

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2022-042

Date 8/3/2022

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

I (we) X LYNNE SNELL of X 32 MOLNAR COURT

_____, 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: Install Generator in front setback

- 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 X 32 MOLNAR COURT

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 Enclosed

B. Interpretation of the Zoning Ordinance is requested because: Install generator in required front setback

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 30, Paragraph _____ of the Zoning Ordinance, because:

R districts require 30 foot front setback

X Lynne Snell
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

TOWNS Zoning Ordinance 120 - 30

R-75 district requires 30 foot front setback

2. Zoning Classification of the property concerned in this appeal R-75

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 _____

JF TH

Lynne Snell
32 Molnar Court
West Seneca, NY 14224

To Whom It May Concern
c/o Town of West Seneca:

This letter serves as a request for a variance to install a generator on the side of our home which is located on a corner lot. As per our survey we have 27.28 feet between our house and the sidewalk adjacent to Molnar Drive.

Due to the location of our gas meter and electrical panel, it is significantly more economical to install the generator on the right side of our home as it would require approximately 50 feet less of materials. We would also prefer the generator to be installed away from our bedroom (which is located on the opposite side of the home) in accordance to the offset guidelines from any windows or openings.

The proposed location of the generator will be more than five feet from any openings to our home and also more than 30 feet to any neighboring houses.

Please accept this letter of intent to file for a variance for the installation of a standby generator on the right side of our home.

Thank You,

Lynne Snell, homeowner
32 Molnar Court

MOLNAR

COURT

(60' Wide)

Southerly Line of Molnar Court

122.40

Radius = 50.0

Radius = 35.35

Sub Lot 14
Cover 2298

80.60

No
Fence

Fence o. 17 N.

Fence o. 73 S.

122.0

No
Fence

90°00

MOLNAR

No. 32

90°00

Radius = 25.0

2d Story
Overhang
1.08

25.76

2d Story
Overhang
1.10

25.88

2d Story
Overhang
1.08

22.68

25.14

27.28

58.75

83.75

MOLNAR

(60' Wide)

DRIVE

Easterly Line of Molnar Drive

Frame Dwelling
Aluminum
Siding
Covered
(Eaves
Clear)

Inbuilt
Garage

Partial
Brick
Front

Porch
9.79

Porch
4.22

Chimney
1.87

4.4.4.0

4.4.4.0

25.38

25.14

4.22

4.24

27.57

58.75

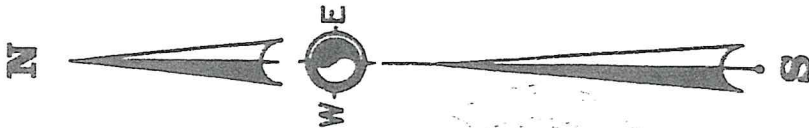
83.75

27.28

30 ft required

Part of
Farm Lot 413
T.10-R.7.

Town of
West Seneca,
Erie Co., N.Y.



SURVEY

made for

WILLIAM D. COOPER