

**NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, June 11, 2020 at 7:00 P.M., Local Time, via teleconference. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of Mark Steinel, 22 Windsor Ridge Drive, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a deck on premises owned by the petitioner at 22 Windsor Ridge Drive, Lancaster, New York, to wit:

A. A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed deck would result in a side yard property line of 1.7 feet.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires a minimum width of any side yard be equal to 10% of the lot width, but need not exceed 10 feet, for a required side yard property line setback of 7.5 feet. The petitioner, therefore, requests a side yard property line variance of 5.8 feet.

B. A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed deck would result in a total of both side yard setbacks of 11.49 feet.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires the total width of both side yards shall equal 25% of the lot width but need not exceed 25 feet, for a required total width of both side yard setbacks of 18.75 feet. The petitioner, therefore, requests a total width of both side yards variance of 7.26 feet.

2). The petition of Kathy Busch, 130 Broezel Avenue, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a fence in a front yard of a vacant lot on premises owned by the petitioner at 140 Broezel Avenue, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The request calls for installing a four [4] foot high fence in a front yard of a vacant lot.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard to three [3] feet in height. The petitioner, therefore, requests a one [1] foot fence height variance.

3). The petition of Lawrence and Cheryl Klenk, 5 Stream View Lane, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a fence in a front yard on premises owned by the petitioners at 5 Stream View Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The request calls for installing a six [6] foot high fence in a required front yard.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard to three [3] feet in height. The petitioners, therefore, request a three [3] foot fence height variance.

4). The petition of Brianna and Nicholas Fiocco, 64 Tranquility Trail, Lancaster, New York 14086 for one [1] variance for the purpose of installing a storage shed on premises owned by the petitioners at 64 Tranquility Trail, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster. The proposed location of the shed results in a three [3] foot property line set back from two side yards.

Chapter 50, Zoning, Section 10D.(1)(b) of the Code of the Town of Lancaster requires a five [5] foot side yard lot line set back. The petitioners, therefore, request a two [2] foot property line set back variance from two side yards.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
Date: June 4, 2020