

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2022-10

Date _____

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

I (we) Quality Quick Signs of 1380 French Rd.
Depew NY 14043

, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT TO: 8'x12' sign 96 sqft in R district

- 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 103 South Dr - Queens Landing

3. State in general the exact nature of the permission required, Erect a 96 square foot single sided sign. 40 square foot max permitted not in R district

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.

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 Enclosed

B. Interpretation of the Zoning Ordinance is requested because: Pedestal Signs not to exceed 40 square feet per side, requesting 96 sq ft

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 40, Paragraph 12 of the Zoning Ordinance, because: _____

Quality Quick Signs
Applicant's 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 TOWS Moving Sign Ordinance 120-40-12

2. Zoning Classification of the property concerned in this appeal R-50

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. Sign to face Thruway traffic - letter from NYS DOT included

Building Inspector JGR

Ryan Homes is seeking a temporary use - size variance for signage to be placed on lot 16 in the newly developed Queens Landing subdivision off South Street, in the rear of the lot facing Route 219 highway. We are asking for a 96 square foot sign to be allowed (current size acceptance is 40 sq ft) proposed sign on application is 8' tall x 12' wide to provide proper visibility to the intended audience traveling south along Route 219 highway. The proposed sign has a time expectancy of 3-4 years while the community is marketed and sold out. The sign is deemed allowable by the USDOT with provided correspondence attached.

----- Original Message -----

From: "Morrissey, Kelly (DOT)" <Kelly.Morrissey@dot.ny.gov>

To: Christopher Flejtuch <chris@qualityquicksigns.com>

Date: February 15, 2022 8:17 AM

Subject: RE: Queens Landing Billboard Proposal off US 219

Good morning, Chris-

Thank you for getting this information to me so quickly.

Based upon the aerial view of proposed subdivision lots and anticipated location of the sign, I would find this to meet the criteria for an on-premise sign.

On-premise signs do not require NYSDOT permits.

Additional information regarding the requirements for on-premise signs can be found here:

http://nyrules.elaws.us/nyccr/title17_chapteriv_subchapterc_part150_s150.13

I hope this helps, and good luck with the project!

Kelly

Kelly Morrissey
Real Estate Specialist I
New York State Department of Transportation
100 Seneca Street, Buffalo, NY 14203
(716) 847-3194 | Kelly.Morrissey@dot.ny.gov
www.dot.ny.gov

Please feel free to reach out to me with any questions or concerns.

Regards,

Christopher Flejtuch

Quality Quick Signs
1380 French Road
Depew, NY 14043
716-668-6400

Billboard Sign

12'

Join
VIP
List

Queens Landing

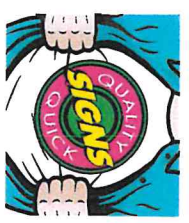
FROM LOW \$2000s

Ryan Homes

RYAN HOMES
A REALTY COMPANY

8'

30"



TOLL FREE!
888.668.0188

SIGNS!

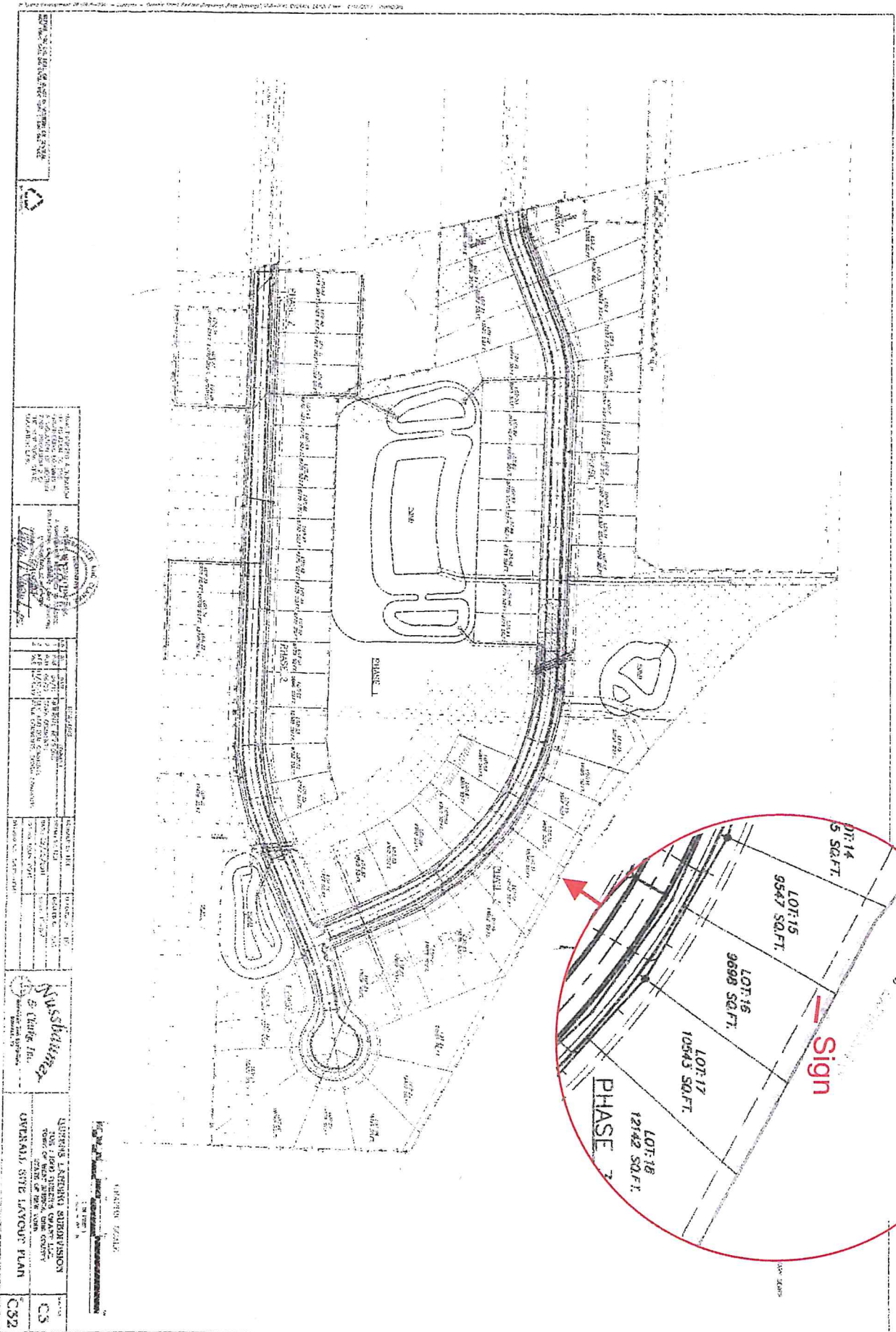
PRINTING!

DESIGN!

INSTALLATION!

P: 716-668-6400
F: 716-668-3900
1380 French Road
Depew, NY 14043

Billboard Location



ASPHEN SCALE
 1" = 100'
 0 100 200 300 400 500 600 700 800 900 1000

PREPARED BY: DATE: DRAWN BY: CHECKED BY: APPROVED BY: SCALE:	PROJECT NO.: SHEET NO.: SHEET TOTAL:	PROJECT NAME: CLIENT:	DESIGNER: ADDRESS: PHONE:	DATE:	SCALE:	PROJECT NO.:	SHEET NO.:	SHEET TOTAL:	PROJECT NAME:	CLIENT:	DESIGNER:	DATE:	SCALE:	PROJECT NO.:	SHEET NO.:	SHEET TOTAL:	PROJECT NAME:	CLIENT:	DESIGNER:	DATE:	SCALE:
-----------------------------------------------------------------------------	--------------------------------------------	--------------------------	---------------------------------	-------	--------	--------------	------------	--------------	---------------	---------	-----------	-------	--------	--------------	------------	--------------	---------------	---------	-----------	-------	--------

CS2