

# APPLICATION TO BOARD OF APPEALS

Tel. No. 716 238 5088

Appeal No. 2024-008

Date 3/11/2024

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

I (we) JEFF SCROGER of 46 W. CRANWOOD DR,  
WEST SENECA, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE

DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT NO. \_\_\_\_\_,

DATED \_\_\_\_\_, 20\_\_\_\_, WHEREBY THE BUILDING INSPECTOR DID DENY 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 ATTACHED

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: \_\_\_\_\_

[Signature]  
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 - 13 B (9) AC Units shall be 5' off side property line  
Requesting 1-5' side setback

2. Zoning Classification of the property concerned in this appeal R 75

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. \_\_\_\_\_

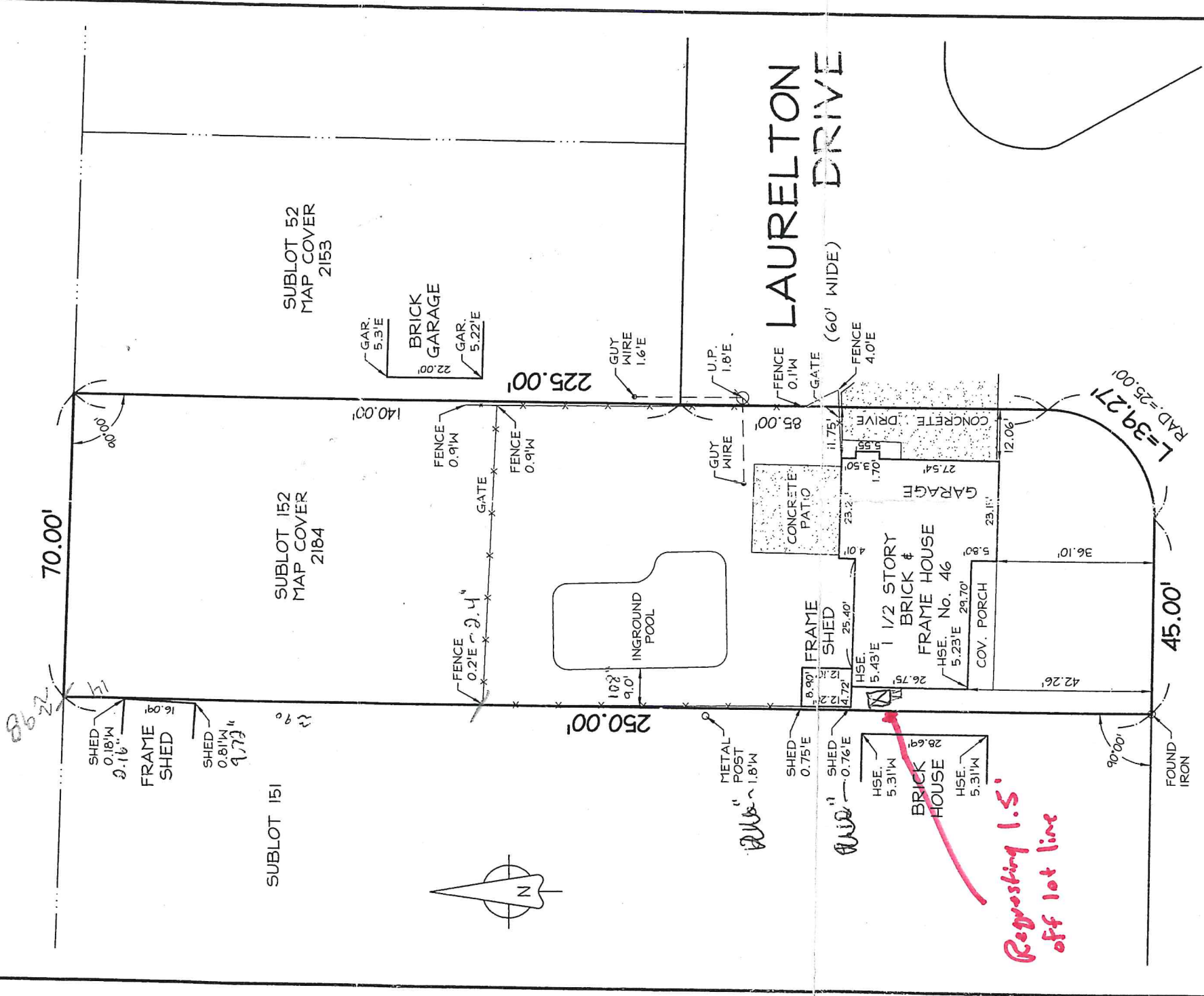
[Signature]



The west side of my house is the only location that would easily accept the installation of the condenser unit. My house is situated on a corner with my driveway along the east side, but all the space along that side of my house is considered "required yard" and too far from the attic unit to be feasible. The rear of my home is challenging due to the fact that the 2<sup>nd</sup> floor cantilevers over the 1<sup>st</sup> floor roughly 2 ft. This would cause the line set to have to snake under the cantilever, making it difficult to finish so it doesn't look unsightly. I also plan on repairing the drain tile along the rear wall of my home which will require me to lift the concrete pads where the condenser unit would have to sit on.







WEST CRANWOOD DRIVE (60' WIDE) LAURELTON DRIVE (60' WIDE)

*Spill L.E.*



NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

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.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.

PART OF LOT(S) : 372		TOWNSHIP : 10		RANGE : 7	
LOCATION : TOWN OF WEST SENECA		COUNTY OF ERIE		STATE OF NEW YORK	
		KIND	DATE	REQUESTED BY	JOB NO.
		SURVEY	23/14/16	LAW OFFICES OF NANCY W. SAIA	16-12-0210



KATE NEWTON  
TOWN CLERK

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

## TOWN OF WEST SENECA

TOWN SUPERVISOR  
GARY A. DICKSON

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

April 10, 2024

Jeff Scroger  
46 W. Cranwood Drive  
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

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