

**LEGAL NOTICE
VILLAGE OF HAMBURG
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Village of Hamburg Zoning Board of Appeals at 7:00 p.m. on Thursday, September 7, 2023 at Village Hall, 100 Main Street, Hamburg, New York 14075 regarding the following:

MATTER #1

Application No. 2023-01525 by Breanne Pleszak, 21 Euclid Avenue, for one (1) area to add a front covered porch. Tradition Village Residential (TVR). The Code of the Village of Hamburg, Zoning thereof: **Section §250-20.5 Dimensional Requirements.** Minimum front yard setback. Code: 25'. Proposed: 17'. Variance requested: 8'. Subject premises is known as 21 Euclid Avenue, S.B.L. 183.18-15-4

MATTER #2

Application No. 2023-01634 by Grimsview Properties, 160 Elmview Avenue/1 Staub Drive (formerly 160 Grimsby) for seven (7) area variances for signage and lighting. Mixed Use Industrial (MU-I) and Limited Commercial Residential (LCR). The Code of the Village of Hamburg, Zoning thereof: **Section §250-35.16B Regulations by sign type.** Ground sign (Sunset Drive entrance of 1 Staub Drive). Maximum area of sign in MU-I zoning district is 24 sq. ft. Code: 24 sq. ft. Proposed: 32 sq. ft. Variance requested: 8 sq. ft. **Section §250-35.16B Regulations by sign type.** Ground sign (Corner of Staub Drive/160 Elmview). Maximum area of sign in MU-I zoning district is 24 sq. ft. Code: 24 sq. ft. Proposed: 32 sq. ft. Variance requested: 8 sq. ft. **Section §250-35.16B Regulation by sign type.** Ground sign (Corner of 160 Elmview and Sunset). Maximum area of sign in LCR zoning district is 16 sq. ft. Code: 16 sq. ft. Proposed: 32 sq. ft. Variance requested: 16 sq. ft. **Section §250-35.16B Regulation by sign type.** Ground sign. Maximum height in LCR zoning district is 4 ft. Code: 4 ft. maximum height. Proposed: 6 ft. Variance requested: 2 ft. in height. **Section §250-35.16B Regulation by sign type.** Ground sign. Illumination. In MU-I zoning district: External lighting. Code: External lighting. Proposed: LED backlighting. Variance requested: LED backlighting. Lighting in LCR zoning district: internal lighting prohibited. Code: No internal lighting. Proposed: LED backlighting. Variance requested: LED backlighting for all three (3) signs. Subject premises is known as 1 Staub Drive (formerly 160 Grimsby) and 160 Elmview Avenue, S.B.L. 182.16-3-25.11, 182.16-3-29.11 and 182.16-3-28.111.

MATTER #3

Application No. 2023-01570 by John Ruszaj, 23 Union Street, for five (5) area variances for a detached garage. Traditional Village Residential (TVR). The Code of the Village of Hamburg, Zoning thereof: **Section §250-23.4B(2) Accessory Uses and Structures.** "... floor area of detached garage shall not exceed 600 sq. ft." Code: 600 sq. ft. Proposed: 1,020 sq. ft. Variance requested: 420 sq. ft. **Section §250-20.6 Bulk Requirements.** Maximum height of an accessory structure is 15'. Code: 15' in height. Proposed: 22'3". Variance requested: 7'3". **Section §250-20.6 Bulk Requirements.** Maximum lot coverage is 50%. Code: 50% lot coverage max. Proposed: 73% lot coverage. Variance requested: 23% additional lot coverage. **Section §250-20.5 Dimensional Requirements.** Minimum side yard,

accessory structure. Code: 3'. Proposed: 1.25'. Variance requested: 1.75'. **Section §250-20.5 Dimensional Requirements.** Minimum rear yard, accessory structure. Code: 3'. Proposed: 0'. Variance requested: 3'. Subject premises is known at 23 Union Street, S.B.L. 196.05-7-19.

FURTHER NOTICE IS HEREBY GIVEN that at such hearing all persons interested in the subject matter of any of the foregoing matters will have an opportunity to be heard.

FURTHER NOTICE IS HEREBY GIVEN that the appellant/applicant or his duly authorized representative must be present at the hearing.

DATED: August 25, 2023

Richard Stumpf
Chairman