

# APPLICATION TO BOARD OF APPEALS

Tel. No. \_\_\_\_\_

Appeal No. 2022-016

Date 4/4/22

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

I (we) Jordan and Anna Lawson of 225 Orchard Park Road

\_\_\_\_\_, 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 225 ORCHARD PARK RD W. SENECA

3. State in general the exact nature of the permission required, NEW GARAGE WITH SETBACK VARIANCES

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 ENCLOSED 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: \_\_\_\_\_

Jordan Lawson  
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  
120-30-260A → 40' FRONT YARD SETBACK REQ'D // 7 FT REQUESTED  
120-39 (3) - 3FT SETBACK ON SIDE + REAR // 0 FT ON SIDE AND REAR 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.

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

Building Inspector [Signature]

March 31, 2022

To the Town of West Seneca Board of Appeals:

My name is Jordan Lawson and my wife, Anna Lawson and I own our house at 225 Orchard Park Road. We are writing to the board and applying for a variance in hope of constructing a new garage on our property.

Each of us grew up in West Seneca, attending elementary, middle and high school in the district. We are proud to be lifelong residents of our town and have given back to our community by working for the West Seneca School district and the Community Education department during our high school and college years. I, Jordan, was the Supervisor of the Before and After School Program at Allendale Elementary and a clerk typist for the Continuing Ed department from September 2005 until May 2016. Anna worked as an assistant for the Before and After School Program from September 2008 until June 2013. We truly enjoyed running the program and providing a safe, educational and fun environment for the children at Allendale Elementary and felt fulfilled by sharing our knowledge and talents for child care by making a difference in their lives.

In October 2010 we purchased our first house at 225 Orchard Park Road and have called it home ever since. Each of our families live and own homes in West Seneca as well and we fell in love with our house the first time we saw it. During our 11+ years owning a home in West Seneca we have made it a point to support our local businesses, develop strong relationships with our neighbors and take pristine care of our property. In November 2020 we had our first child and were excited to know that she would be attending the same schools and growing up in the same town as her parents. We truly want to make our home a 'forever home,' but quickly realized that things were a little more difficult raising a child and having to brush off a car, shovel and get ready for the day with our winters. Having a garage on our property would allow us to properly store our vehicles, outdoor things and have added space to make things easier for our family.

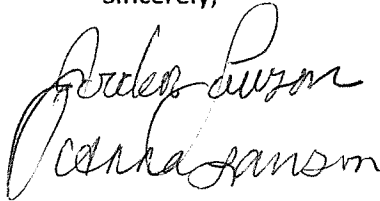
We have been thinking about constructing a garage for several years now and have been saving money to do so, while doing the proper research on the construction, permits and application process. The difficulty that our property poses is our location on a corner lot and having only 30 feet width of property. Our application and attached survey include the provisions of the zoning ordinance we are appealing for and we ask with sincerity for our application to be considered so that we can remain in our home to raise our family in West Seneca for years to come.

The building will be constructed with all the proper materials as required by the Board of Appeals, including permits and inspection. There is a current shed on the property that sits on the rear facing neighbor property line on 231 Orchard Park Road and within 1 foot of our side neighbor's

property line on 81 Paxford Avenue. The existing shed dimensions are 20 ft 3 inches wide, 10 ft 3 inches length and 10 ft 3 inches height. We are proposing a 20 ft wide by 23 ft length by 10-12 ft height detached garage to take the place of the existing shed to have ample space to park both of our SUV's which are 16 ft in length and have enough storage space for our outdoor things. The garage will be constructed approximately 40 feet from our house and we will comply with all of the Board's requirements. Gutters will be installed so that any water will be redirected onto our property. Benjamin Race, from Race Storage Sheds has provided us with an estimate of the work to be completed and a signed, contractor agreement that includes installation of fire rated drywall. Anna and I will be providing pictures of our unique situation and signatures from our neighbors for the April meeting to present to the Board as well.

Thank you for your time and consideration o to our application and we look forward to meeting with and speaking to you at the April meeting.

Sincerely,

Handwritten signatures of Jordan and Anna Lawson in black ink. The signature for Jordan is written above the signature for Anna.

Jordan and Anna Lawson

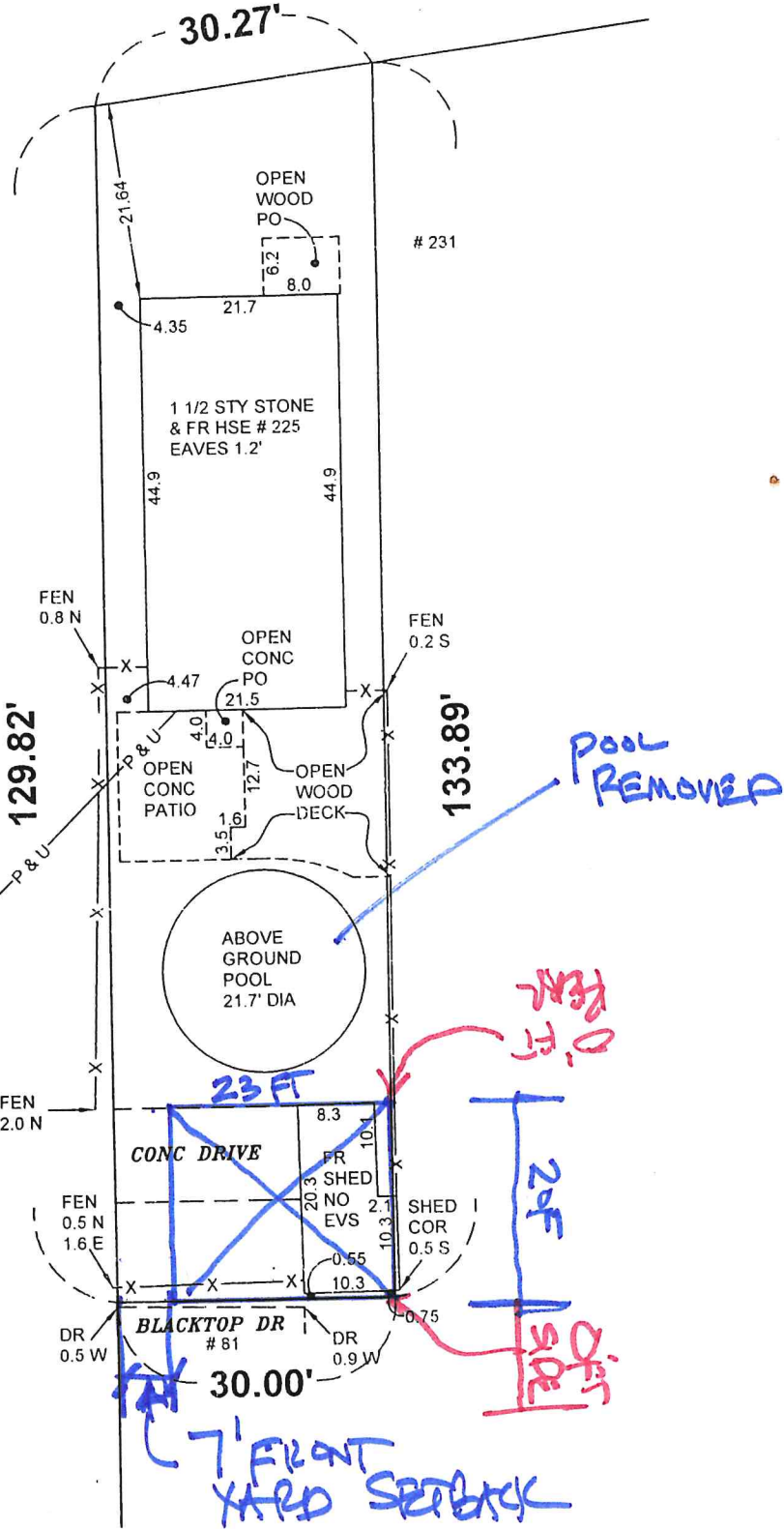
225 Orchard Park Road

West Seneca, NY 14224



ORCHARD PARK (66' WIDE) ROAD

PAXFORD (50' WIDE) PLACE



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