

APPLICATION TO BOARD OF APPEALS

X Tel. No. 585-301-7264

Appeal No. 2024-007

Date 3/14/24

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

X I (we) Ann-Marie A. Titus of 810 Seneca Creek Rd.

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:

- 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 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: _____

Ann-Marie A. Titus
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) Frames shall not exceed 4' front/side yard; Requesting 6'
120-30 Required front yard setback 30'; Requesting +1-1' for porch
2. Zoning Classification of the property concerned in this appeal R-50
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]

Ann-Marie A & Steven Titus
86 Seneca Creek Rd
West seneca, NY 14224
585-301-7264

13 March, 2024

To Whom It May Concern,

We respectfully submit this letter of intent regarding a permit and variance in respect to the construction of a fence for our property. We are under contract with Regan Landscape to have our landscaping and property overhauled this spring.

We would like to include the fence as means of privacy to our backyard and protection of personal property thereon. In addition, due to our location we have a significant number of deer in our area that destroy our existing landscaping every year and leave droppings throughout our yard. We hope this fence will deter the deer from our property and protect the new landscaping planned.

Please let us know if anything additional may be required to answer any questions or concerns regarding our request.

Respectfully,

Ann-Marie A. Titus



TOWN OF WEST SENECA

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
ROBERT J. BREIDENSTEIN
SUSAN K. KIMS
JEFFREY A. PIEKAREC
SCOTT D. ROBERTSON

KATE NEWTON
TOWN CLERK

RECEIVER OF TAXES
REGISTRAR OF VITAL STATISTICS
NOTARY PUBLIC
RECORDS MANAGEMENT OFFICER

April 10, 2024

Ann-Marie A. Titus
86 Seneca Creek Road
West Seneca, NY 14224

Re: **Zoning Board Meeting – Variance Annual Review**

Dear Applicant:

Enclosed is a Notice of a Public Hearing of the Zoning Board of Appeals of the Town of West Seneca scheduled to be held on **April 24, 2024**, at the West Seneca Community Center, 1300 Union Road at 6:00 PM.

A case in which you are the petitioner will come before this hearing. It will be necessary for you or your authorized representative to be present at this hearing to address and answer any questions of the Zoning Board Members.

Sincerely yours,

Kate Newton
Town Clerk
Zoning Board Secretary

cc: Code Enforcement Officer
Zoning Board Chairwoman

TOWN HALL • 1250 UNION ROAD • WEST SENECA, NEW YORK 14224 • (716) 674-5600 • FAX (716) 558-2250
www.westseneca.net email: knewton@twsny.org