

# APPLICATION TO BOARD OF APPEALS

X Tel. No. \_\_\_\_\_

Appeal No. 2023-24  
Date 6/5/23

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

X I (we) Dawn Dixon of 718 Main St. West Seneca,  
New York 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: Install taller garage than allowed.

- |  |   |
|--|---|
| <input type="checkbox"/> A PERMIT FOR USE                        | <input type="checkbox"/> A CERTIFICATE OF EXISTING USE      |
| <input type="checkbox"/> A PERMIT FOR OCCUPANCY                  | <input type="checkbox"/> A CERTIFICATE OF ZONING COMPLIANCE |
| <input type="checkbox"/> A TEMPORARY PERMIT OR EXTENSION THEREOF | <input checked="" type="checkbox"/> AREA PERMIT             |

1. Applicant is the  PROPERTY OWNER  
 CONTRACTOR FOR THE WORK CONCERNED HEREIN  
 PROSPECTIVE TENANT  
 OTHER (Describe) \_\_\_\_\_

2. LOCATION OF THE PROPERTY 718 Main St.

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 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: \_\_\_\_\_

Dawn M. Dixon  
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 (6) Max roof height R district 12' to mid span of rafters; Requesting 21.5'

2. Zoning Classification of the property concerned in this appeal \_\_\_\_\_

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 DJB

Dawn Dixon  
718 Main St.  
West Seneca, NY 14224

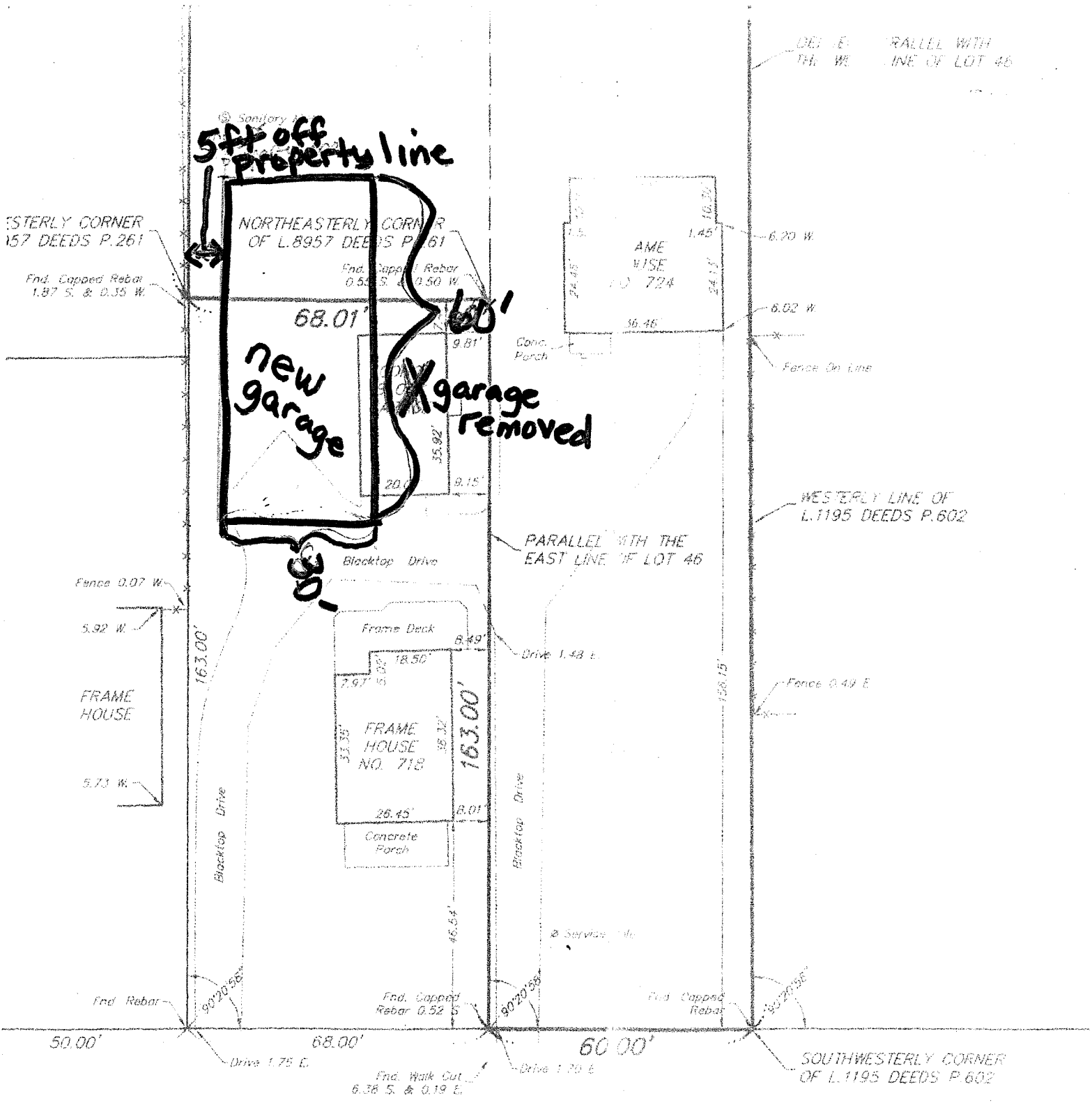
June 1, 2023

This letter of intent is in support of my request for a variance for the height requirement. The intention is to tear down the existing garage and rebuild a new 30x60 garage with a poured foundation. As such, based on the current code which is 12' to the midline of the roof, the new garage would have a midline of 21.5'. The height of the garage will be due to the walls of the garage being 15' to accommodate (2) 14'x12' garage doors on the front of the garage. The lower portion of the garage will be used for storage of a personal RV and cars. The upper (second floor) will be used for storage. The new garage will be gambrel style and will be aesthetically pleasing and will not degrade property values. There are currently a number of pole barns and garages in West Seneca that have a current height about the 12' midline. I have included the addresses at the end of this letter as documentation of what has been previously allowed to be built in West Seneca in locations like the home listed above. I have spoken with neighbors whose property would be affected by the new garage and none of them have any objection.

Thank you for your consideration,



Dawn M. Dixon



MAIN

(66' WIDE)  
(FORMERLY RIDGE ROAD)

STREET

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABS  
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE  
 CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE  
 BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF  
 Dawn Dixon