

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2022-045

Date 8/26/22

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

I (we) X DARYL MARTIN of X DARYL MARTIN ARCHITECT, PC

3625 EGGERT ROAD OAKWOOD PARK NY 14127, 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 X 711 HARLEM RD

3. State in general the exact nature of the permission required, NEW DEVELOPMENT REQUIRING 3 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. N, dated DEC 15, 2017 - AREA VARIANCE, 2017.
2017-73 GRANTED FOR 4 UNITS

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: _____

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: _____

X _____
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
120-29 - LOT AREA = 28,000 SF NOT REQUESTED // 18,270 SF NOT REQUESTED

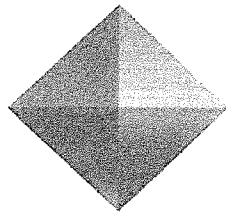
120-31 (B)(2) - 30 FT RENT SETBACK REQUIRED // 17.84 FT REQUESTED

120-44 (B)(2) - 10 FT PARKING SETBACK REQUIRED // 8.33 FT REQUESTED.

2. Zoning Classification of the property concerned in this appeal _____
3. Type of Appeal:
 Variance to the Zoning Ordinance. C-1(S)
 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]



DARYL MARTIN ARCHITECT P.C.

Architects and Planners

August 23, 2022

Town of West Seneca

Building Department

1250 Union Road

West Seneca, New York 14224

Re: **Proposed New 5-Unit Duplex**

711 Harlem Road

West Seneca, New York 14224

Attn: **Jeffrey Schieber**

Code Enforcement Officer

Dear Sir:

This letter is in regards to the variance requests to the above mentioned project. Our client is seeking approvals for the following:

1) Bulk area/ required lot size

- 1st unit requires 8,000 sq. ft. of property + each additional unit requires 5,000 sq. ft. (4 x 5,000= 20,000 sq. ft.) 8,000 sq. ft. + 20,000 sq. ft.= 28,000 sq. ft. Current site is 18,276 sq. ft. max.

2) Rear yard setback adjacent to R district [§120-31(2)]

- Rear adjacent property is zoned R-65. Code requires min. 30 ft. setback. Currently providing +/- 17.84 ft.

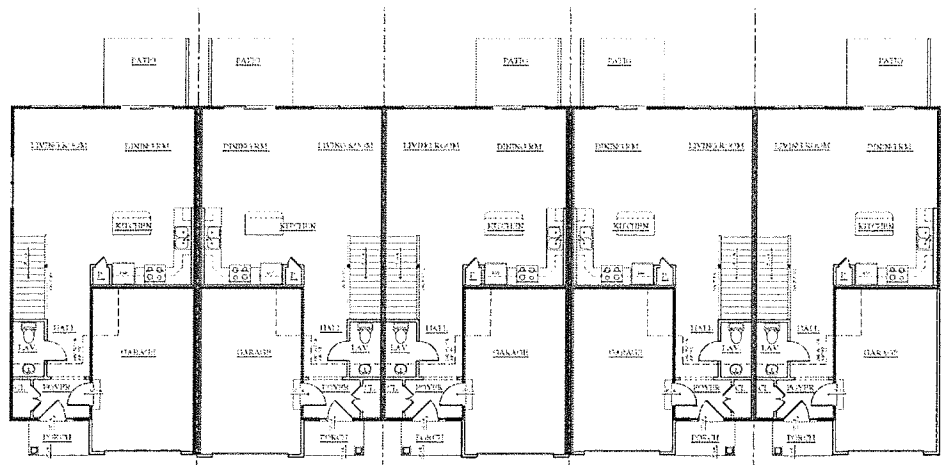
3) Front parking setback is [§120-44(B(2))]

- Code states min. 10 ft. from the property line. Currently proposed at 8.33 ft.

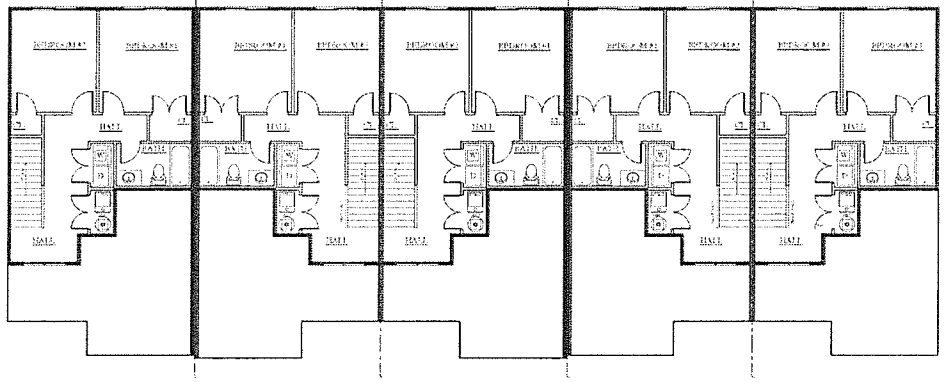
If you need any further verification please contact me at your convenience.

Sincerely,

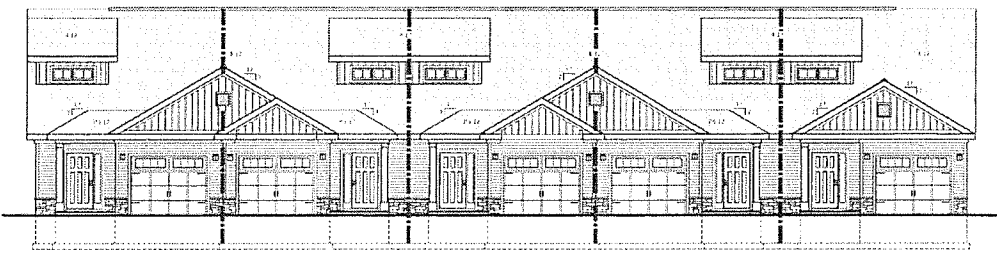
Daryl K. Martin, R.A.



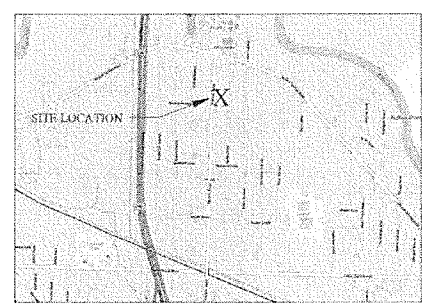
FIRST FLOOR PLAN
NOT TO SCALE



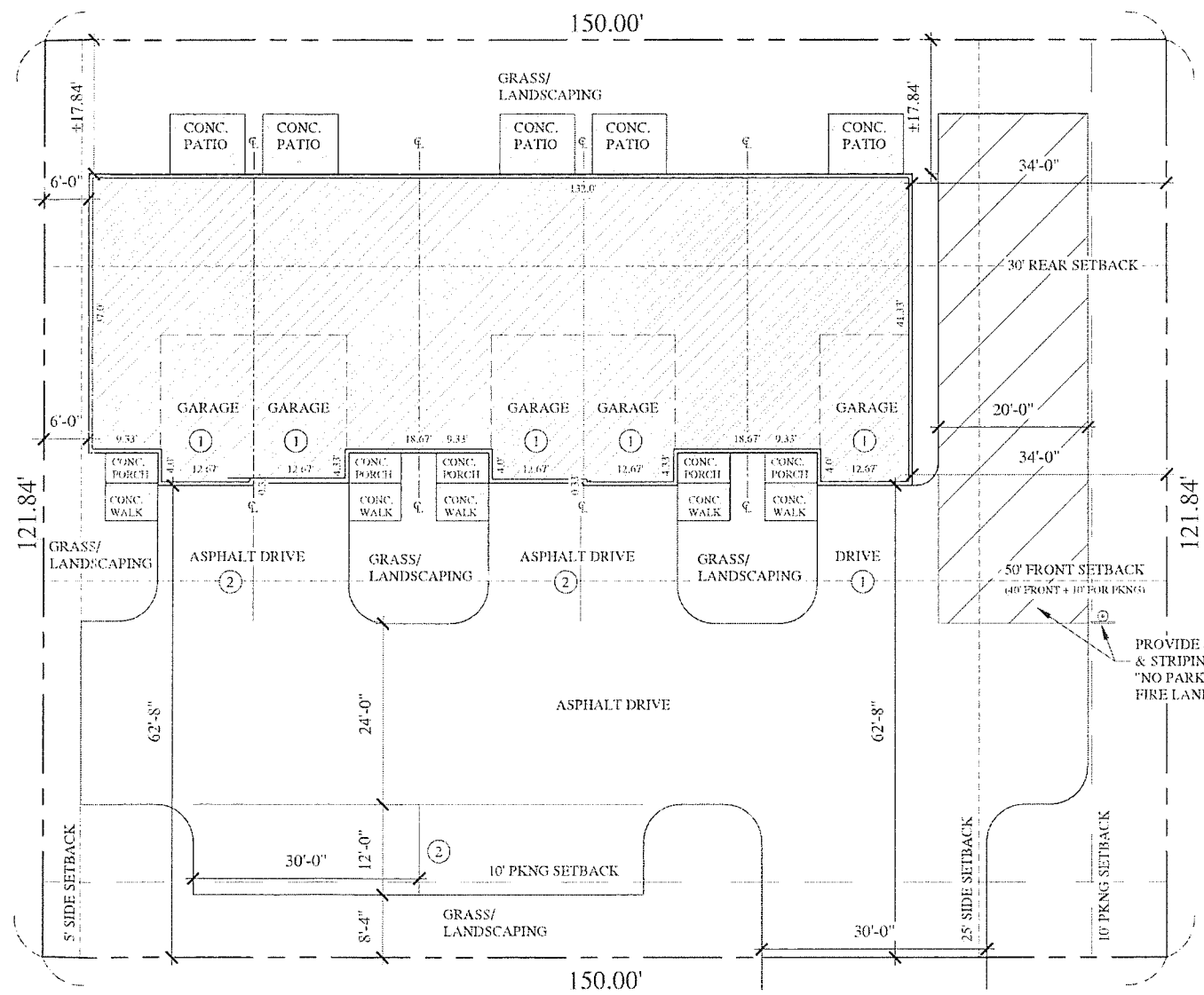
SECOND FLOOR PLAN
NOT TO SCALE



FRONT ELEVATION
NOT TO SCALE



LOCATION MAP



HARLEM (100.0' WIDE) ROAD

SITE INFORMATION

ZONING = C-1 COMMERCIAL DISTRICT

SITE AREA = 18,276.00 S.F. 0.42 ACRES

STRUCTURE FOOTPRINT = 4,336.00 S.F. 0.19 ACRES 25.73% OF SITE

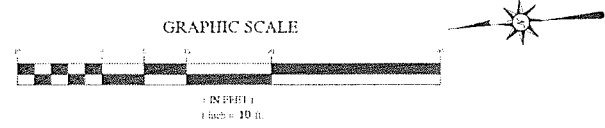
IMPERVIOUS SURFACE AREA = 47,908.24 S.F. 0.18 ACRES 43.27% OF SITE

TOTAL LOT COVERAGE = 12,244.24 S.F. 0.28 ACRES 67.00% OF SITE

GREEN SPACE = 46,051.76 S.F. 0.14 ACRES 33.00% OF SITE

PARKING REQUIRED:
2 SPACES/UNIT + 2 ADDITIONAL FOR APARTMENTS W/ 1-10 UNITS / 2x5 = 10 + 2 = 12 SPACES REQ'D
1 SPACE IN GARAGE + 1 SPACE IN FRONT OF GARAGE/UNIT + 2 IN FRONT = 12 SPACES PRV'D

SITE PLAN



REVISIONS

8/23/2022	SCG

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FAX: (716)667-0163
dmarcbtccs@gmail.com

DARYL MARTIN
ARCHITECT P.C.
3033 Unsett Road Orchard Park, N.Y. 14127

SITE PLAN
NEW DEVELOPMENT for:
CHRIS JERGE
711 HARLEM ROAD
WEST SENECA, NEW YORK



CREATED: 5/10/2022
PLOTTED: 8/25/2022
DRAWN BY: SCG
CHECKED: DKM

ST-1
SHEET NUMBER