

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: May 17, 2024

RE: Variance Application – 50 Camner Ave., Lancaster, NY 14086

Petitioner and property owner, Michelle Clark, of 50 Camner Ave., is seeking relief from the following Village Codes with respect to a fence in a 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.

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

The hearing has been scheduled for **THURSDAY, June 6, 2024, at 7:30P.M.** in Council Chambers at 5423 Broadway.

Enc. Petition, public notice, survey

Cc: Arthur A. Herdzik, Village Attorney
Matt Fischione, Town Building Department
Michelle Clark, Petitioner and Property Owner

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
50 Camner Ave. Lancaster, NY**

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, June 6, 2024, at 7:30 p.m.

The purpose of this hearing is to consider the request from petitioner, Michelle Clark, of 50 Camner Ave. in the Village of Lancaster, NY. 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.

The petitioner is seeking relief from the Village Code to install a six-foot (6') fence in a side yard Two feet (2') of relief 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:	50 Camner Ave	SBL#:	115.11-17-4
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Owner's Name:	Michelle Clark	Telephone #:	610-704-6036
Address:	50 Camner Ave		
City/State:	Lancaster / NY	Zip:	14086

Petitioner's Name:	Michelle Clark	Telephone #:	610-704-6036
Address:	50 Camner Ave		
City/State:	Lancaster / NY	Zip:	14086

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	100'	Feet deep, area	6000	Square feet
Lot is on N E S W		South	side of street and is	726'	Feet N E S W of	Aurora	Street

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

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:

6' high fence in side - requesting 2' relief

Lancaster Bldg. Dept. Authorization MZ

Petitioner's Signature: X Michelle Clark Date: 5/15/2024

STATE OF NEW YORK:

COUNTY OF ERIE:

On this 15th day of MAY, 2024, (name) MICHELLE CLARK
 Who resides at 50 CAMNER, 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

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

CR 159
 Rec # 34750



IROQUOIS FENCE, INC.

51 North America Drive
 West Seneca, New York 14224
 Phone: 674-5745 Fax: 674-3557
www.IroquoisFence.com
Sales@IroquoisFence.com

Name Michelle Clark Home Ph 610-704-6036 Date 5/7/24
 Address 50 Camner Ave City Lancaster Work Ph _____ Zip 14086
 Work Site Same
 Cross Streets _____ Email mtkclark@outlook.com

CHAIN LINK	NOTES	ORNAMENTAL
Total ft _____ Height _____ Wire _____ Terms _____ Lines _____ Top rail _____ Gates _____ Other: _____	-All posts will be set in wet mix concrete 	Type _____ Total ft _____ Height _____ Style _____ Posts _____ Gates _____ Color _____ Other: _____
<u>WOOD</u> Total ft _____ Height _____ Style _____ Type _____ Gates _____ Post _____ Facing: In <input type="checkbox"/> Out <input type="checkbox"/> Other: _____	Remove Existing Fence: Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Type <u>chain link</u> Total Cost – If Paying w/ Credit: <u>\$15,000.00</u> Total Cost – If Paying w/ Check: <u>\$14,500.00</u> Deposit: _____ Balance: _____	<u>VINYL</u> Total ft <u>187'</u> Height <u>6'</u> Style <u>Chesterfield</u> Texture <u>Smooth</u> Color <u>Two Tone</u> Gates <u>2- 4' wide</u> Caps <u>New England</u> Other: _____ White Frame - posts, rails, caps Almond Fill - pickets

Customer agrees to provide a lot survey, applicable building permit, and applicable variance. If a lot survey is not provided, customer assumes all responsibility for location and accuracy of lot lines. Iroquois Fence, Inc. will call to have the public underground utilities located. Customer assumes all responsibility for the location and accuracy of all unmarked utilities – both public and private (including, but not limited to...gas, electric, cable, phone, satellite, pool equipment, sprinkler system, drain tile, etc.). Iroquois Fence, Inc. will not be held liable for any damage, subsequent repair, and/or loss of goods and services, resulting from damage to unmarked, or incorrectly marked, utilities/lines. Owner may cancel contract, with no penalty, within 3 business days of signing. Please pay balance, in full, upon completion.

All excavated dirt will remain on site.

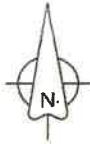
I have read and agree to the terms in this paragraph. _____ Initial

Print _____

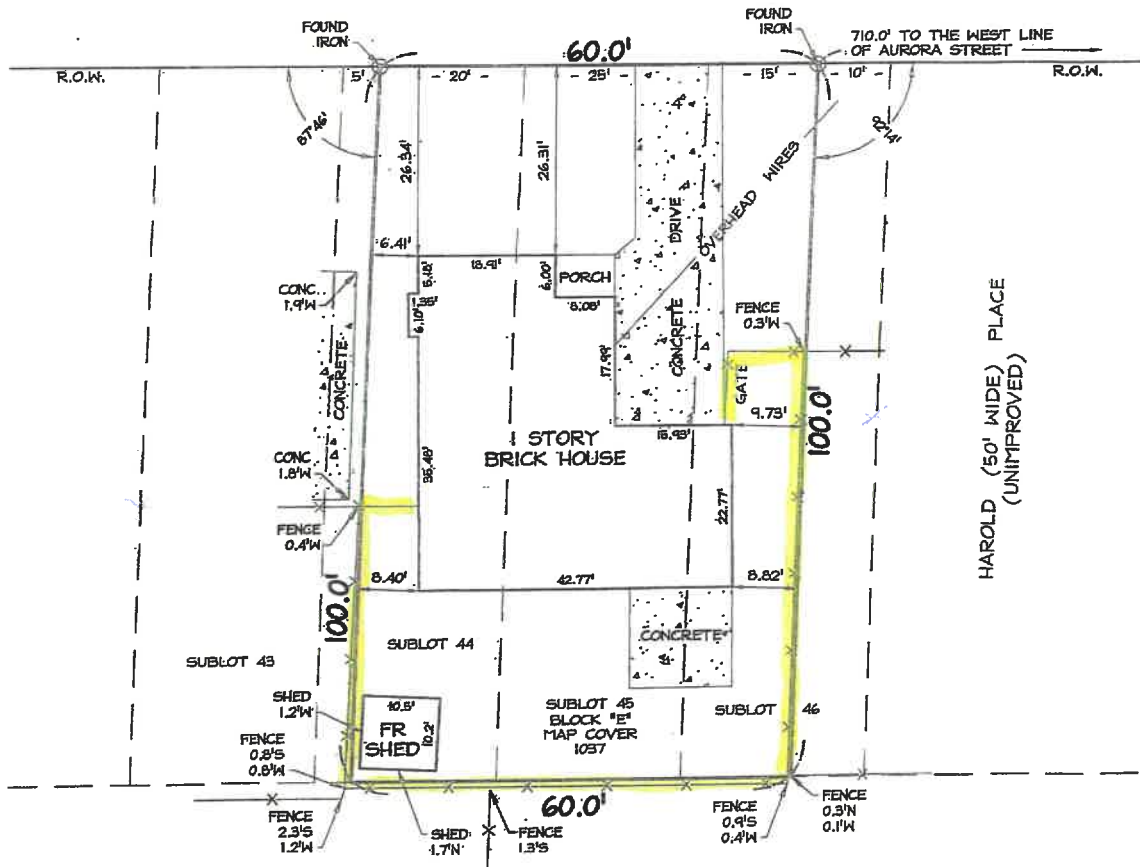
Sales Professional Dan Reardon

Sign _____

Date _____



CAMNER (50' WIDE) AVENUE



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

84 Sweeney Street, Suite C-13, North Tonawanda, NY 14120
p (716) 692-0800 f (716) 389-0491 www.nussclarke.com

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 alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7206, provision 2 of the New York State Education Law.



BOUNDARY SURVEY
No. 50 Camner Avenue
 Part of Lot 5, Section 10, Township 11, Range 6
 Holland Land Company's Survey
 Village & Town of Lancaster
 County of Erie, State of New York
 Date of Survey: 09/03/20 SBL No. 115.11-17-4

Project No.: 2034-0349
Scale: 1" = 20'

John F. Raimondo, P.L.S.