

#160

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2022-25

Date 5/9/22

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

I (we) MARY NEUBAUER of 118 Ansley Court

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, 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 118 ANSLEY COURT W. SENECA NY

3. State in general the exact nature of the permission required, ERECT 6FT FENCE SIDE YARD

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: _____

Mary T Neubauer
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
120-39 (B) - 4FT FENCE PERMITTED IN FRONT + SIDE
6FT REQUESTED

2. Zoning Classification of the property concerned in this appeal R-65

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]

Letter of Intent
In Support of Request for Variance
118 Ansley Court, West Seneca, New York 14224

Dear Members of the Zoning Board of Appeals:

I, Mary T Neubauer am writing to seek a fence variance for my single-family home at 118 Ansley Court, West Seneca, New York 14224. Current zoning ordinance 120-39B says that fences permitted in front and side yard must be 4 feet tall; I respectfully request a variance to permit the installation of a fence that is 6 feet tall in an effort to provide a greater privacy and safety for my family and the neighborhood.

The request is submitted with the intention of ensuring safety; maintaining privacy on a corner property; conserving the property value; conserving aesthetics of the neighborhood and encouraging the most practical and appropriate use of the land. Installing a 6 foot tall fence will improve the safety of my growing family, with the newest addition due August 2022, and my dog. Deer are very common on our property posing a risk to the health and safety of our dog and family members. Deer can spread lyme disease and leptospirosis which can cause extensive damage to organs and in severe infections it can become fatal. The installation of a 6 foot tall fence would help prevent their occurrence on our property and would ensure the health and safety to our family and pet.

A 6 foot tall fence is the appropriate size fence in containing our male golden retriever to ensure he cannot jump over the fence at any point posing a risk for injury to himself and others. A family in our neighborhood currently has a 4 foot tall fence and there has been many occurrences where the dog has jumped over the fence posing a risk to himself and others in the neighborhood. Installation of the 6 foot tall fence would ensure our dog would be contained to our yard as well as ensuring other animals don't get into our yard.

In seeking a fence variance for the installation of a 6 foot fence for my home, my intent is to maintain the privacy of our property. We want a nice looking fence to delineate property separating it from the neighbors. A 6 foot tall fence would also enhance the curb appeal of our home by maintaining the same height throughout the whole fence for a seamless look to conserve the property value and aesthetics of the neighborhood.

The granting of this request will not be detrimental to the public health, safety or welfare, or injuries to other properties in the area. It will not affect, in any way, line

NOTE: Altering this document is violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.

ROUTE 400 EXPRESSWAY LANDS

