

Town of Hamburg
Board of Zoning Appeals
February 7, 2023
Minutes

The Town of Hamburg Board of Zoning Appeals met for a Regular Meeting on Tuesday, February 7, 2023 at 7:00 P.M. in Room 7B of Hamburg Town Hall, 6100 South Park Avenue. Those attending included Chairman Brad Rybczynski, Vice-Chairman Ric Dimpfl, Commissioner Jeff Adrian, Commissioner Mark Yodar, Commissioner Nicole Falkiewicz, Commissioner Laura Hahn and Commissioner Chris Smith.

Also in attendance were Board of Zoning of Appeals Attorney Michelle Parker and Code Enforcement Officer Jeff Skrzypek.

Board members recited the Pledge of Allegiance.

Chairman Rybczynski asked for a moment of silence in honor of those service members who have paid the ultimate sacrifice.

Commissioner Falkiewicz read the Notice of Public Hearing.

Application # 5968 Raymond Costa – Requesting an area variance for a two-family home under construction at 4266 Greenfield Parkway (Zoned R-2)

Raymond Costa, applicant, stated that he made an honest mistake placing the home on this property one (1) foot closer to the front property line than what is allowed. He noted that if he builds any more homes, he will make sure they are the correct distance away from property lines.

Mr. Dimpfl stated that the home on the property adjacent to 4266 Greenfield Parkway is approximately 28 feet from the front property line.

Findings:

Ms. Falkiewicz made a MOTION, seconded by Mr. Dimpfl, to approve Application # 5968.

On the question:

Ms. Falkiewicz reviewed the area variance criteria as follows:

1. Whether the benefit sought can be achieved by other means feasible to the applicant – No.
2. Whether there would be an undesirable change in neighborhood character or to nearby properties – No.
3. Whether the request is substantial – No.
4. Whether the request will have adverse physical or environmental effects – No.

5. Whether the alleged difficulty is self-created – The difficulty is self-created.
All members voted in favor of the motion. **GRANTED**

Mr. Dimpfl made a MOTION, seconded by Mrs. Hahn, to approve the minutes of January 3, 2023. All members voted in favor of the motion.

Mr. Dimpfl made a MOTION, seconded by Mr. Yodar, to adjourn the meeting. All members voted in favor of the motion.

The meeting was adjourned at 7:15 P.M.

Respectfully submitted,
Nicole Falkiewicz, Secretary
Board of Zoning Appeals

DATE: February 10, 2023