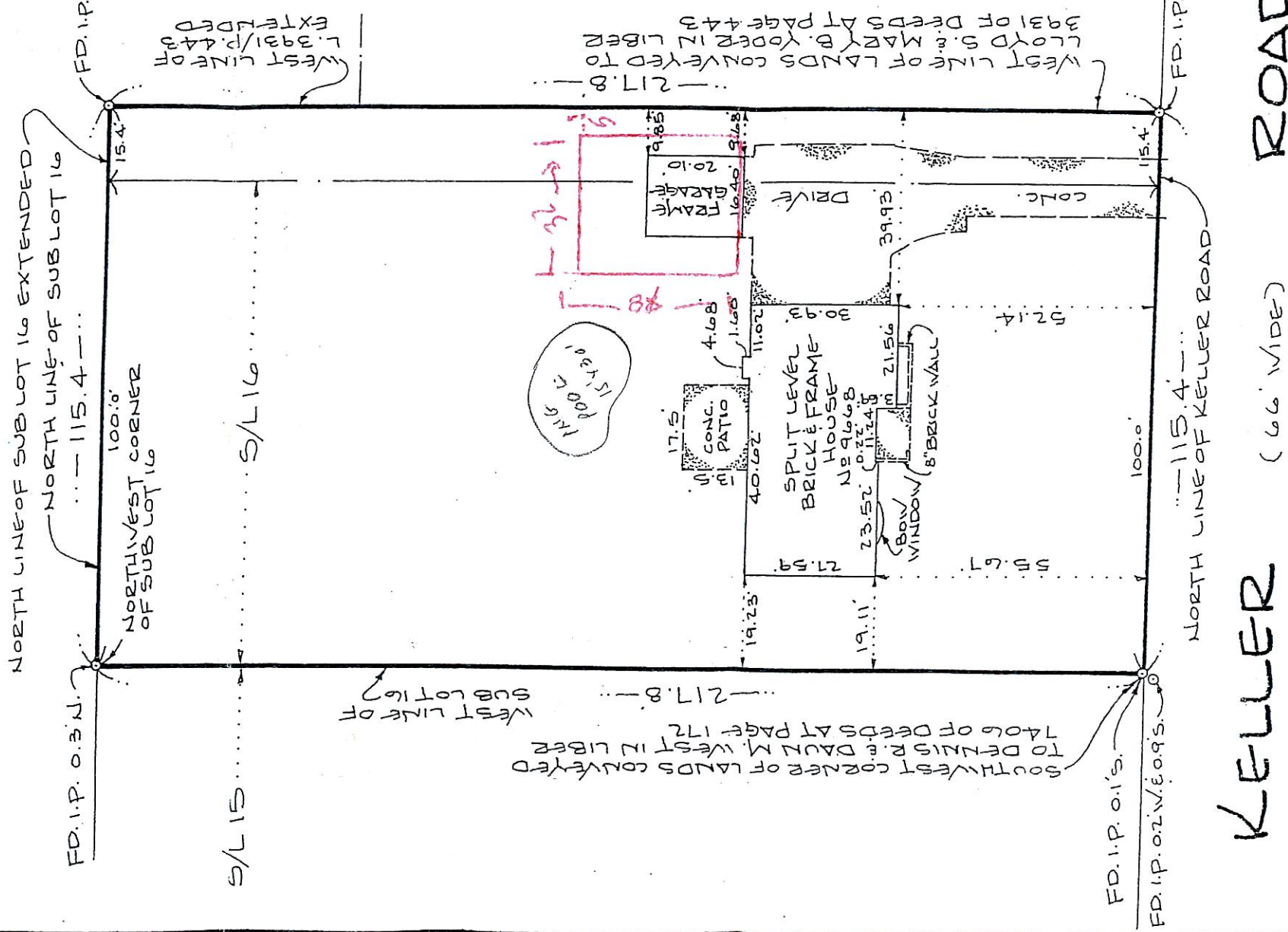
aschaefer@clarence.ny.us

One Town Place

Clarence, NY 14031

716.741.8933

NOTE: 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



SURVEY OF: SUBDIVISION LOT 16, MAP COVER 2113 AND MORE

PART OF LOT 3 SECT. 8
TVP. 12 RANGE 6
TOWN OF CLARENCE
ERIE CD, N.Y.

RESURVEYED

Gary M. Schmidt
PROFESSIONAL LAND SURVEYOR

DATE 8.13.97 JOB NO. 97-772

NOTE: IT IS A VIOLATION OF SECTION 7206, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER, IN ANY WAY, ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.

FIELD BOOK N.F.B. SCALE 1" = 30'