

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2023-039
Date 8/3/23

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

I (we) William Baron of 82 Campus Dr. 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: _____

- | | |
|--|---|
| <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 790 Reserve Rd.

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: _____

x William Baron
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

120-30 Required front yard 40'

Requesting 5' front yard set back on corner lot and to extend

2. Zoning Classification of the property concerned in this appeal (R75A) Existing Driveway

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.

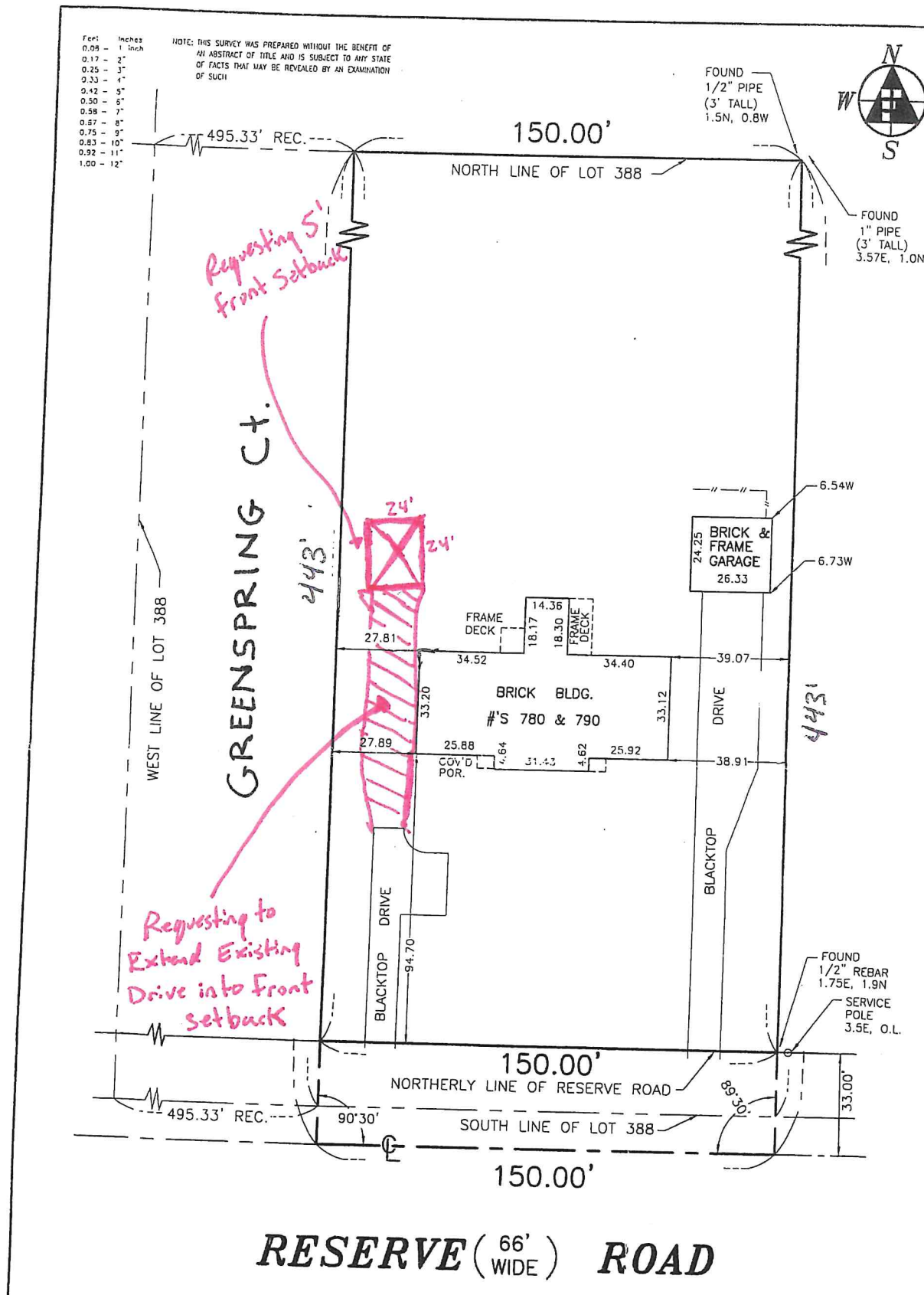
4. A statement of any other facts or data which should be considered in this appeal. Corner lot

Building Inspector DyB

Bill 523-4398

Feet: Inches
 0.08 - 1 inch
 0.17 - 2"
 0.25 - 3"
 0.33 - 4"
 0.42 - 5"
 0.50 - 6"
 0.58 - 7"
 0.67 - 8"
 0.75 - 9"
 0.83 - 10"
 0.92 - 11"
 1.00 - 12"

NOTE: 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



RESERVE (66' WIDE) ROAD

SEAL:

Barnard E. Wells

LOCATION: TOWN OF WEST SENECA
 COUNTY OF ERIE, STATE OF NEW YORK
 PART OF LOT 388, TOWNSHIP 10, RANGE 7
 OF THE BUFFALO CREEK RESERVATION
 MAP COVER:
 SUBLOT(S):

SCALE:
 1" = 30'
 DRAWN BY:
 O. A. REYES
 CHECKED BY:
 B. E. WELLS



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RESURVEY REVISIONS:
 DATE: AUG. 11, 1999 JOB No.: 99-18875 NO COR. MON. SET

Unauthorized alteration or addition to any survey, drawing, design, specification, plan or report is a violation of Section 7209, Provision 2 of the New York State Education Law. Only copies from the original of this survey may be marked with an original of the lead surveyor's embossed seal and signature shall be considered to be valid true copies.

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Doug Busse

From: William Baron
Sent: Thursday, August 3, 2023 2:14 PM
To: Doug Busse
Subject: Re: doug busse

To The West Seneca Zoning Board

Ny Name is Bill Baron owner of 790 Reserver Rd. I am requesting a property variance to build a 2 car garage on my property. The issue is by having a developer put in a street next to my property our back yard now falls under different code. The garage I am asking to build does not impede any vision for traffic, it gives access to off street parking for my tenants, and gives my grandchildren a safe place to play in our yard. Our property has always faced Reserver Rd not the new street Greensping. The garage I am looking to build is going to be 150 feet off Reserve Rd and 4 or 5 feet off my current property line to line up with the current driveway and will line up with the garage on the other side of the property. This property is a double unit where both sides need safe and covered storage for their cars. I would like to thank you for hearing my request and look forward to answering any questions you may have.

Sincerely
Bill Baron

On Thu, Aug 3, 2023 at 1:05 PM Doug Busse <dbusse@twсны.org> wrote:

Email address

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline, OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: 434-ZR-23

Postmark/Delivery Date: 8/9/23

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 l - nn
A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

Description of Proposed Action

1. Name of Municipality: Town of West Seneca

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.

If the county fails to reply within such period, the referring body may take final action.

However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)

The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

2. Hearing Schedule: Date 08/23/23 Time 6:00pm Location 1300 Union Rd, West Seneca

3. Action is before: Legislative Body Board of Appeals Planning Board

4. Action consists of: New Ordinance Rezone/Map Change Ordinance Amendment
 Site Plan Variance Special Use Permit Other: _____

5. Location of Property: Entire Municipality Address: 790 Reserve Rd
West Seneca NY 14224

5a. S.B.L. of Property: 144.18-1-9

6. Referral required as site is within 500' of: State or County Property/Institution Municipal Boundary Farm Operation located in an Agricultural District
 Expressway County Road State Highway Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: *(specify the action, such as the scope of variances or site plans)* construct a garage in required front yard setback and extend existing driveway in 5' front yard setback

8. Other remarks: _____

9. Submitted by: Amy Kobler, Town Clerk Email: akobler@twsny.org

10. Return Address: 1250 Union Rd, West Seneca NY 14224

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 8/9/23. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. The proposed action is not subject to review under the law.
2. Comment on proposed action is attached hereto.
3. The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: _____

Date: 8/9/23