

# Village of Lancaster



**Municipal Building**  
**5423 Broadway**  
**Lancaster, NY 14086**  
Telephone: (716) 683-2105  
Facsimile: (716) 684-4830  
[www.lancastervillage.org](http://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 – 7 Wilma Dr., Lancaster, NY 14086

Petitioner and property owner, Maureen Ann Brannigan, of 7 Wilma Dr., 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 for 55.46 linear feet. Two feet (2') of relief requested.

The hearing has been scheduled for **THURSDAY, June 6, 2024, at 7:20P.M.** in Council Chambers at 5423 Broadway.

Enc. Petition, public notice, survey

Cc: Arthur A. Herdzyk, Village Attorney  
Matt Fischione, Town Building Department  
Maureen Ann Brannigan, 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  
7 Wilma Dr. 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 7:20 p.m.

The purpose of this hearing is to consider the request from petitioner, Maureen Ann Brannigan, of 7 Wilma Dr. 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 for 55.46 linear feet. 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

~~May 200~~

VILLAGE OF LANCASTER

PETITION FOR VARIANCE

Property Location:	7 Wilma Dr	SBL#:	115-07-14-9
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Owner's Name:	Maurcen Ann Branigan	Telephone #:	716-870-2481
Address:	7 Wilma Dr		
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	59.3	Feet wide and	125.0	Feet deep, area	7413.1	Square feet	
	Lot is on N E S W		side of street and is	535	Feet N E S W of	Corno Park Blvd	Street	

Present Property Zoning:		Present Use of Premises:	Singl 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
148-4	Fences - Height Limitations

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

6' High fence in a side yard (55.46 Linear Ft)  
 2'-0" Ft of relief is requested

Lancaster Bldg. Dept. Authorization BP

Petitioner's Signature: X Maurcen A Branigan Date: 4-5-2024

STATE OF NEW YORK:

COUNTY OF ERIE:

On this 5<sup>th</sup> day of April, 2024, (name) Maurcen Branigan  
 Who resides at 7 Wilma Drive, 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 Michael E. Stegweik

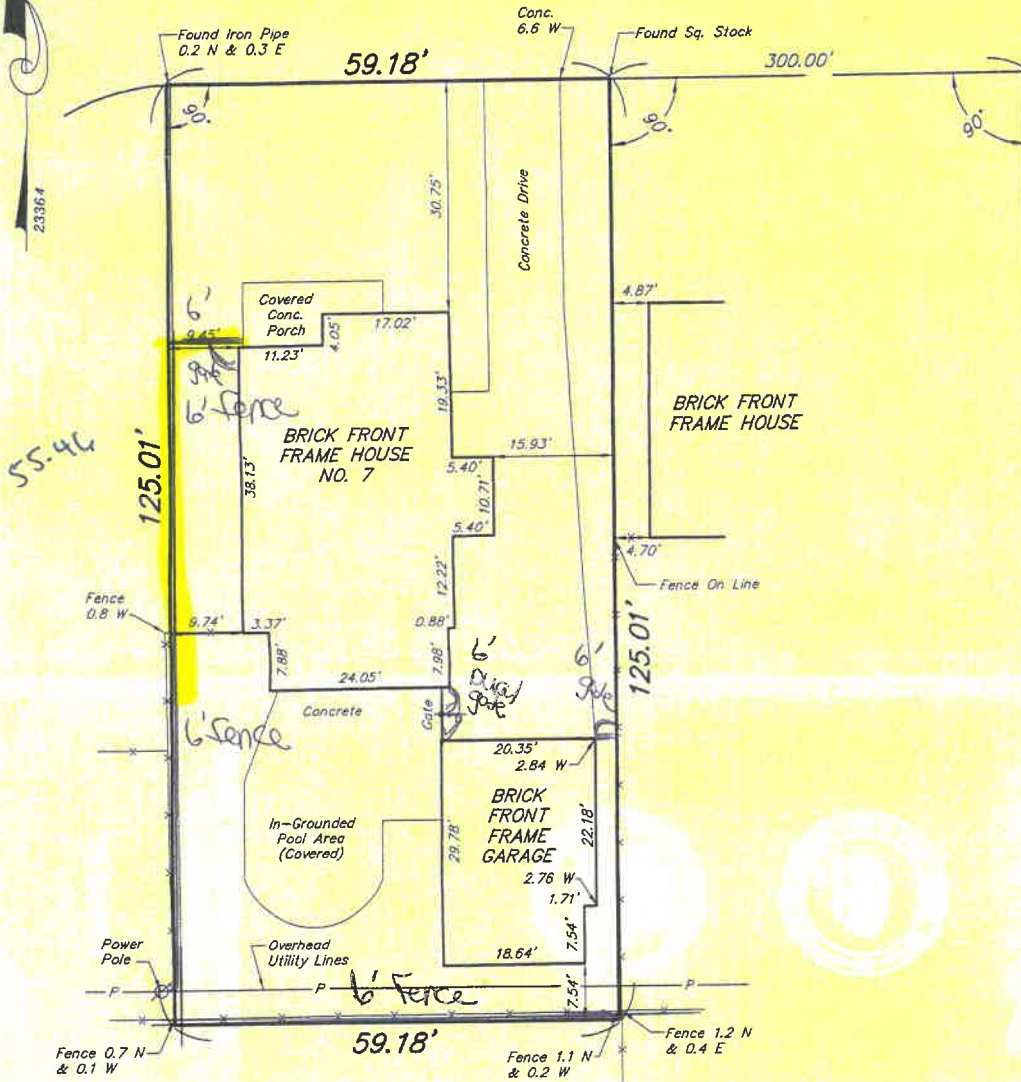
MICHAEL E. STEGWEIK  
 NOTARY PUBLIC, STATE OF NEW YORK  
 REGISTRATION No. 01ST6156616  
 QUALIFIED IN ERIE COUNTY  
 My Commission Expires November 13, 2026

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

pd  
4/5/24

# WILMA (50' WIDE) DRIVE

PLACE  
(50' WIDE)  
RAYNOR



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 11266 Deeds Page 7944

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.  
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Gerald E. Paradise

*Francis C. Delles*  
 FRANCIS C. DELLES

NYSPLS No. 050477

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**Millard, MacKay & Delles**

LAND SURVEYORS, LLP

150 AERO DRIVE  
 BUFFALO, NEW YORK 14225  
 PHONE (716) 631-5140 ~ FAX 631-3811

AMEND:

SURVEY DATE: 9-14-20

©DRAWING DATE: 9-26-20

SCALE: 1" = 20'

"ALL RIGHTS RESERVED"

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

**SUBLOT 9**

**BLOCK "F" ~ MAP COVER 1911**

PART OF LOT 5 SECTION 10 TOWNSHIP 11 RANGE 6 OF THE:  
Holland Land Company's SURVEY - Erie COUNTY, N.Y.

SURVEY OF: 7 Wilma Drive, Village & Town of Lancaster

SBL No. 115.07-14-9

T.L.L. NO. 115.07-14-9