

APPLICATION TO BOARD OF APPEALS

X Tel. No. _____

Appeal No. 2023-041
Date 8/14/23

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

X I (we) Lorri & Ron Staufenberger of 3480 Seneca St.
W. 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: install garage w/ 14' 6" height

- 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 3480 Seneca 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: _____

X Lorri Staufenberger
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) Requesting detached garage with 14' 6" height to midspan. 12' height required

2. Zoning Classification of the property concerned in this appeal RC5-A

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

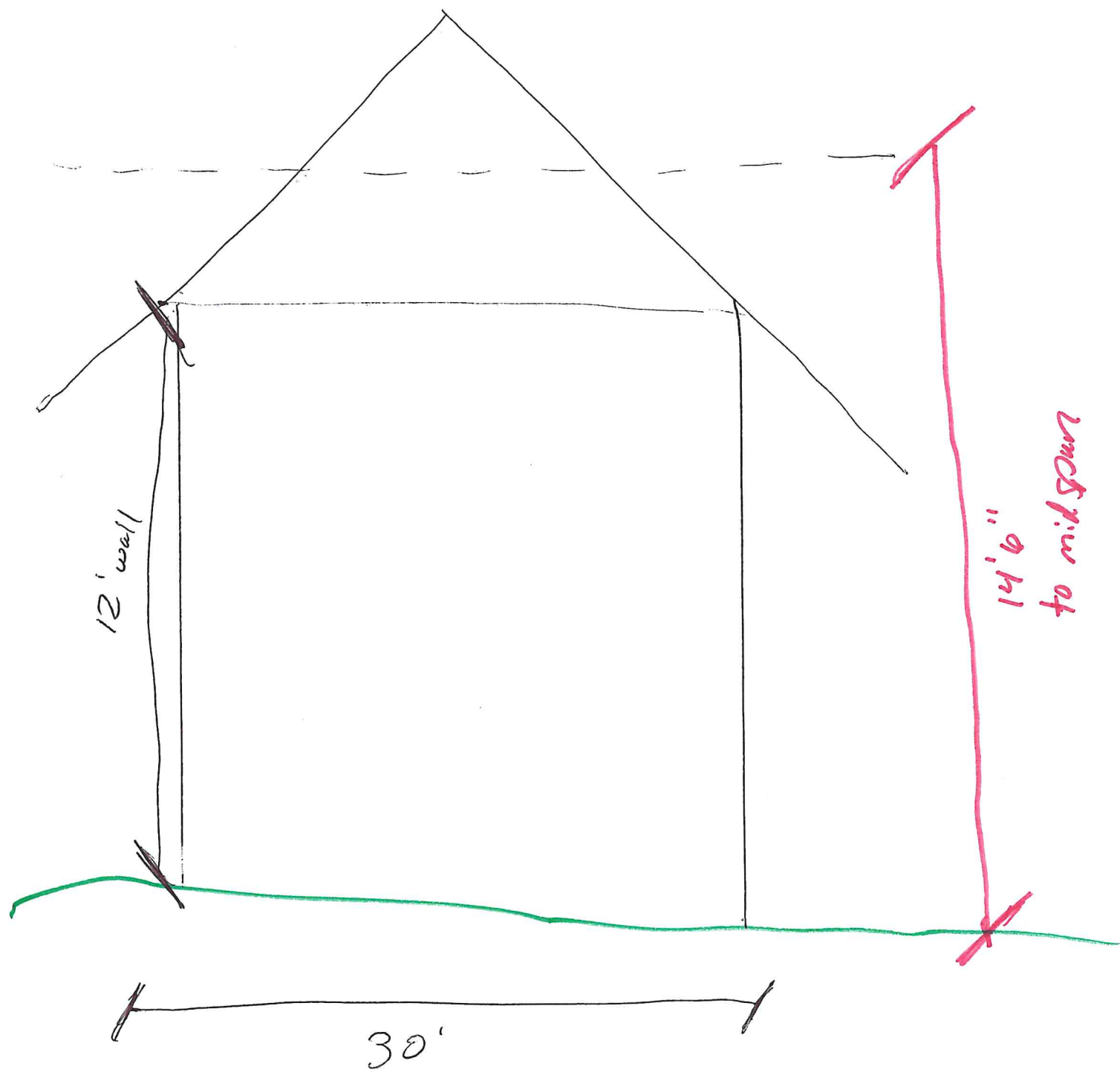
Louis & Ronald Staufferberger

Town of West Seneca

RE: Pole Barn

3480 Seneca St. West Seneca NY 14224

We are trying to put a pole barn
at Our Residence at 3480 Seneca St.
to have a place to store all of Our
Vehicles and Lawn Care equipment.
I also have a old Classic Car which
we want to store at Our own property.



**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.: 448-ZR-23

Postmark/Delivery Date: 8/16/23

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 09/27/23 Time 6pm 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: 3480 Seneca St
West Seneca NY 14224

5a. S.B.L. of Property: 143.06-3-20

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: to construct a detached garage with 14' 6" midspan (maximum 12' height required)
(specify the action, such as the scope of variances or site plans)

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 8/16/23. 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: 9/11/23

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT FULL ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAME.

SENECA

(66' WIDE)

STREET

EASTLINE OF SENECA STREET AS SHOWN ON MAP COVER 1012

100.00' REC. & MEAS.

400.00' REC & MEAS. TO MAIN STREET

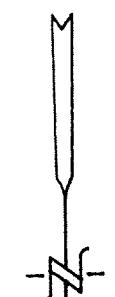
ERIE CO. MON
Utility Pole
ERIE CO. MON
Guy Wire

Gas Marker

EX. Metal Pipe
0.08 E.

Utility Pole

Conc. Stairs

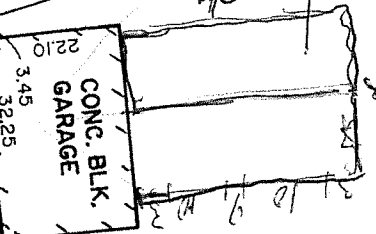
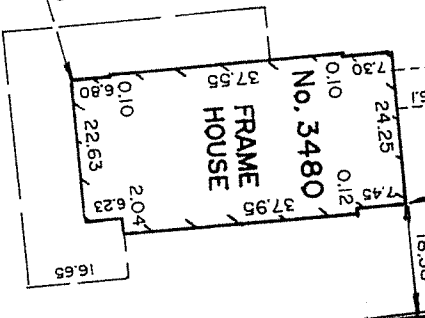


278.14' MEAS.

277.77' REC.

268.804' REC. & MEAS.

*Requesting Garage Addition
w/ 14' 6" Road height
12' height Required*



NO INVESTIGATION MADE FOR SUBSURFACE UTILITY LINES, SEWERS, DRAINS, CONDUITS, VAULTS OR APPURTENANCES THERETO

Ex. Metal Rod

43.85' REC. & MEAS.

46.63' MEAS.
48.00' REC.
Ex. Metal Rod
1.69 N.

Telco. Cable Box

244.00' REC. & MEAS. TO MAIN STREET

WEST LINE OF NEWELL STREET AS SHOWN ON MAP COVER 1012

NEWELL

(50' WIDE)

STREET

SUBLOT 5
MAP COVER 1012
PART OF LOT 156
EBENEZER LANDS
TOWNSHIP 10, RANGE 7
TOWN OF WEST SENECA
ERIE COUNTY, NEW YORK

Ray L. Sonnenberger
Land Surveyor
N.Y.S. Lic. No. 036193
60 Niagara Street
Buffalo, New York
Phone: 716-854-0159 Fax: 716-854-1462

Scale 1" = 30'
Date MAR. 30, 2004
Sheet 66533 No. 04-156

This map is void unless EMBOSSED with New York State Licensed Land Surveyor's Seal No. 036193

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Altering any item on this map is in violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.