

***** RECEIPT *****

Date: 03/08/24

Receipt#: 85341

Quantity	Transactions	Reference	Subtotal
1	Zoning Board of Appeals	20155836	\$160.00
Total Paid:			\$160.00

Notes:

Payment Type Amount Paid By
Credit Card-Ref #visa \$160.00 Antkowiak, James

Thank you for allowing the Town Clerk's office to serve you. Have a wonderful day!

Name: Antkowiak, James
105 Terrace Blvd
West Seneca, NY 14224

Clerk ID: ELYSE

Internal ID: 20155836

APPLICATION TO BOARD OF APPEALS

X Tel. No. 716-228-5200 Appeal No. 2024-005
Date 3/8/24

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

X I (we) James Anthoniah + Daniel Anthoniah of 605 Terrace Blvd
Buffalo 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) _____

2. LOCATION OF THE PROPERTY SAME

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 Attachment)

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  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
120-39(B) Fences shall not exceed 4' in height in front/side yard; Requesting 6' height
120-30 30' Required Front setback; Requesting 3' off lot line

2. Zoning Classification of the property concerned in this appeal R 65

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. Paper Street
Corner lot

Building Inspector DJS

Dear Zone Board of Appeals

As the owner of 105 Terrace Blvd West Seneca, NY 14224, I Jim Antkowiak am proposing with this letter of intent the following variances to the property.

Perimeter Fence variance: (Site Plan A)

We would like to construct, with the permission of the zoning board, a 6' tall wood stockage fence around the perimeter of the property. This would include the full backyard and side yard and front yard (with Diane Drive begin a paper street). The fence will feature two wood on steel gates, one gate on the western side. This gate will be 10' wide to allow full access to the backyard, while the gate on the eastern side of the property will be 5' wide. The following is a list of details of the fence and setbacks.

- Setbacks
 - Eastern side of the property will feature a 1-foot set back from the property line.
 - Western side of the property will feature a 3-foot set back from the property line.
 - Southern side set back will be 15 feet from the property line.
- Gates
 - Western Side gate will be a middle closing gate, 10 feet wide, wood on steel
 - Eastern Side gate will be single latch gate, 5 feet wide, wood on steel

Extension of current driveway (Site Plan B)

We would like to extend the driveway to the within 3' of the western edge of the property with the permission of the zoning board. The additional piece of drive will extend from the southwest corner of house to the Terrace Blvd. The additional 11 feet of driveway to the western end will allow us additional parking for 2 vehicles for family to visit, and not clog Terrace Blvd. allowing for easier traffic flow. The additional 11-foot extension off the side of the house will allow for more accessibility to the side garage door and storage for our garbage and recycling containers. This will also be linked into future projects in the back yard. We also will look to install ferns along the end of the drive way to sure up the bank of the drainage area to slow the erosion caused by the additional run off from the driveway.

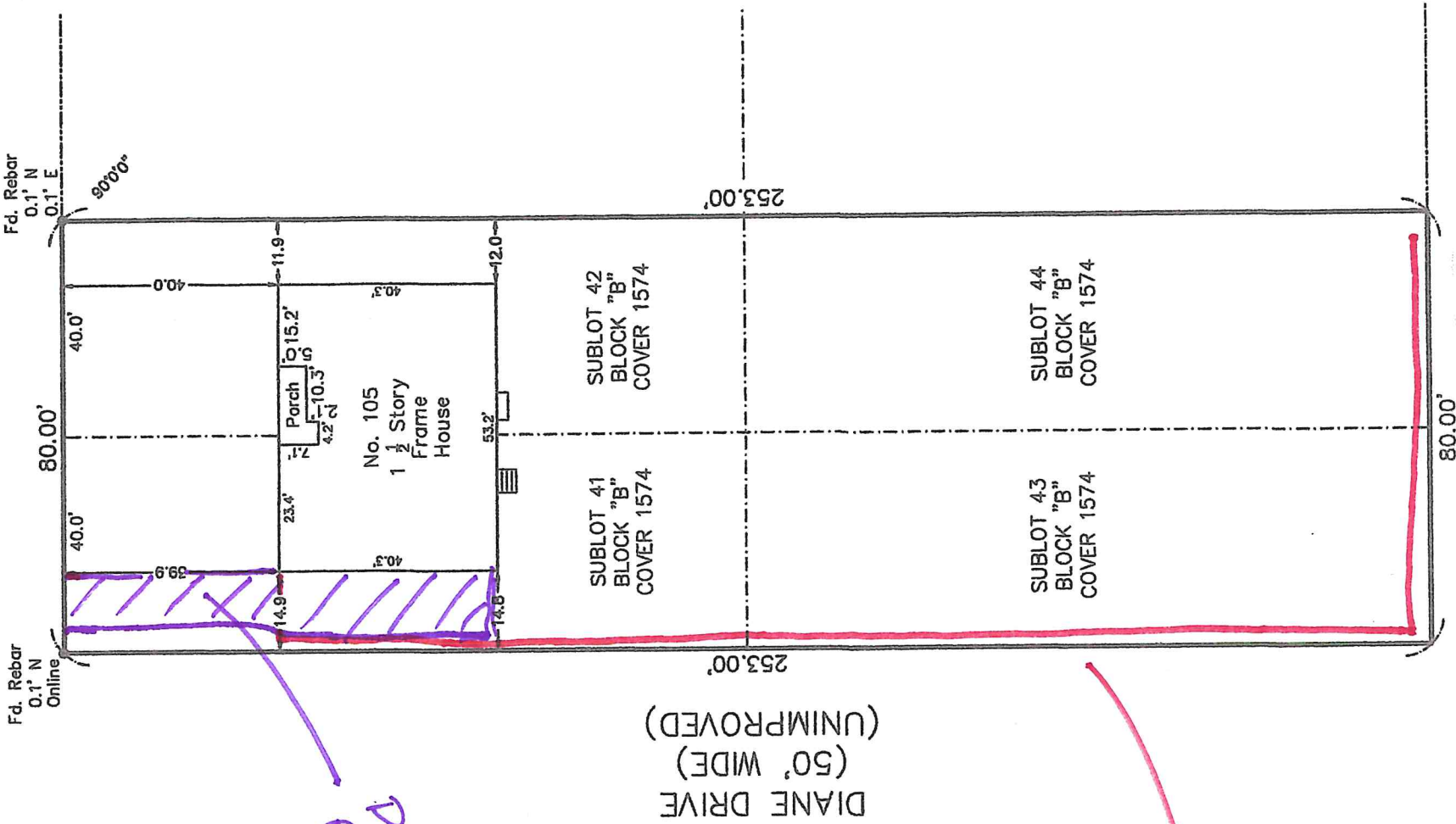
I thank you in advance for your time and consideration, and approval of these additions and improvements we are looking to make to 105 Terrace Blvd.

Thank you
James Antkowiak

SURVEY

105 TERRACE BOULEVARD
WEST SENECA, NEW YORK

TERRACE BOULEVARD
(50' WIDE)



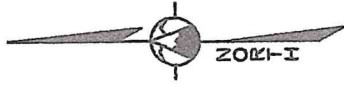
Fd. Rebar
0.1" N
Online

Fd. Rebar
0.1" N
0.1" E

DIANE DRIVE
(50' WIDE)
(UNIMPROVED)

*Requesting 2' offset lot line
Driverway Extension*

*Requested
to privacy*



1" = 30'

ICE & SNOW NOTE: THIS SURVEY THERE WAS A CONSIDERABLE AMOUNT OF AT THE TIME OF THIS SURVEY. THE LOCATION OF SURFACE IMPROVEMENTS, ENCROACHMENTS MAY EXIST THAT WOULD OTHERWISE BE SHOWN.

ADDRESS: 105 TERRACE BOULEVARD, WEST SENECA NEW YORK
DATE OF SURVEY: 12/28/22 DATE OF MAP: 12/30/22
SURVEY REFERENCE: COVER 1574

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

LEGAL: PART OF LOT-310, OF THE BEZELER LANDS DISTINGUISHED AS SUBLOTS 41, 42, 43 & 44, BLOCK "B", UNDER MAP COVER 1574, TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK STATE.
NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW

GENZEL LAND SURVEYING, P.C. © 2022
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 8973 DATE: 12/30/22 DWN. BY: DJK

Jeff A. Kelly

THIS MAP AND ALLSERS DEDICATED WITH NEW YORK STATE PROFESSIONAL LAND SURVEYOR'S SEAL NO. 000000

105 Terrace
ZBA Application.

