

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2016-06

Date 1.12.16

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

I (we) Gerald & Dawn Gammack of 3402 Clinton Street West Seneca, Ny 14224, 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

- 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) _____

2. LOCATION OF THE PROPERTY 3402 Clinton Street, West Seneca, Ny 14224

3. State in general the exact nature of the permission required, ERECT ADDITION ON SIDE OF HOUSE. 4' OFF SIDE // +/- 23' OFF FRONT

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

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: _____

Dawn Gammack
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 - MINIMUM YARDS - 40' FRONT YARD REQUIRED // +/- 23' REQUESTED. 5' SIDE YARD REQUIRED // 4' REQUESTED

2. Zoning Classification of the property concerned in this appeal R-60A

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.

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CLERKS OFFICE

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

- EXISTING HOUSE IS 12.36' OFF FRONT.
- HOUSE IS PERMITTED FOR 2 FAMILY...

January 12, 2016
3402 Clinton St
West Seneca, NY 14224

WEST SENECA TOWN BOARD MEMBERS:

Attached you will find our Application to the Board of Appeals respectfully requesting consideration of a variance for our property at 3402 Clinton Street, West Seneca, NY.

We are asking for the variance in order to add an addition to our home to be able to take care of our elderly 79 year old mother. She is in failing health, and we have made a personal and moral commitment to take care of her in her later years. She is a wonderful loving mother and spent her life ensuring that her children were raised right. Her husband of 40 years, our step-dad, passed way two months ago and we moved our mom back to WNY from her home outside of Austin, Texas.

Currently, our home is a two bedroom. The second bedroom is too small to adequately accommodate her needs. Our plan is to expand this room – according the attached plans, which will provide her with a handicapped accessible private bathroom and a large enough bedroom to allow her privacy and a sitting space, along with a small private patio/porch.

We are very concerned that we create a space that is not only adequate for her needs, but that we do not detract from the neighborhood with the design. We have begun the design phase of the exterior and we are careful to ensure that we enhance the value of our property and that we blend nicely into the neighborhood.

We have written a letter to our neighbors to the right, and are waiting on a return letter of support. These are rental properties. Attached is a letter signed by our neighbor to the left in support of this variance/addition.

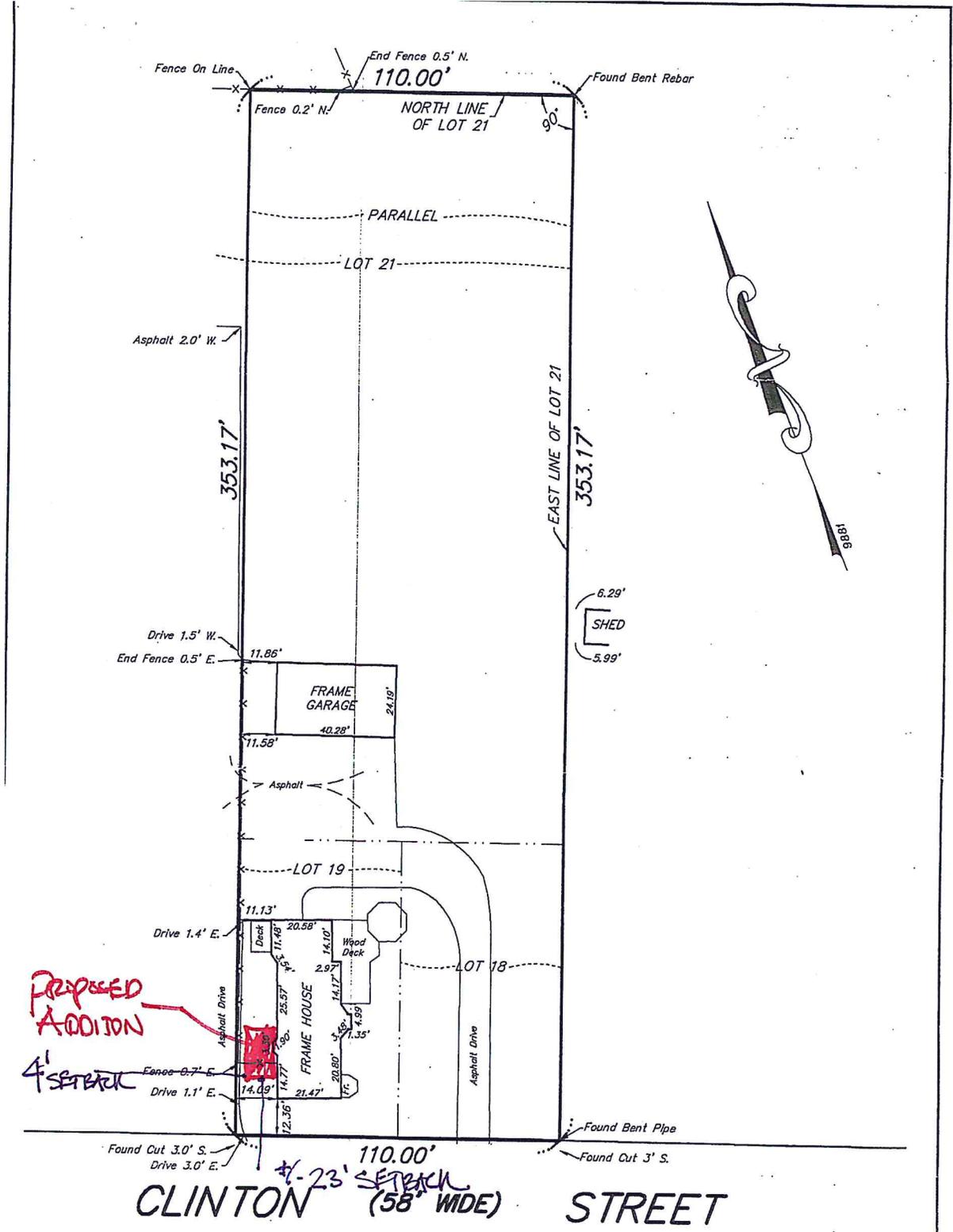
We have also attached photos from various angles of the property. You can see that our options for placement of the addition are limited to the proposed area.

We are grateful for the consideration of our request, we look forward to continuing to residing in West Seneca.

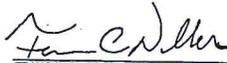
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'W. Kelly', written in a cursive style.



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Head of Search
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

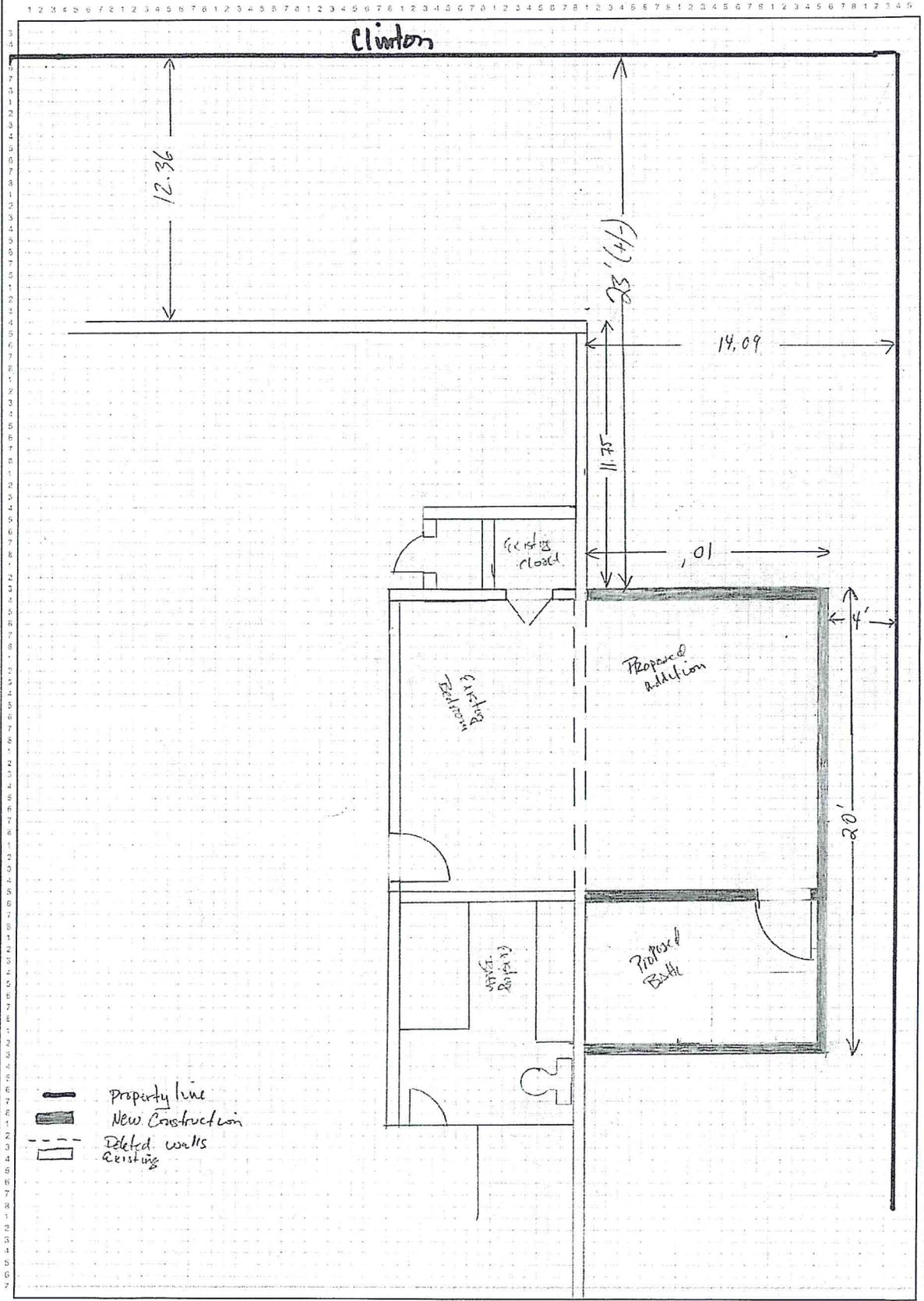
THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Paul Notaro, Esq.  FRANCIS C. DELLES NYSPLS No. 050477	©COPYRIGHT 2010 BY: Millard, MacKay & Delles LAND SURVEYORS, LLP 150 AERO DRIVE BUFFALO, NEW YORK 14225 PHONE (716) 631-5140 ~ FAX 631-3811	AMEND:
		SURVEY DATE: 7-30-10
		©DRAWING DATE: 8-3-10
		SCALE: 1" = 40'
		"ALL RIGHTS RESERVED"
PART OF LOT <u>21</u> SECTION <u> </u> TOWNSHIP <u>10</u> RANGE <u>7</u> OF THE: <u>Middle Ebenezer Lands, MC 102</u> SURVEY - <u>Erie</u> COUNTY, N.Y. SURVEY OF: 3402 Clinton Street, Town of West Seneca		THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW. SBL No. 124.20-11-45.12

FILE NO. 124.20-11-45.12



150 NORTH AMERICA DR.
WEST SENECA, NY 14224
(716) 674-7288
FAX (716) 675-1490

JOB Gammark Pigiowski
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE 1/4"





150 NORTH AMERICA DR.
WEST SENECA, NY 14224
(716) 674-7288
FAX (716) 675-1490

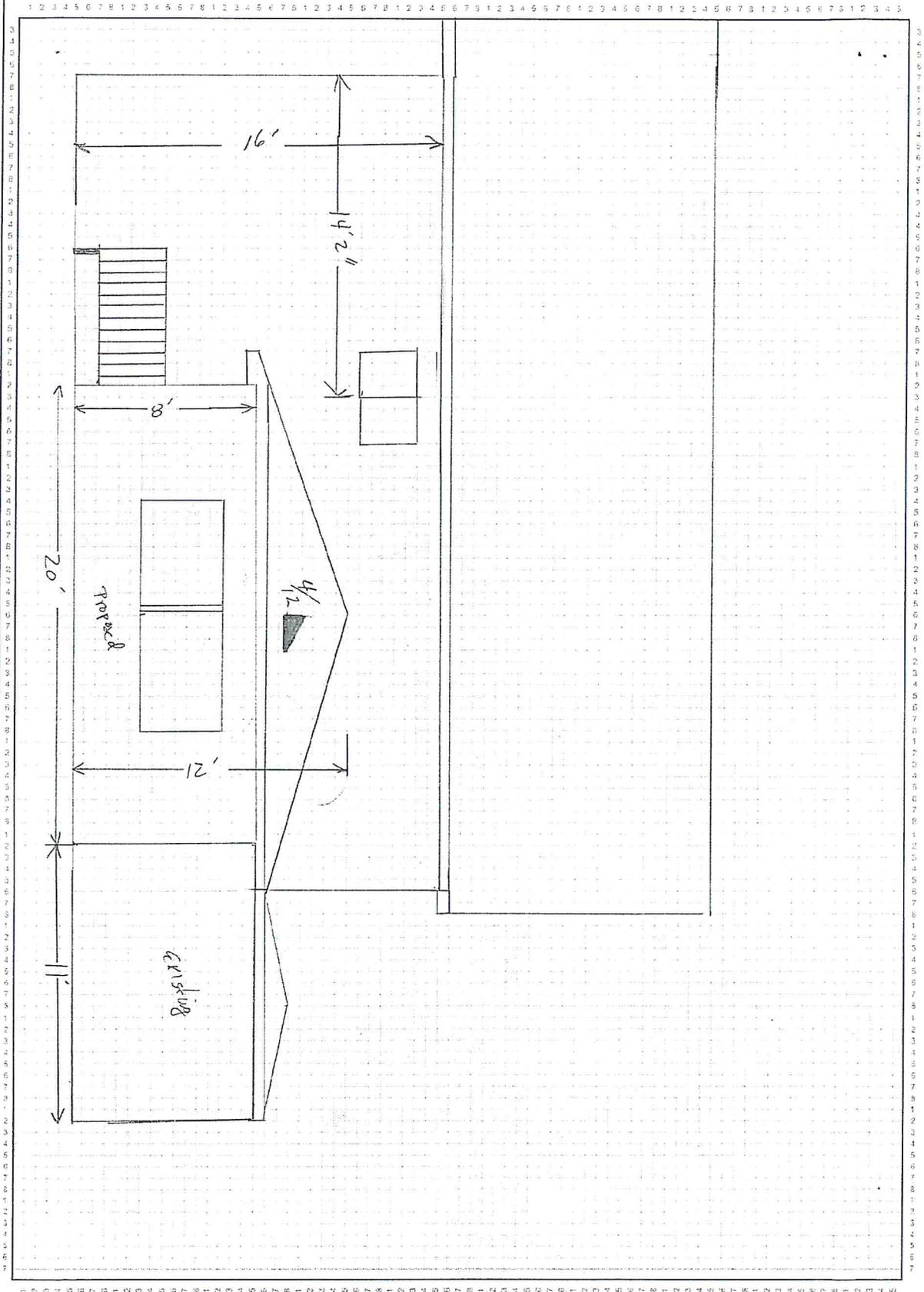
JOB Gawmark/Pijowski

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE 1/2" scale 1/2" = 1 foot





3402





