

Village of Lancaster



Municipal Building
5423 Broadway
Lancaster, NY 14086
Telephone: (716) 683-2105
Facsimile: (716) 684-4830
www.lancastervillage.org

MEMORANDUM

TO: Zoning Board of Appeals
D. Blakeley, J. Volpe, J. Smith, C. Adolf, A. Debbins

FROM: Michael E. Stegmeier, Village Clerk & Treasurer

DATE: September 19, 2023

RE: Variance Application – 143 4th Ave., Lancaster, NY 14086

Petitioner and property owner, Charles Hassler, is seeking relief from the following Village Code with respect to a fence in the side yard:

Section 148-4 Fences – Height limitations

No fence shall be more than six feet in height at the rear of homes or buildings situated in a residentially zoned district, which fence shall not extend forward of the rear building line of any existing or proposed building. No other fence or portions of a fence shall be higher than 36 inches (3 feet) in any front yard or 48 inches (4 feet) in any side yard.

Petitioner is seeking relief from the Village Code to install a six-foot (6') privacy fence in a side yard. Two feet (2') relief in height is requested.

The hearing has been scheduled for **THURSDAY, October 5, 2023, at 7:15 P.M.** in Council Chambers at 5423 Broadway.

Enc. petition, survey

cc: Arthur A. Herdzik, Village Attorney
Jessica Kulpit, Deputy Village Attorney
Matt Fischione, Town Building Department
Shawn Marshall, Village Code Officer
Charles Hassler, Property Owner & Petitioner

PLEASE NOTE: It is recommended that the petitioners/property owners be present at the hearing to answer any questions or concerns of the Zoning Board.

**Village of Lancaster
Zoning Board of Appeals
143 4th Ave.**

Please take notice that the Zoning Board of Appeals of the Village of Lancaster, New York will hold a public hearing in the Council Chambers of the Municipal Building at 5423 Broadway, Lancaster, New York, on Thursday, October 5, 2023, at 7:15 p.m.

The purpose of this hearing is to consider the request from Charles Hassler, petitioner and property owner of 143 4th Ave., Lancaster, NY 14086. The petitioner is seeking relief from the following Village Code with respect to a fence in the side yard:

Section 148-4 Fences – Height limitations

No fence shall be more than six feet in height at the rear of homes or buildings situated in a residentially zoned district, which fence shall not extend forward of the rear building line of any existing or proposed building. No other fence or portions of a fence shall be higher than 36 inches (3 feet) in any front yard or 48 inches (4 feet) in any side yard.

Petitioner is seeking relief from the Village Code to install a six-foot (6') privacy fence in a side yard. Two feet (2') relief in height is requested.

At said hearing, all persons so desiring shall have the opportunity to be heard.

Michael E. Stegmeier
Village Clerk

VILLAGE OF LANCASTER

PETITION FOR VARIANCE

Property Location:	143 4th Ave.	SBL#:	115.11-11-27
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Owner's Name:	Charles Hassler	Telephone #:	716-510-7676
Address:	143 4th Ave.		
City/State:	Lancaster, NY	Zip:	14086

Petitioner's Name:	Same	Telephone #:	
Address:			
City/State:		Zip:	

Survey: Attach a copy of the most current property survey, showing complete property as it presently exists. On this copy, draw to scale the proposed work to be done. Indicate dimensions of work and dimensions of property lines.

Lot Description:	On Lot	60	Feet wide and	121.77	Feet deep, area	7,039.3	Square feet
Lot is on N E S W	West		side of street and is	868.97	Feet N E S W of	South of MC 1819	Street


Present Property Zoning:	R-1	Present Use of Premises:	Single Family Residence
Proposed Property Zoning:	R-1	Proposed Use of Premises:	Single Family Residence


Pursuant to Article VIII of Chapter 350 "Zoning", of the Code of the Village of Lancaster, the undersigned petitioner hereby makes application variance from:

Section(s)	Entitled
148-4	Height Limitations

Petitioner is requesting relief from above mention section(s) to allow:

A 6' tall, privacy fence in a side yard.
 2'-0" relief in height is requested.

Lancaster Bldg. Dept. Authorization 

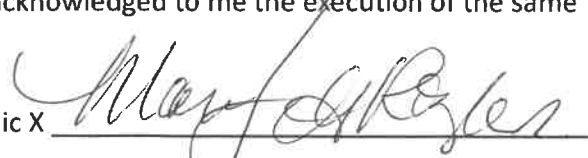
Petitioner's Signature: X  Date: 08-09-2023

STATE OF NEW YORK:

COUNTY OF ERIE:

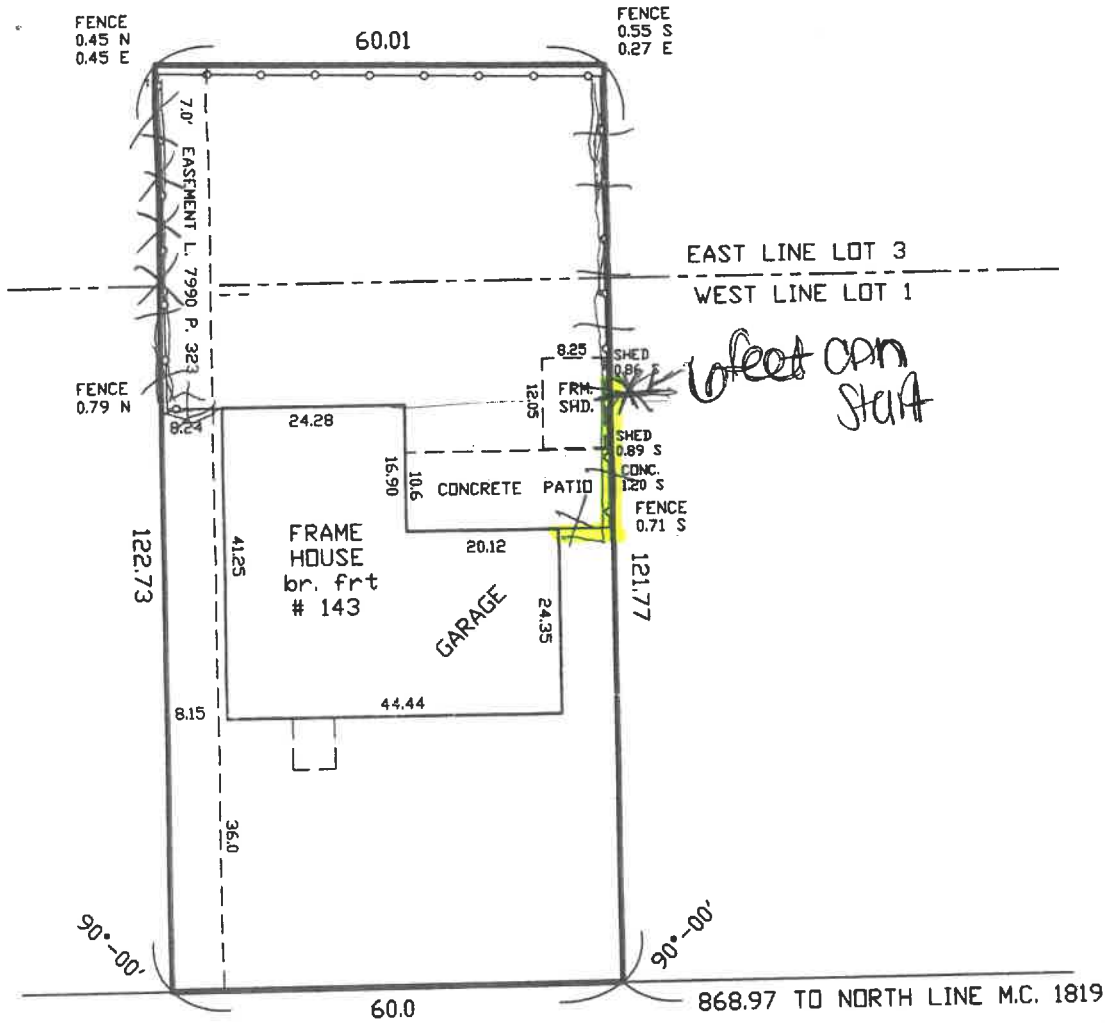
On this 9th day of August, 2023 (name) Charles Hassler
 Who resides at 143 4th Ave, Lancaster NY

Personally appeared before me as the petitioner, to me well known to be the same person described in and who signed and executed the foregoing petition and who duly acknowledged to me the execution of the same for the purpose therein mentioned.

Notary Public X 

\$175.00 filing fee due at the Village Clerk's Office

MARY G. ROZLER Reg. #01RO5054294
 Notary Public, State of New York
 Qualified in Erie County
 My Commission Expires January 8, 2026



FOURTH 60.0' WIDE AVENUE

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

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE N.Y. STATE EDUCATION LAW

THIS SURVEY NOT VALID UNLESS EMBOSSED WITH SEAL 049234

SURVEY

A PART OF LOTS 1 & 3, SECTION 10, TOWNSHIP 11, RANGE 6
 SUBLLOT 14, MAP COVER 1819
 VILLAGE & TOWN OF LANCASTER, ERIE COUNTY, NEW YORK

THOMAS P. RYAN
 LICENSED LAND SURVEYOR

P.O. BOX 327, LANCASTER, NY 14086
 S-1539 GREENWOOD TERRACE, MARILLA, NY 14102
 TELEPHONE: 652 8886

DATE: SEPTEMBER 16, 2009	RESURVEY
SCALE: 1' = 20'	11/24/20
F.B.	
JOB NO. 703275	