

**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, July 8, 2021 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The meeting will be recorded. The items for consideration by the Zoning Board of Appeals at this meeting are:

- 1). The petition of Buffalo Lube Associates, L.P., 90 Earhart Drive, Amherst, New York 14221 for one [1] variance for the purpose of submitting a Site Plan application to construct a Valvoline Oil Change facility on premises owned by the petitioner located at 4839 Transit Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The Site Plan application is to construct a Valvoline Oil Change facility on a .89899-acre parcel.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum lot area of one [1] acre. The petitioner, therefore, requests a .10101-acre variance.

- 2). The petition of Nikolay Kolev, 3728 Bowen Road, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a garage and porch addition on premises owned by the petitioner at 3728 Bowen Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The proposed location of the garage and porch addition is seven [7] feet, six [6] inches from a side property line.

Chapter 400, Zoning Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires each side yard, the lesser of: 10% of the lot width, or ten [10] feet Total side yard: the lesser of 25% of the lot width or twenty-five [25] feet. The petitioner, therefore, requests a two [2] foot, six [6] inch side property line set back variance.

- 3). The petition of Christian and Melissa Pawlak, 20 Weathersfield Lane, Lancaster, New York 14086 for one [1] variance for the purpose of installing a hot tub spa on premises owned by the petitioners at 20 Weathersfield Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The location of the hot tub spa is zero [0] feet from a primary structure.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires ten [10] feet from a primary structure. The petitioner, therefore, requests a ten [10] foot set back variance.

4). The petition of John and Brenda Cullinan, 18 Grace Way, Lancaster, New York 14086 for one [1] variance for the purpose of constructing a shed on premises owned by the petitioners at 18 Grace Way, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The location of the shed is three [3] feet from the primary structure.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum of ten [10] feet from a primary structure. The petitioner, therefore, requests a seven [7] foot set back variance.

5). The petition of Ala Khalil, 1 Willow Ridge Court, Lancaster, New York 14086 for one variance for the purpose of erecting a fence in a required front yard area on premises owned by the petitioner at 1 Willow Ridge Court, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The petitioner proposes to erect a six [6] foot high fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard area to three [3] feet in height. The petitioner, therefore, requests a three [3] foot fence height variance.

6). The petition of Tyler Barrett, representing the Lancaster Community Baptist Church, 520 Ransom Road, Lancaster, New York 14086 for two [2] variances for the purpose of installing a ground sign on premises owned by the Lancaster Community Baptist Church at 520 Ransom Road, Lancaster, New York, to wit:

A. A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection F.(1)(c) of the Code of the Town of Lancaster to permit the sign to be placed with a zero [0] lot line setback from the front property line.

Chapter 400, Zoning, Section 30, Subsection F.(1)(c) of the Code of the Town of Lancaster requires a twenty-five [25] foot lot line setback from the front property line. The petitioner, therefore, requests a twenty-five [25] foot lot line setback variance from the front property line.

B. A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection F.(1)(c) of the Code of the Town of Lancaster to permit a sign height of seven [7] feet.

Chapter 400, Zoning, Section 30, Subsection F.(1)(c) of the Code of the Town of Lancaster limits the maximum sign height to six [6] feet above finished grade. The petitioner, therefore, requests a one [1] foot sign height variance.

7). The petition of Michael Borrello and Valerie Lobaugh, 28 Charlton Place, Lancaster, New York 14086 for one [1] variance for the purpose of installing a patio roof on premises owned by the petitioners at 28 Charlton Place, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The location of the patio roof is ten [10] feet from the rear property line.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires a rear yard minimum of thirty-five [35] feet. The petitioners, therefore, request a twenty-five [25] foot set back variance.

Signed _____
Diane M. Terranova, TOWN CLERK and
Clerk to Zoning Board of Appeals
July 1, 2021