

# TOWN OF ORCHARD PARK – ZONING BOARD OF APPEALS

## AGENDA FOR DECEMBER 17, 2024

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Orchard Park, New York will hold a Public Hearing on **Tuesday, the 17th of December, 2024 at 7:00 P.M.** in the **Orchard Park Community Activity Center, 4520 California Road**, in said Town, in the matter of the following appeals:

MEMBERS: Work session starts at 6:30 P.M. (Members please be prompt.)

### NEW BUSINESS

1. ZBA File# 50-24, James and Kristen Vaughan, 6 Grove Road, Zoned R-2, SBL# 184.06-1-23, (Sub Lot 23, Map Cover 3707). Requests an Area Variance of 14.87% lot coverage to construct a covered patio at the back of the house. *Maximum lot coverage in an R-2 Zone is 14%, §144 Attachment 15, Schedule of Height, Lot, Yard, and Bulk Regulations.*
2. ZBA File# 51-24, Alliance Homes, 46 Timberlake Drive, Zoned R-1, SBL# 173.20-2-18, (Sub Lot 118, Map Cover 2266). Requests an Area Variance for a 45.6 foot front setback to construct a single family dwelling. *Minimum front setback in an R-1 Zone is 50 foot, §144 Attachment 14, Schedule of Height, Lot, Yard, and Bulk Regulations.*
3. ZBA File# 52-24, Larry Pezzanite, 7 Rolling Hills Drive, Zoned R-2, SBL# 172.15-2-24, (Sub Lot 96, Map Cover 2269). Requests 2 Area Variances for a 3 foot side and rear setback to construct a 30 foot x 61 foot storage building. *Minimum side and rear setbacks in an R-2 Zone is 10 feet, §144 Attachment 14, Schedule of Height, Lot, Yard, and Bulk Regulations.*
4. ZBA File# 53-24, Kevin Evanetski, 98 Knoche Way, Zoned R-2, SBL# 153.20-2-74, (Sub Lot 74 Map Cover 3594). Requests an Area Variance for a 9.5 foot side setback for the stairs leading to his 2<sup>nd</sup> floor deck. *Minimum side setback in an R-2 Zone is 15 feet, §144 Attachment 15, Schedule of Height, Lot, Yard, and Bulk Regulations.*

THE PETITIONER OR AN AUTHORIZED REPRESENTATIVE MUST ACCOMPANY EVERY PRESENTATION. ALL PERSONS CONCERNED WITH OR INTERESTED IN THE ABOVE APPEALS WILL BE GIVEN THE OPPOR/TUNITY TO BE HEARD AT THIS PUBLIC HEARING

Dated: 11/20/24  
Orchard Park, New York

Lauren Kaczor Rodo, Chairwoman  
Zoning Board of Appeals