

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2023-001
Date 1/20/23

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

I (we) x Gerald + Dawn Gammack of x 3402 Clinton Street
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: construct structure 30ft peak, 22 ft midspan

- 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 3402 Clinton Street, West Seneca, NY 14224

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: R district accessory structures not permitted higher than 12 foot midspan

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 39, Paragraph B of the Zoning Ordinance, because: _____

x Dawn Gammack
Applicant's Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

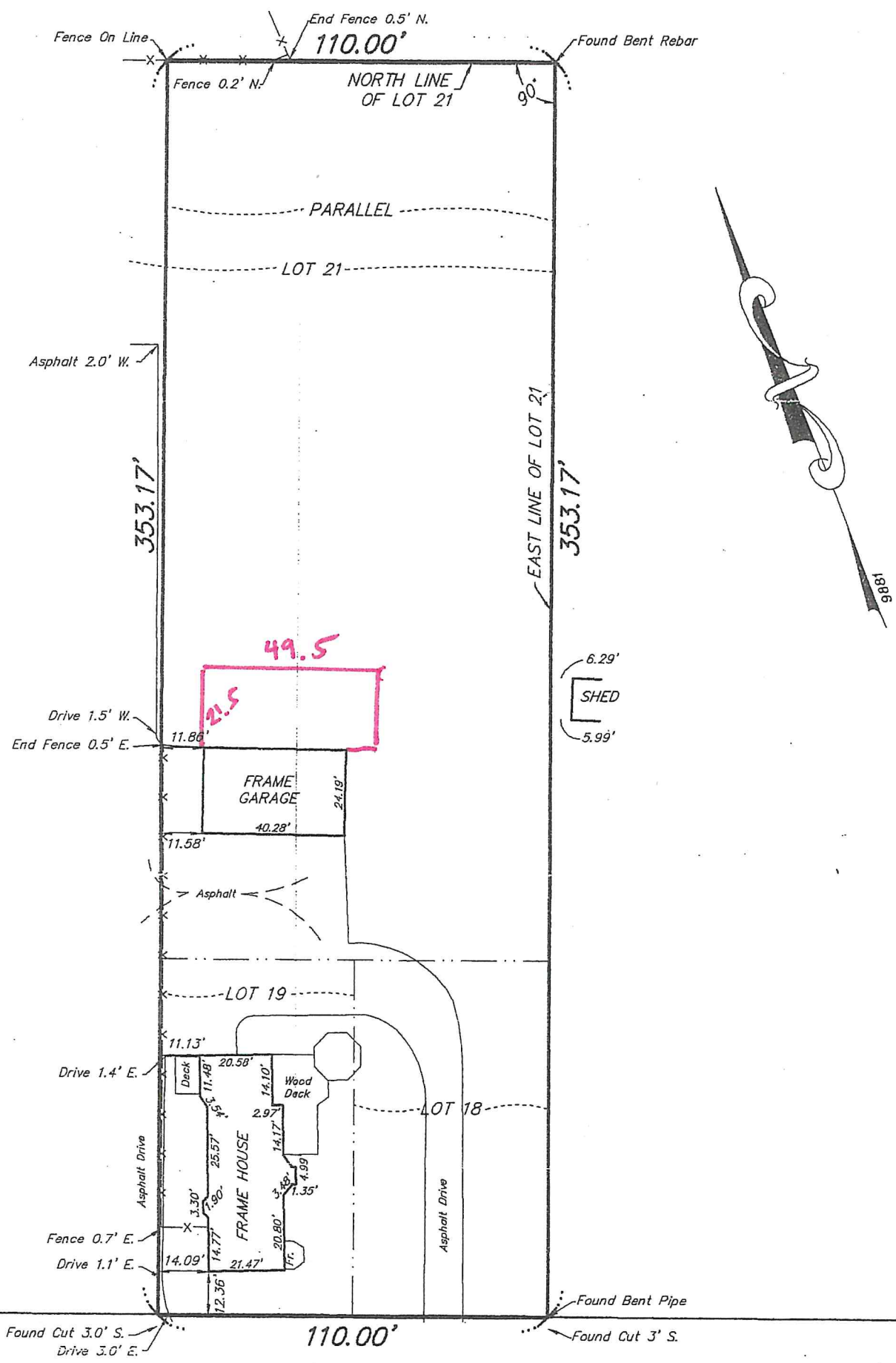
1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance
TOWS Zoning Ordinance 120-39B

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

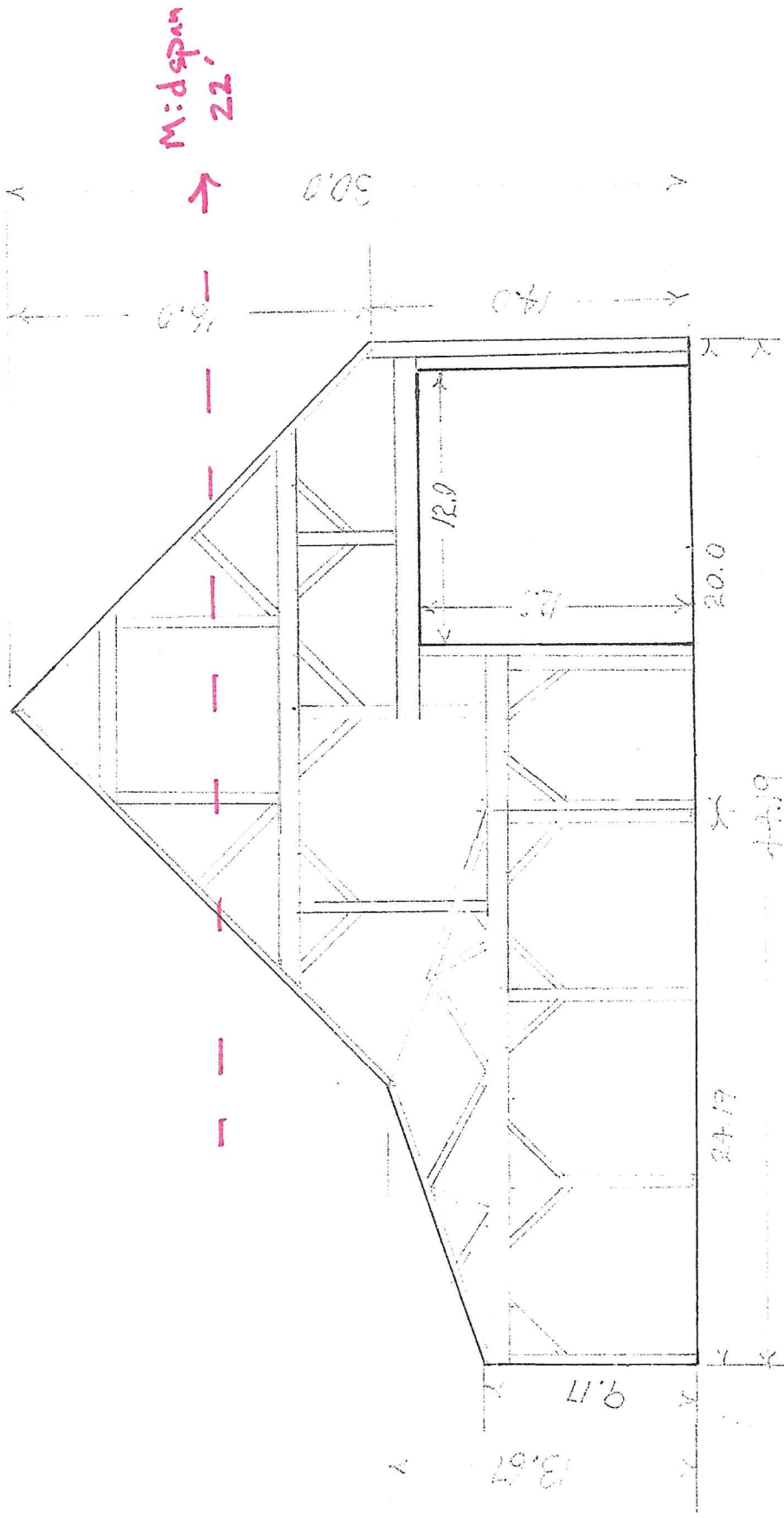
3. Type of Appeal:
- Variance to the Zoning Ordinance.
 - Interpretation of the Zoning Ordinance or Zoning Map.
 - Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

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

Building Inspector JGR



CLINTON (58' WIDE) STREET



RIGHT SIDE of BARN

RIGHT SIDE of GARAGE
PATIO and FIRE PIT

January 2023

TO THE WEST SENECA VARIANCE /WAIVER COMMITTEE

Property: Gerald and Dawn Gammack
3402 Clinton Street
West Seneca, NY 14224

We are the owners of the property referenced above. It currently sits on a lot that is 110.0 ft wide by 353.17 ft deep (see attached Land Survey). The main dwelling is a two story, two family home. We occupy the lower level, which is a two bedroom, 2 bath home. The upper level is a one bedroom, 1 bath rental.

Currently, there is a 3 car detached pole barn (garage) which measures 40.28 ft wide by 24.19 ft deep, built in 2003. The existing pole barn (garage) sits approximately 65 ft from the main dwelling and is divided by an asphalt finished driveway that was completed in 2011.

History: Since we purchased this property in 2010, we have added many enhancements to this property. In 2016, we expanded the lower 2nd bedroom and added a bathroom to accommodate our elderly mother's living space, we upgraded and replaced our electrical panel, heating and air conditioning (+\$80,000), paved asphalt driveway, replaced the inner small yard fencing from Vinyl Outlet, and replaced the entire house and gazebo roofs. We recently also added a pergola to the yard and have enhanced our landscaping.

We take a lot of pride in the upkeep of our property (see attached pictures). We do not like having supplies, tools and equipment lined up outside on our property.

Proposal:

We are asking for a variance waiver approval to expand the existing pole barn (garage) height beyond what the current Code allows. We have outgrown the current structure. There are currently 4 vehicles, a motorcycle and an RV which require parking spots. At this time, we can only park 2 vehicles, as our tractor, snowblower and larger pieces of equipment take up the 3rd bay space. As you can see in the attached pictures, we now have items/tools lined up along the backside of the garage and along the fence – property line, because they do not fit into the existing space. We need the additional space to accommodate our RV (why first level of garage designed at 14.0 ft tall), yard equipment and tools. We also need to make room and reduce the outside clutter for aesthetic reasons and to accommodate a future hardwired generator.

We want to be very clear that this expansion is for personal use. We have absolutely no intention or desire to convert this into commercial/business space.

We are asking to replicate the lower level of the pole barn (garage) on the backside of the existing garage. We plan to add a second floor for storage and a woodworking / hobby area. Please note, we do

not have any useful storage space in the home. There is an attic crawl space and our basement is an old stone walled basement, which does not bode well for dry storage.

The existing pole barn is 40.28 ft wide by 24.19 ft deep
The new expansion would add an additional 20.0 ft deep for a total depth of 44.19 ft
One additional garage door would be added to the right side of the pole barn

The existing pole barn is 24.19 ft deep
The new expansion would add 20.00 ft for a total depth of 49.19 ft

The existing pole barn is 13.67 ft high the peak
The new expansion would be two floors, with a total height of 30ft
The first floor would be 14.0 ft tall
The second floor would be 16.0 ft tall at the peak

*We are evaluating the option of adding 2 – 4 windows on the 2nd floor for light and ventilation

There would be one 9ft garage door at the right side of the additional and one on the rear of the garage for equipment access - with the remainder being sided

Two small concrete pads would be poured at each garage door access – **size/graded**

The plan is to replace the existing siding and side the entire garage to match the house (currently it is yellow – house is gray/black)

We also plan to have a metal roof placed on the entire garage. The roof lines will be blended to avoid rain/snow collection.

Dimensions of foundation: Approximately 26 ft x 45 ft

Contractors : We plan to use local contractors from the town of West Seneca
Concrete/Foundation - McNeight Excavating, LLC, 649 Center Road, West Seneca, NY 14224
General Contractor – TBD

Beam sizes: 6 x 6

Community/Neighbor Support:

We have the support of our neighbors at 3396 Clinton (left-fence side) and 3412 (Right-driveway side). Letters of support will be provided at the application process. 3396 Clinton is not owner occupied. However, we have a very good friendship and relationship with this owner. This property has three dwellings, including 3 rental units, along with a detached garage at the rear of the property. Our project would not interfere or obstruct views. 3412 Clinton is owner occupied and again we have a very good friendship and relationship with this property owner as well.

The furthest property line is shared with Gardenville on the Green condos. We again have a very good relationship with these immediate neighbors and the President of the Homeowners Association. We anticipate support from this group. Further, it should be noted that the property line is covered with very large/tall pine trees and no views for these property owners would be obstructed. To the contrary they will be pleased not to have to look at items sitting outside and behind our garage.

Clinton Street is a mix of residential and commercial properties. We believe that this addition to our garage will blend in and not be a hindrance or detraction for the neighborhood.