

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2022-111

Date 3/2/22

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

I (we) Ed Wojcik of Sunset Custom Homes Inc of 3172 S. Park Ave

Leekawannan, NY 14218, 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: _____

- 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 194 Westgate Blvd.

3. State in general the exact nature of the permission 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.
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 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: _____

[Signature]
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
(120-8) 50% of lot area required to permit 2-family home; Requesting 47%

2. Zoning Classification of the property concerned in this appeal R75 / R75A

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. _____

Building Inspector [Signature]

SUNSET CUSTOM HOMES, INC.



SUNSET BUILDERS

3172 S PARK AVE LACKAWANNA, NY 14218
PHONE: 716.823.2800 FAX: 716.824.4810

March 2, 2022

Town of West Seneca

RE: Lot 6 Westgate subdivision,

Dear Zoning Board,

I am requesting a zoning change on Lot 6 from a single family to a Double family. I have mother and daughter that wants to build a home on my lot with an in-law apartment.

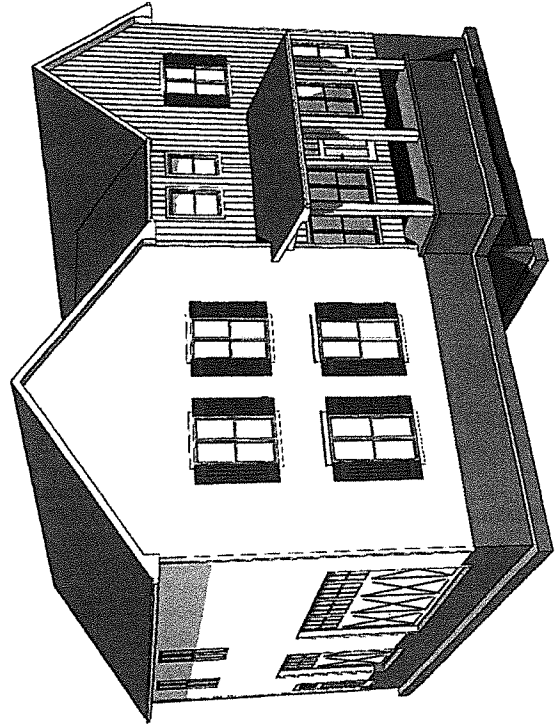
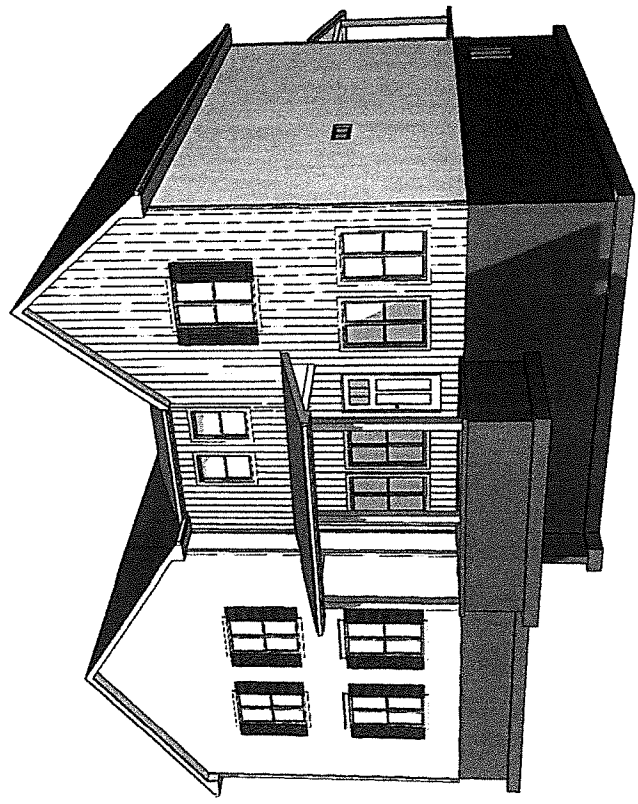
The lot is 85' wide and has 40ft of road frontage in R-75A and 45' of frontage in R-75.

I would be grateful in your consideration to help this family out.

Thank You

Ed Wojcik

President of Sunset Custom Homes Inc.



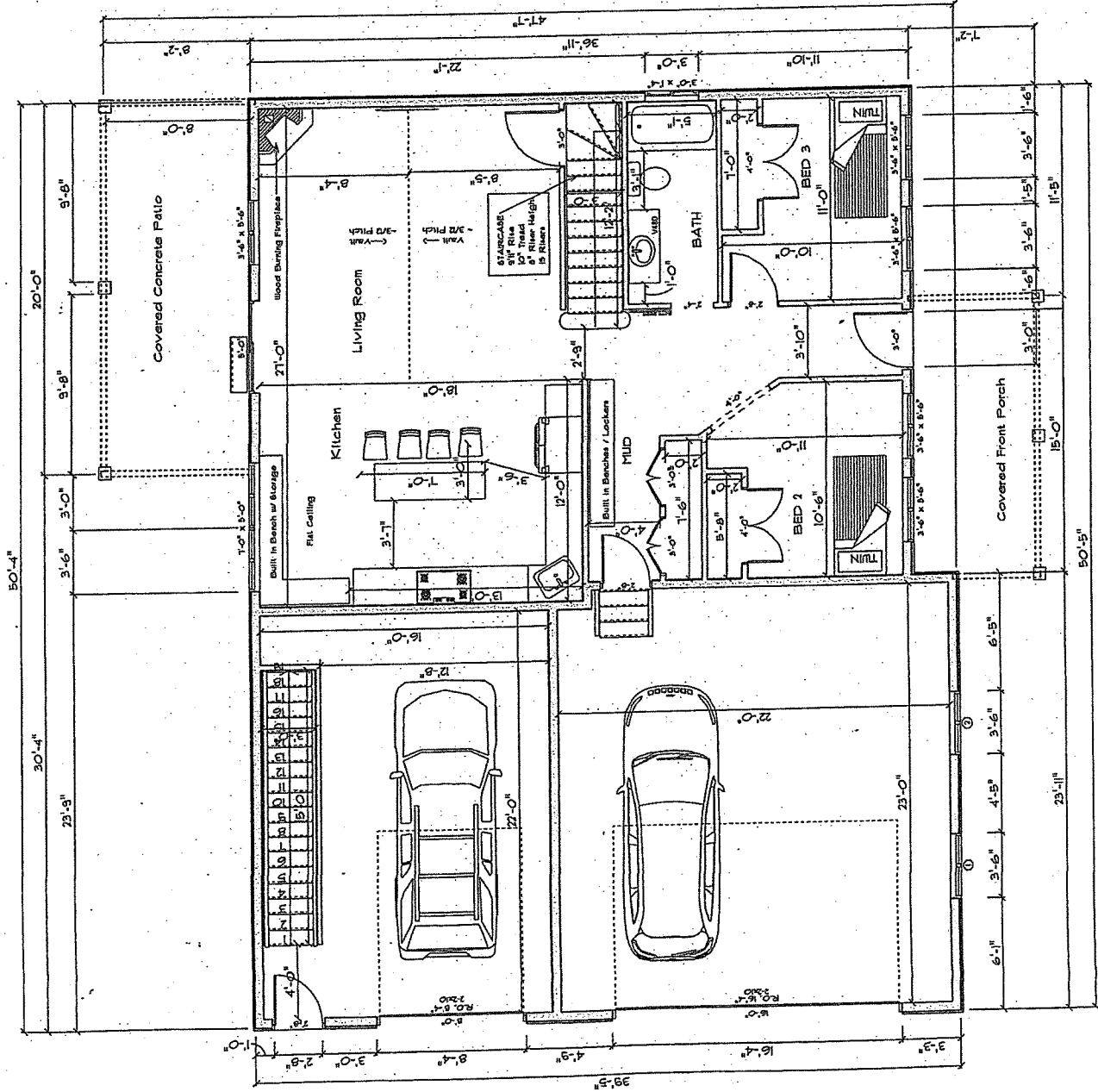
To Whom it May Concern,

My name is Jenna Lettieri and I am writing to you in regards to a lot of land on Westgate Blvd. and Reserve Rd. I am a 27 year old teacher and it has been a dream of mine to build a home in West Seneca. I was born in west Seneca and have lived here my entire life. My mother is also from West Seneca and has lived here for her entire life along with my grandma, uncles, aunts, and cousins. West Seneca is our home.

I am building this dream house for my mother and I. I am hoping to have an in-law suite on my home so that my mother can live with me. She is getting older and would like a smaller space with less maintenance. With that said, I am requesting that the lot be fully zoned for a double.

My family is familiar with the building process since my grandpa built many of the homes here in West Seneca through his company, Piotrowski Builders. My family still owns a trailer park here and my mom even has a street named after here (Lisa Ann Lane). Although my grandfather is not with us any longer, I know he is watching down and so proud of me for wanting to build a home for my mother and I.

Always,
Jenna Lettieri & Lisa Piotrowski



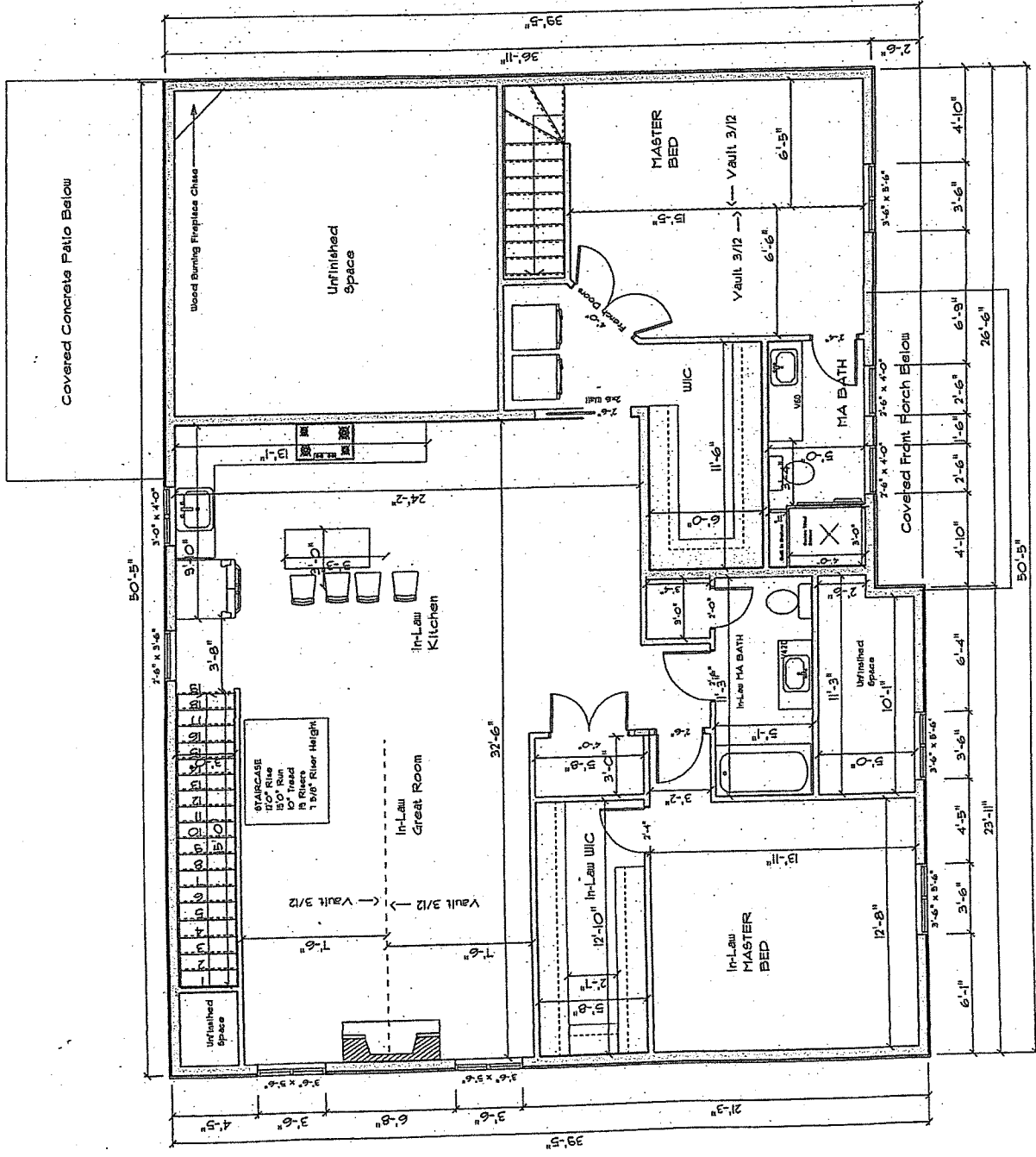
AREA
 1st Floor: 997 sq. ft.
 Garage: 928 sq. ft.
 Rear Patio: 168 sq. ft.
 Front Porch: 109 sq. ft.

MAIN FLOOR - YF
 SCALE: 0.11130" = 1'-0"

AREA

2nd Floor Main House: 390 sq. ft.

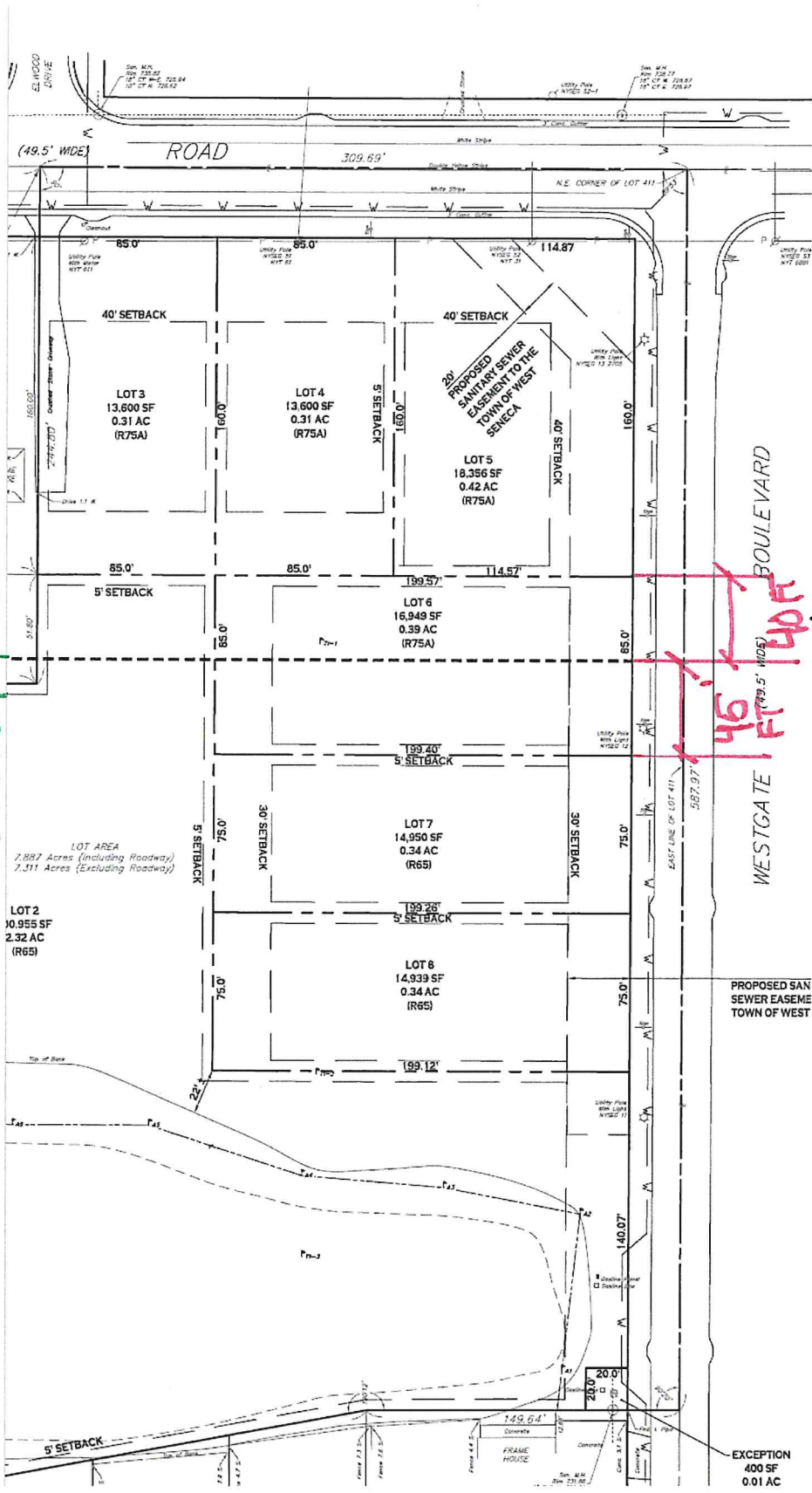
2nd Floor In-Law: 1,048 sq. ft.



SECOND FLOOR - YF

SCALE: 3/16" = 1'-0"

R-75 A ZONING
R-75 ZONING



#1
BECAUSE ONLY 40 FT
OF LOT (47%) IS
LOCATED IN R-75(A)
A SINGLE FAMILY HOME
IS PERMITTED

WESTGATE BOULEVARD
46 FT (49.5' WIDE)
40 FT

EXCEPTION
400 SF
0.01 AC

*Town of West Seneca, NY
Wednesday, March 2, 2022*

Chapter 120. Zoning

Article I. General Provisions

§ 120-8. Lots divided by district boundaries.

Where a lot is divided by any zoning district boundary so as to be in more than one zoning district and where such lot was an existing lot when such district boundary was established, a conforming use occupying 50% or more of the area of said lot and having street frontage in the district where permitted may be extended on such lot not more than 25 feet (measured perpendicular to the district boundary) into any district where such use is not permitted. Such use shall be subject to all regulations applicable to the district where permitted.