

# APPLICATION TO BOARD OF APPEALS

Tel. No. (315) 491-8352

Appeal No. 2024-001

Date 1/2/24

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

I (we) ROBERT HOPKINS of HOPKINS SOLUTIONS LLC

942 MAIN 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:

- 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) Current Tenant

2. LOCATION OF THE PROPERTY 5190 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: \_\_\_\_\_

Temporary Storage Structure Requested on Property

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: \_\_\_\_\_

R. R. R.  
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  
120-24 - Temporary Storage Structure Not Permitted in setback; 30' Required.  
- Any Temporary Structure to be Permitted by Board of Appeals

2. Zoning Classification of the property concerned in this appeal C2

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 [Signature]

REC'D MS TOWN CLERK  
JAN 10 2 44 PM '24

*Town of West Seneca, NY  
Wednesday, December 6, 2023*

## Chapter 120. Zoning

### Article II. Use Regulations

#### § 120-24. Temporary structures or uses.

The following temporary structures shall be deemed to be permitted uses in all zoning districts:

- A. Temporary portable storage containers shall require a building permit if they are to remain on the property for over a thirty-day period of time. The placement is not permitted in any required setback. [Added 11-28-2011 by L.L. No. 3-2011]
- B. The temporary use of a dwelling as a model home shall be permitted for a period of time not to exceed one year.
- C. Any temporary structure or use permitted by the Board of Appeals as authorized in Article VII.

I am requesting a building permit for the property of 5190 Seneca St West Seneca Ny 14224.

The reason for the permit is to have a place to store equipment out of the sight of the public. With this shipping container I will be able to free up lot space to clean up the appearance of the property.

Once the weather is appropriate for painting, I will be making the shipping container is the same color as the building. I just want it to blend in so it will not be an eye sore for the community.

As I don't own the property this will not be a permanent placement for this storage container. I am in the process of finding another location to expand my business. Thank you for your time.

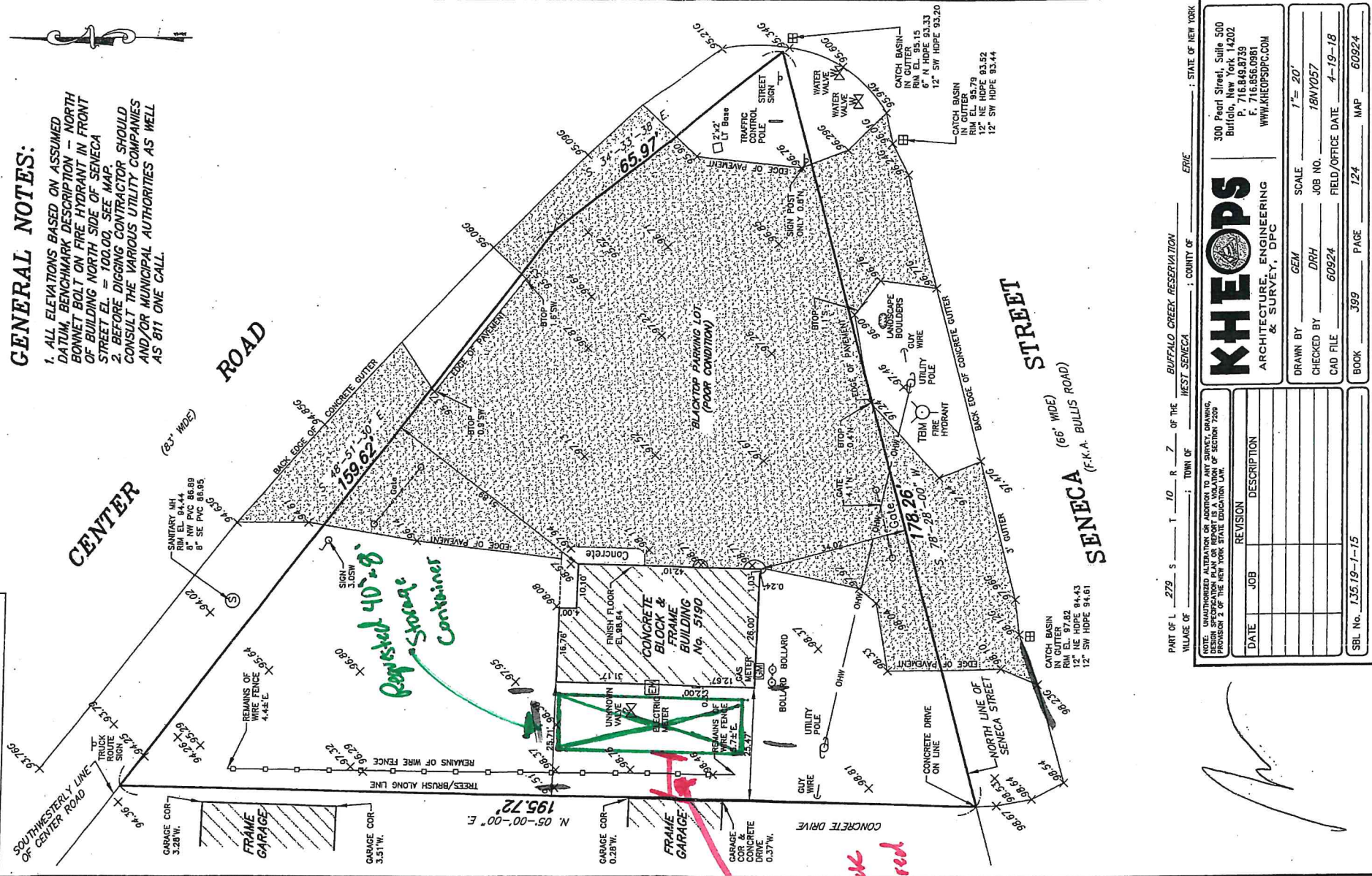
Sincerely,

Robert Hopkins



NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY SURVEY FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

**GENERAL NOTES:**  
 1. ALL ELEVATIONS BASED ON ASSUMED DATUM. BENCHMARK DESCRIPTION - NORTH BONNET BOLT ON FIRE HYDRANT IN FRONT OF BUILDING NORTH SIDE OF SENECA STREET EL. = 100.00. SEE MAP.  
 2. BEFORE DIGGING CONTRACTOR SHOULD CONSULT THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AUTHORITIES AS WELL AS 811 ONE CALL.



*Requesting 15' Setback  
 . 30' Required*

PART OF L 279 S T 10 R 7 OF THE BUFFALO CREEK RESERVATION  
 VILLAGE OF WEST SENECA COUNTY OF ERIE STATE OF NEW YORK

NOTES: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, INCLUDING THIS ONE, IS PROHIBITED BY SECTION 7205, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

**KHEOPS**  
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DRAWN BY GEM SCALE 1" = 20'  
 CHECKED BY DRH JOB NO. 18MY057  
 CAD FILE 60924 FIELD/OFFICE DATE 4-19-18  
 BOOK 399 PAGE 124 MAP 60924

DATE	JOB	REVISION	DESCRIPTION

SBL No. 135.19-1-15