

APPLICATION TO BOARD OF APPEALS

Tel. No.

Appeal No. 2022-063

Date 11-29-22

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

I (we) Patrick Melski of 1 Mansperger Pl.

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 1 MANSPERGER PLACE

3. State in general the exact nature of the permission required, ERECT POLE BARN TOWER
THAN PERMITTED

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 FROM OWNER

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: _____

Patrick Melski
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 120-34 (c) (1) - 12' HEIGHT PERMITTED // +/- 14'-6" REQUESTED

2. Zoning Classification of the property concerned in this appeal R-50

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. PARCELS ARE COMBINED
INFO 1

Building Inspector [Signature]

November 28, 2022

Mr. Jeffery Schieber
Town of West Seneca Building Inspector
1250 union road
West Seneca, NY 14224

Re: 1 Mansperger Place
West Seneca, NY 14224
Letter of intent: Detached Garage

Dear Mr. Schieber:

I am writing this letter to respectfully submit my request to seek approval. It is my intention to construct a detached garage on my property to suit my needs for personal use. The proposed project is an approximate 40 ft x 50 ft x 16 ft building.

If you agree and accept my proposal, I plan to begin construction in spring of 2023. Please see attached documents provided by contractors.

Should you have any questions in regards to the submittal, please feel free to contact me at

I look forward to working with the town to make improvements to my residential property.

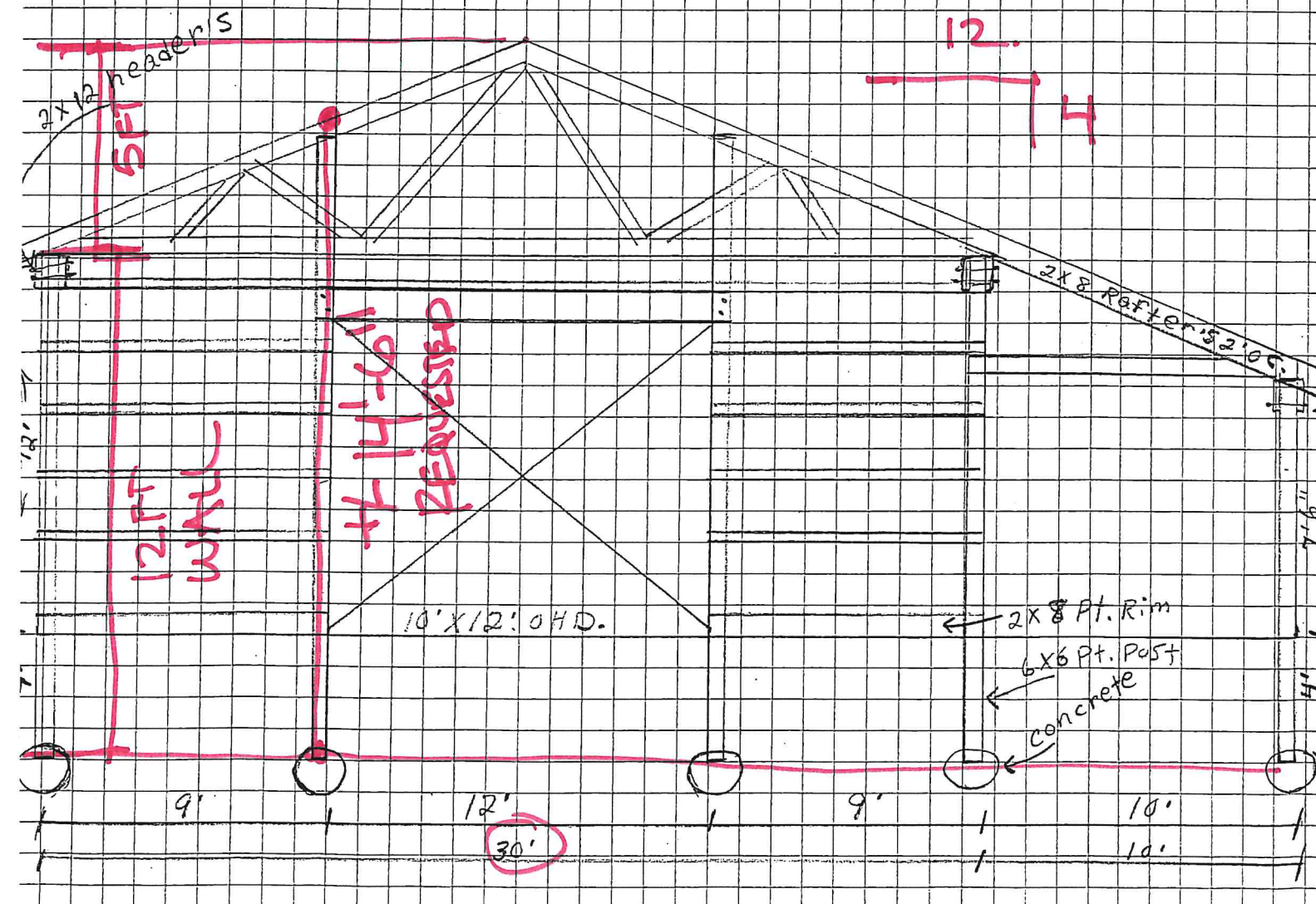
Thank you for your consideration.

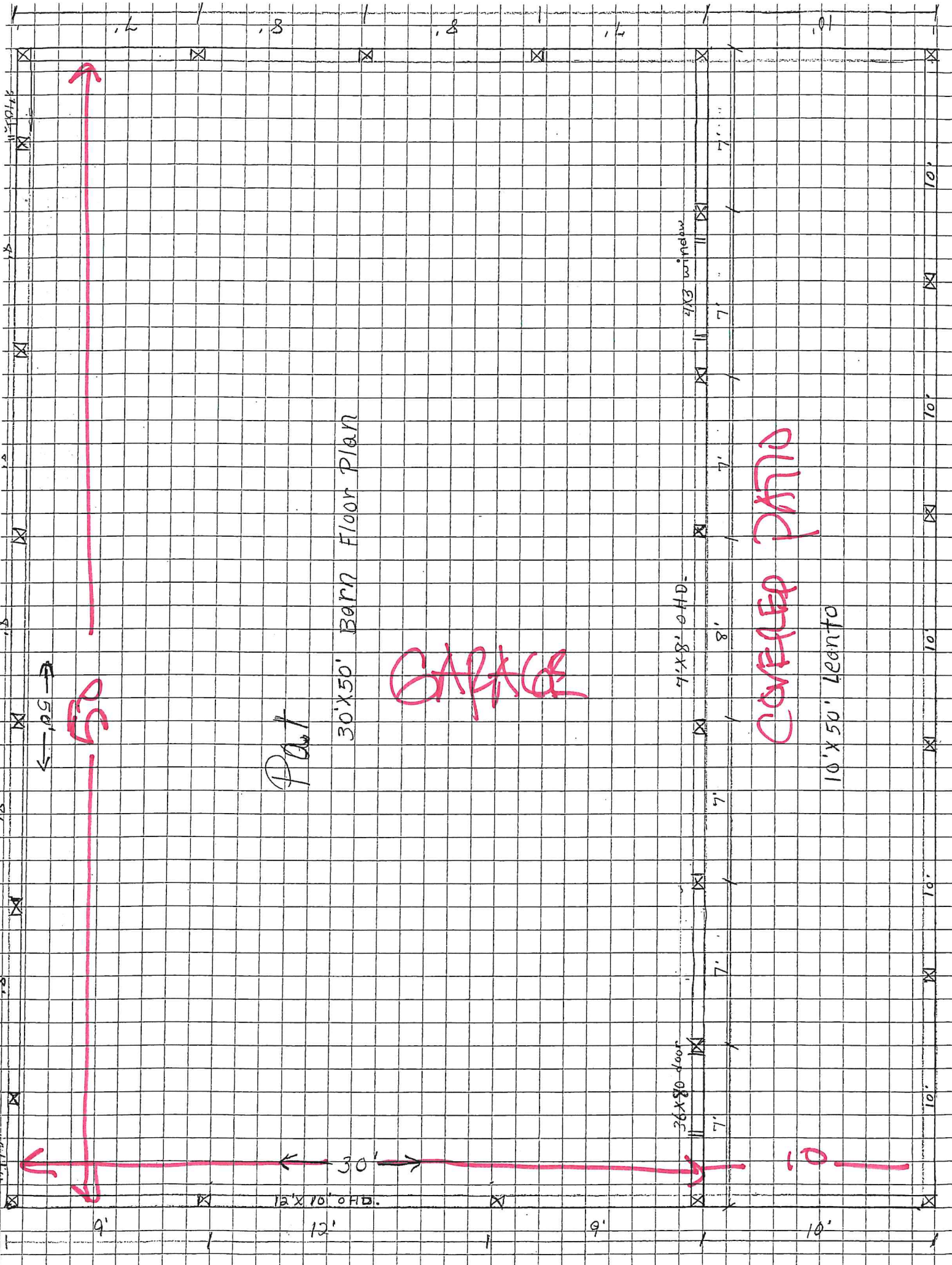
Sincerely, 

Patrick Melski
Owner

30X50 - with 10' Leanto
12' walls

4/12 Trusses Build for code





Patio

30'x50' Barn Floor Plan

GARAGE

36x80 door

7'x8' OHB

2x3 window

COVERED PATIO

10'x50' length

← 50' →

12'x10' OHB

12'

← 30' →

10'

9'

1

1

9'

1

10'

1

10'

10'

10'

10'

10'

10'

1

1

8

1

8

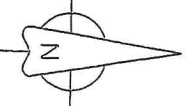
1

12

1

10

1



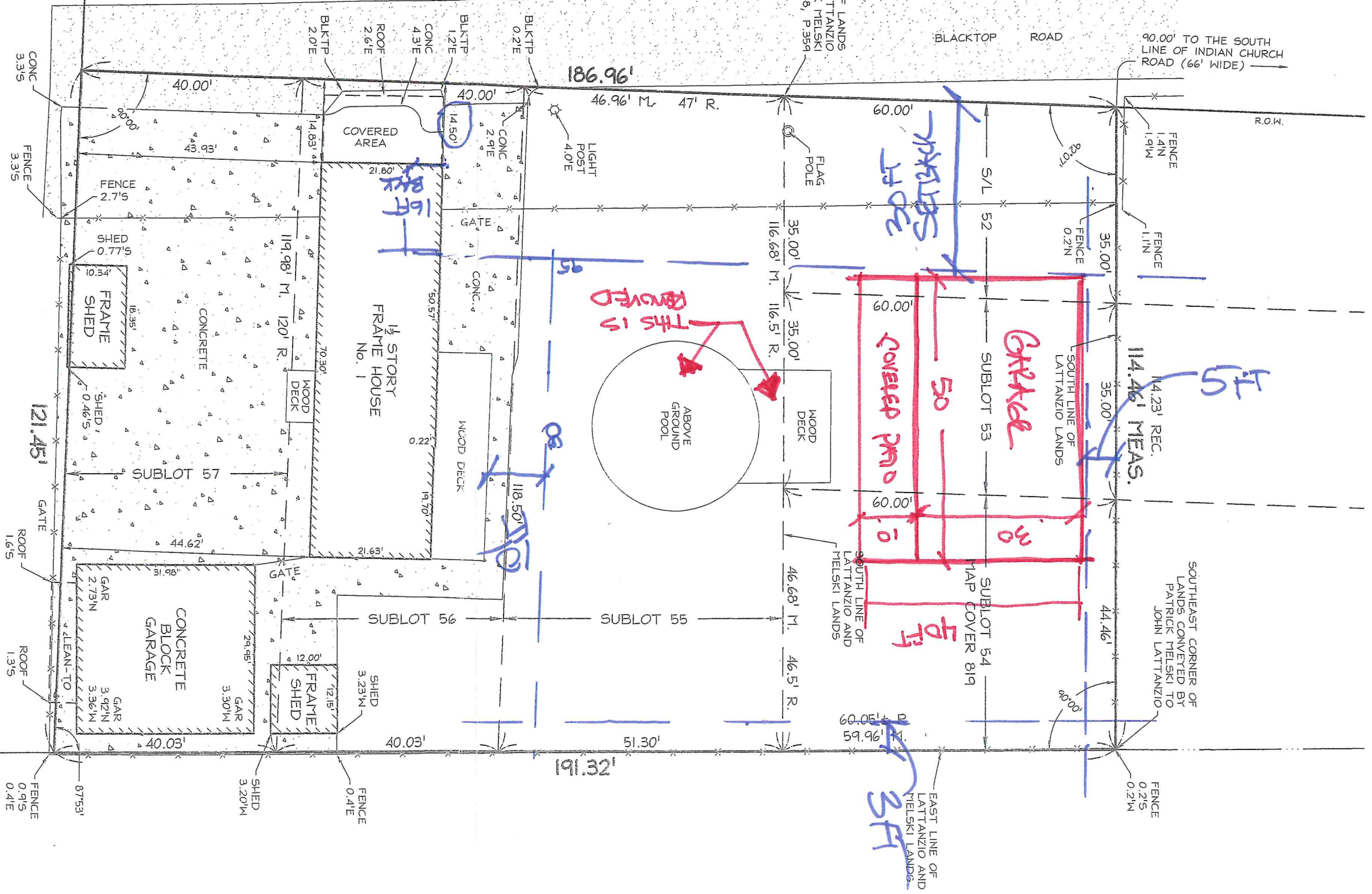
MANSPERGER AVENUE

(A.K.A. MANSPERGER STREET)
(50' WIDE)

SOUTHWEST CORNER OF LANDS
CONVEYED TO JOHN LATTANZIO
AND PATRICK MELSKI
RECORDED IN L.9889, P.359

BLACKTOP ROAD

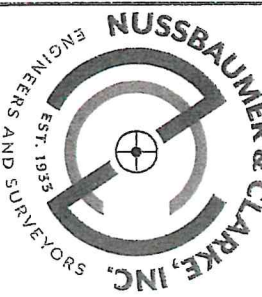
90.00' TO THE SOUTH
LINE OF INDIAN CHURCH
ROAD (66' WIDE)



Handwritten notes in blue ink:
95x80 = 7650
30x8 = 2400 sq. ft.
40x50 = 2000 sq. ft.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
P (716) 827-8000 F (716) 270-6091 www.nussclarke.com

NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.
This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY

1 Mansperger Avenue

Part of Lot 67
Middle Ebenezer
Town of West Seneca
County of Erie, State of New York

Handwritten signature: *M. J. Nussbaumer*

Date of Survey: 04/07/22 Scale: 1" = 20' Project No.: 2212-0308