

WEST SENECA ZONING BOARD OF APPEALS AGENDA

Meeting #2016-04

April 20, 2016

- I. Call to order
- II. Opening of Public Hearing
- III. Approval of Proofs of Publication
- IV. Approval of Minutes #2016-03

OLD BUSINESS:

- 2013-13 Request of Brian & Lisa Hirsch for a variance for property located at 122 Tampa Drive to raise chickens
- 2016-15 Request of John Pappas for a variance for property located at 1780 Orchard Park Road to move patio with outdoor seating to front of building
- 2016-17 Request of Rusty Nickel Brewing Company for a variance for property located at 4350 Seneca Street to allow outdoor patio seating

NEW BUSINESS:

- 2016-19 Request of Jeannette & Mark Sutter for a variance for property located at 42 Iris Avenue to reduce side yard setback to one foot for construction of new garage (3' setback required)
- 2016-20 Request of John & Kelli Osborne for a variance for property located at 2157 Union Road to allow a 6' high fence in side yard of corner lot with more than 10' projection into front yard (maximum 4' high fence in front & side yard allowed with no more than 10' projection into front yard)
- 2016-21 Request of Sal Pappaceno for a variance for property located at 2271 Berg Road to allow construction of a 17' high accessory building (maximum 12' high allowed)
- 2016-22 Request of Thomas D Nunan for a variance for property located at 214 Tudor Blvd. to allow a 4' and 6' fence on a corner lot (fences not permitted in front yard, maximum 4' permitted in side yard)
- 2016-23 Request of Ronnie Oakes for a variance for property located at 168 Northwood Avenue to allow a 6' fence in side yard of corner lot (maximum 4' fence in side yard allowed)
- 2016-24 Request of Eric & Sue Deitz for a variance for property located at 108 John Alex Drive to connect pool deck to house deck (10' separation required between pool and primary structure)

- 2016-25 Request of Dale Roehling for a variance for property located at 163 Kelsey Drive to expand driveway 2' from side lot line (minimum 3' from side lot line required)
- 2016-26 Request of Bogdan & Jolanta Kotnis for a variance for property located at 26 Vermont Place to construct a 20' x 25' addition on corner lot with 27' setback (30' setback required)
- 2016-27 Request of Richard Johnson of X-Press Signs Inc. for a variance for property located at 2343 Union Road to allow a 92 sf per side electronic message sign within 500' of residential property (maximum 40 sf per side allowed)
- 2016-28 Request of Joseph B See, R.A. for a variance for property located at 1365 Indian Church Road to reduce required bulk area from 36,000 sf to 14,091 sf, reduce required parking depth from 18' to 17' and reduce required parking spaces from 12 to 7
- 2016-29 Request of Michael Anderson for a variance for property located at 1297 Seneca Creek Road to construct a garage addition reducing side yard setback to 7'9" (10' side setback required)
- 2016-30 Request of Amber Sears of Expedite the Diehl for a variance for property located at 1055 Union Road to allow a 19' high, 130 sf ground sign (maximum 5' high, 20 sf per side allowed)
- 2016-31 Request of Thomas Szalay for a variance for property located at 10 Phyllis Drive to connect house deck to pool deck (10' separation required)
- 2016-32 Request of Edward Runte for a variance for property located at 79 Norwood Drive to allow 6' fence in side yard of corner lot projecting into front yard (maximum 4' fence allowed in side and front yard with proper setback)
- 2016-33 Request of Michele Ladouceur for a variance for property located at 15 Conner Drive to allow a 6' fence in front yard of corner lot (maximum 4' fence allowed)
- 2016-34 Request of Christopher Morlock for a variance for property located at 225 Leydecker Road to construct a 15' high garage (maximum 12' high accessory structure allowed)