

APPLICATION TO BOARD OF APPEALS

049

Tel. No. _____

Appeal No. 2016-~~113~~

Date JUN - 3 2016

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

I (we) GERALD + ROSEMARY RUSIN / John Spaschak of 251 FRENCH RD WEST SENECA
237-247 French Rd WEST SENECA NY, 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

RECEIVED
PLANNING CLERKS OFFICE
WEST SENECA, N.Y.
2016 JUN - 3 AM 9:43

- A PERMIT FOR USE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A CERTIFICATE OF ZONING COMPLIANCE
- AREA PERMIT

1. Applicant is the PROPERTY OWNER
 CONTRACTOR FOR THE WORK CONCERNED HEREIN
 PROSPECTIVE TENANT
 OTHER (Describe) REALTOR - ASSOCIATE BROKER

2. LOCATION OF THE PROPERTY 237 + 247 FRENCH RD. W. SENECA NY

3. State in general the exact nature of the permission required, SPLIT VACANT LOT 3 TIMES,
3'-0" STRIP TO MEET 300'

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. NA, dated _____, 20____.

5. REASON FOR APPEAL.

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: SEE ATTACHED LETTER

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: _____

John Spaschak Gerald R. Rusin
Signature
Rosemary A. Rusin
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 ~~120-29~~ 120-29 - BULK YARD - R-100A - 100' LOT WIDTH REQ'D - 97' REQUESTED.

2. Zoning Classification of the property concerned in this appeal R-100A

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.

VARIANCE TO REDUCE LOT WIDTH.

June 2, 2016

TO: West Seneca Town Board of Appeals
FROM: Gerald and Rosemary Rusin
251 French Rd
West Seneca, NY 14224

Please be advised that we have given full responsibility and authorization for my realtor, John Spaschak to represent us at before the West Seneca Town Board of Appeals to apply for a variance on our property located at 237 and 247 French Rd West Seneca, NY 14224 for the purposes of subdividing the land into three buildable lots for either single family or two family homes.



Gerald Rusin, Owner



Rosemary Rusin, Owner

June 2, 2016

TO: West Seneca Town Board of Appeals
FROM: Gerald and Rosemary Rusin
251 French Rd
West Seneca, NY 14224

As owners of the vacant land located at 237 and 247 French Rd West Seneca, NY 14224 we wish to apply for a variance to subdivide the land into three buildable lots for either single family or two family homes.

The zoning for the property is R100-A for the first 300' feet of depth and M1 for the remainder. The zoning allows for single family or two family home to be built with a lot size of 100' feet wide and 20,000 in total square footage (200' feet deep).

The road frontage is 252.14' feet for 237 French Rd and 45.46' feet for 247 French Rd. This totals 297.60' feet.

Our request is to gain a variance for approval to subdivide the land through Erie County into three buildable lots for either single or two family homes. We are agreeable to making each lot 99' feet or two lots at 100' feet each and one lot at 97' feet.

Thus, the variance would allow the requirement for road frontage to be reduced by 1' foot for each parcel.

Your approval of this variance would allow for additional monies to be added to our towns tax base as well as adding more opportunities for families to move to into our community.

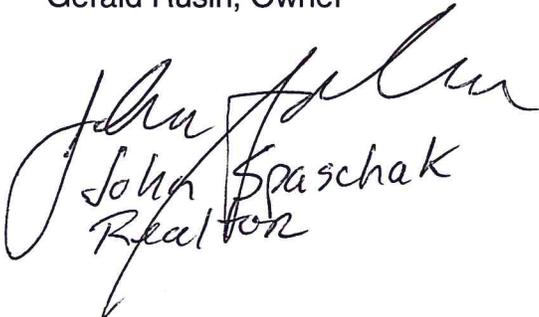
Thank you for your consideration,



Gerald Rusin, Owner



Rosemary Rusin, Owner

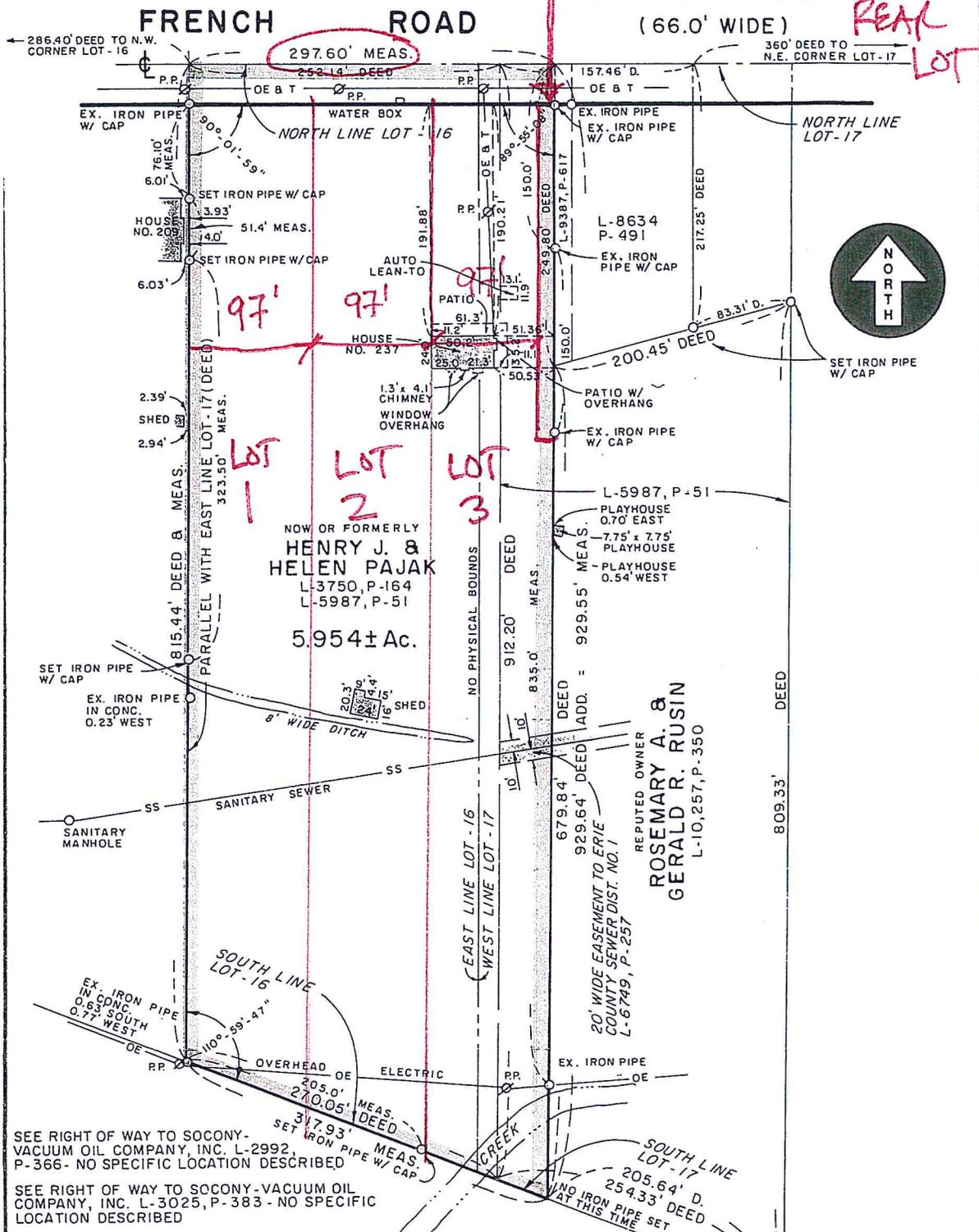


John Spaschak
Realtor

NOTE - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

NOTE UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

RESURVEYED	REVISION
	SET ADDITIONAL IRON PIPES MAY 29, 2001



SEE RIGHT OF WAY TO SOCONY-VACUUM OIL COMPANY, INC. L-2992, P-366 - NO SPECIFIC LOCATION DESCRIBED

SEE RIGHT OF WAY TO SOCONY-VACUUM OIL COMPANY, INC. L-3025, P-383 - NO SPECIFIC LOCATION DESCRIBED

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McINTOSH & McINTOSH, P.C.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 LOCKPORT, NEW YORK BUFFALO, NEW YORK
 PHONE 434-9138 PHONE 625-8360

SURVEY OF PART OF LOTS-16 & 17, EBENEZER LANDS		
LOCATION TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK		
JOB No. 3707-A	SCALE: 1" = 100'	DATE: JULY 23, 1998
		DRAWN <i>MMB</i> COMP. G.N.Z. DECD. CHECKED