

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. Smith, C. Adolf, J. Volpe, A. Debbins

FROM: Michael E. Stegmeier, Village Clerk & Treasurer

DATE: September 19, 2023

RE: Variance Application – 20 Lakeside Cres, Lancaster, NY

Petitioner and property owner, Alison Parzych, is seeking relief from the following Village code with respect to the installation of a porch in a front yard:

Section 350-28. Front yard requirements.

In districts other than the Central Business District, minimum front yard requirements shall be as follows:

C. Front yard exceptions. A proposed building need not have a deeper front yard than the average of existing buildings within 150 feet of the proposed building on each side thereof. In the absence of an existing building on either side within such distance, there shall be deemed to be such building with a front yard depth of 25 feet. In an R District, such proposed building shall not have a front yard depth less than such average of such existing buildings; but nothing herein shall require a front yard depth of more than 50 feet. Also in an R District, front entrance enclosures may extend a maximum of five feet into the required front yard.

Petitioner is seeking relief from the Village Code to install a 5' by 9' wide porch with an 18' front yard setback which is not allowed by the Village Code. 2'0" of relief is requested.

The hearing has been scheduled for **THURSDAY, October 5, 2023, at 7:20 P.M.** in Council Chambers at 5423 Broadway.

Enc. petition, survey

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

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

**Village of Lancaster
Zoning Board of Appeals
20 Lakeside Cres.**

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 7:20 p.m.

The purpose of this hearing is to consider the request from Alison Parzych, petitioner and property owner of 20 Lakeside Cres., Lancaster, NY 14086. The petitioner is seeking relief from the following Village Code with respect to the installation of a porch in a front yard:

Section 350-28. Front yard requirements.

In districts other than the Central Business District, minimum front yard requirements shall be as follows:

C. Front yard exceptions. A proposed building need not have a deeper front yard than the average of existing buildings within 150 feet of the proposed building on each side thereof. In the absence of an existing building on either side within such distance, there shall be deemed to be such building with a front yard depth of 25 feet. In an R District, such proposed building shall not have a front yard depth less than such average of such existing buildings; but nothing herein shall require a front yard depth of more than 50 feet. Also in an R District, front entrance enclosures may extend a maximum of five feet into the required front yard.

Petitioner is seeking relief from the Village Code to install a 5' by 9' wide porch with an 18' front yard setback which is not allowed by the Village Code. 2'0" of relief 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:	20 Lakeside Cres	SBL#:	115.36-2-1
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Owner's Name:	Alison Parzych	Telephone #:	716-949-7311
Address:	20 Lakeside Cres		
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	70	Feet wide and	90	Feet deep, area	13580	Square feet
Lot is on	N E S W	S	side of street and is	~314	Feet N E S W of	E of Villa Pl	Street

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

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
350-28 C	Front yard requirements - Front yard exceptions

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

A 5' by 9' wide front porch with an 18' front yard setback.
 2' 0" of relief is requested.

Lancaster Bldg. Dept. Authorization M7

Petitioner's Signature: X Alison Parzych Date: 9/12/23

STATE OF NEW YORK:

COUNTY OF ERIE:

On this 12th day of September, 2023, (name) ALISON PARZYCH
 Who resides at 20 LAKESIDE CRESCENT, 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.

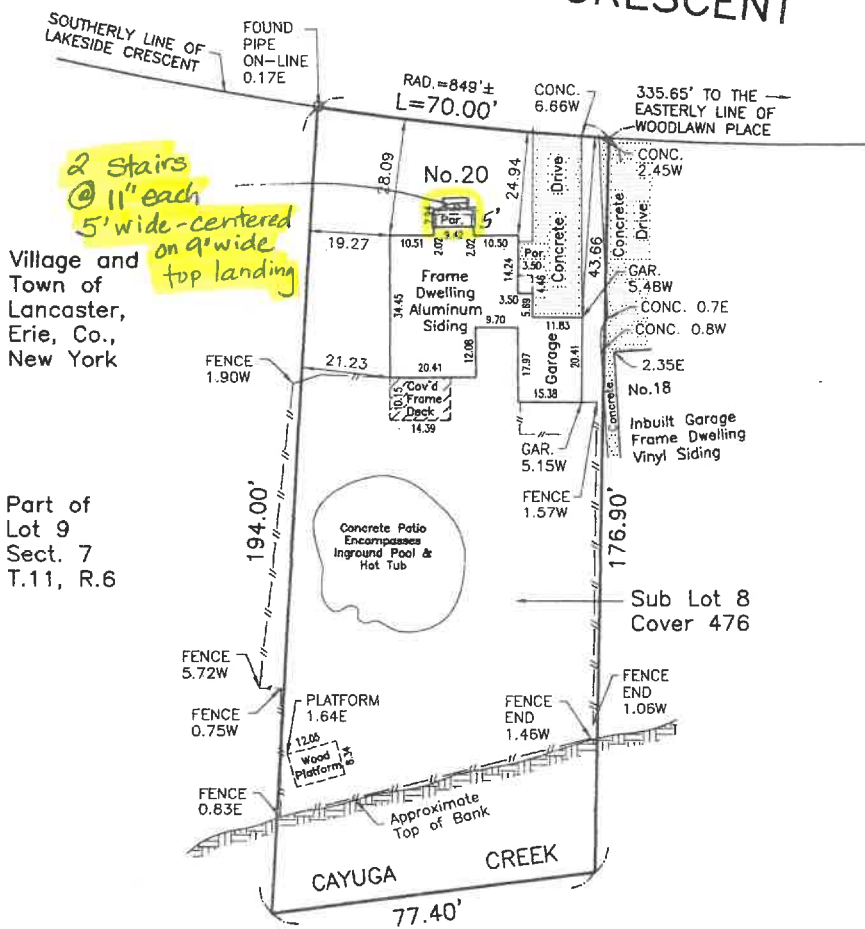
Notary Public X Mary G. Rozler

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

NOTE: Altering this document is violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.

LAKESIDE CRESCENT

(60' Wide)



Village and Town of Lancaster, Erie, Co., New York

Part of Lot 9 Sect. 7 T.11, R.6

SURVEY OF 20 LAKESIDE CRESCENT

Lancaster, N.Y. June 19, 2020
Job No. 89226 Scale-1"=30'

Alison Parzych