

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2016-029

Date 04/15/2016

X TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:

I (we) MICHAEL ANDERSON (ARCHITECT) of 121 HARTWELL RD APT 2
BLUFFALO, NY 14216, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE

DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT NO. _____,

DATED _____, 20____, WHEREBY THE BUILDING INSPECTOR DID DENY TO

- | | |
|--|---|
| <input type="checkbox"/> A PERMIT FOR USE | <input type="checkbox"/> A CERTIFICATE OF EXISTING USE |
| <input type="checkbox"/> A PERMIT FOR OCCUPANCY | <input type="checkbox"/> A CERTIFICATE OF ZONING COMPLIANCE |
| <input type="checkbox"/> A TEMPORARY PERMIT OR EXTENSION THEREOF | <input type="checkbox"/> AREA PERMIT |

1. Applicant is the PROPERTY OWNER
 CONTRACTOR FOR THE WORK CONCERNED HEREIN
 PROSPECTIVE TENANT
 OTHER (Describe) ARCHITECT

X 2. LOCATION OF THE PROPERTY 1297 SENECA CREEK RD.

3. State in general the exact nature of the permission required, Requesting 7' 9" side yard; 10' Required

4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. _____, dated _____, 20____.

5. REASON FOR APPEAL.

X A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because: _____

HOME OWNER WOULD LIKE TO EXPAND GARAGE - 10' SETBACK WOULD NOT PERMIT ENOUGH WORK FOR GARAGE REQUEST. ZONING CURRENTLY R90

B. Interpretation of the Zoning Ordinance is requested because: _____

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section _____, Subsection _____, Paragraph _____ of the Zoning Ordinance, because: _____

Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance
120-30 - Requesting 7' 9" to property line for garage addition
- 10' side yard required in R90 zoning

2. Zoning Classification of the property concerned in this appeal _____

3. Type of Appeal:

- Variance to the Zoning Ordinance.
 Interpretation of the Zoning Ordinance or Zoning Map
 Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

4. A statement of any other facts or data which should be considered in this appeal. _____



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Site Notes

- A. ALL EXTERIOR SITE HARDSCAPE WORK IS EXISTING - OWNER TO PROVIDE SURVEY.
- B. RE-GRADE INFILLED TOPSOIL AT NEW CONNECTIONS TO EXISTING SANITARY LINE - DURING THE GRADING PROCESS REMOVE UNDESIRABLE SOIL AND CLEARING DEBRIS FROM THE SITE. ALL MATERIALS SHALL BE PROPERLY DISPOSED OF. WHERE GRASSES ARE INDICATED ON THE LANDSCAPE PLAN, PROVIDE A MINIMUM OF 6" TOP SOIL, GRADE SMOOTH AND UNIFORM WITHIN 1/2" +/- OF FINISH ELEVATION. ROLL AND RAKE TO REMOVE RIDGES AND FILL DEPRESSIONS. PROVIDE A SUN AND SHADE SEED MIX OF KENTUCKY BLUEGRASS, RED FESCUE AND PERENNIAL RYE GRASS AND BROADCAST PER SEED SUPPLIED RECOMMENDATION. PROTECT SEEDED AREAS WITH STRAW MULCH AND KEEP MOIST UNTIL NEW LAWN IS ESTABLISHED.
- C. THERE ARE NO SIGNIFICANT TREES LOCATED WITHIN THE DEVELOPMENT AREA ON THE PROPERTY.
- D. THE GRASS AREAS BETWEEN THE ROAD AND PARKING LOT, IF NOT INCLUDED IN THE LANDSCAPE PLAN, SHALL HAVE A MINIMUM OF 12" OF TOPSOIL. ALL OTHER NEW GRASS AREAS WITHIN THE DEVELOPMENT AREA WILL BE A MINIMUM OF 6"
- E. REFER TO OWNER PROVIDED SURVEY FOR ALL UNDERGROUND UTILITY LOCATIONS, IT IS THE LAW, BEFORE YOU DIG, DRILL, OR BLAST, CALL UFPO AT 1-(800) 962-7962. - ANY PROPOSED GAS, ELECTRIC, PHONE, AND CABLE UTILITIES TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.

SITE DATA:

ZONING: RESIDENTIAL (R-90)

MINIMUM LOT DIMENSIONS:

	REQUIRED	ACTUAL
AREA	12,000SF	68,100SF
LOT WIDTH AT FRONT	90FT	100FT
LOT DEPTH		681.91FT
	REQUIRED	PROPOSED/EXISTING
FRONT YARD SETBACK	30FT	80FT
SIDE YARD SETBACK	10FT EACH	7.9*/26FT
	20FT TOTAL	33.9FT
REAR YARD SETBACK	30FT	558FT

* SEEKING RELIEF FROM TOWN ZONING CODE 120-30 MINIMUM YARDS FOR ONE & TWO FAMILY DWELLINGS IN A R-90 DISTRICT SIDE YARD MINIMUM: 10FT

Residential Garage Addition

Site Notes

ABSTRACT Architecture PC

121 Hartwell Road
Buffalo, NY 14216
mail@abstractarch.com
(716) 812-2596

ABS No : 1639

Drawn by: MCA

Cindy Derenda

1297 Seneca Creek Road
West Seneca, NY 14224

4.3.2016

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