

**Village of Lancaster
Zoning Board of Appeals
56 Livingston Street**

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, August 5, 2021, at 7:20 p.m.

The purpose of this hearing is to consider the request from John Cope, petitioner and property owner of 56 Livingston St., Lancaster, NY 14086. The petitioner is seeking relief from the following Village codes with respect to the installation of a privacy fence in a required front yard on a corner lot:

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.

Section 148-6 Fences – Obstructions affecting public safety.

Any fence, wall or similar structure, as well as shrubbery, which unduly cuts off light or air, which may cause a nuisance, a fire hazard or a dangerous condition or an obstruction to combating fires or an obstruction to men and equipment for combating fires, which may affect public safety, is hereby expressly prohibited. Further, no fence shall be erected in a front yard in a residential district or along a public right-of-way unless the fence is uniformly less than 50% solid.

Petitioner is seeking relief from the Village Code to allow the installation of a 6' privacy fence in a front and side yard on a corner lot. A corner lot is considered to have a front yard along each street. The six foot (6') high fence exceeds the three foot (3') maximum height allowed in a front yard. The fence is also more than 50% solid, neither of which are allowed per the Village Code. Petitioner is seeking relief of 3' for the fence height, and relief from the 50% solid requirement

At said hearing, all persons so desiring shall have the opportunity to be heard.

Michael E. Stegmeier
Village Clerk