

APPLICATION TO BOARD OF APPEALS

Tel. No. X 816-853-7090

Appeal No. 2024-010

Date X 3-26-24

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

I (we) X Jeff Bybee of X West Seneca

DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT TO: Convert garage to living space

- 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 X 425 Meadow Dr, West Seneca, NY 14224

3. State in general the exact nature of the permission required, Convert required parking spaces to living space.

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: No parking in front setback, garage is required parking

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 44, Paragraph B1b of the Zoning Ordinance, because:

X Jeff Bybee
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
Town Zoning Ordinance 120-44 B1(b)

2. Zoning Classification of the property concerned in this appeal R6S

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: JFK

Letter of Intent with description of proposed variance for 425 Meadow Dr., West Seneca, NY

Town of West Seneca Zoning Board:

We live at 425 Meadow Dr., West Seneca, NY with two children. We would like to convert the attached garage to a primary bedroom with a bathroom and closet. We request a variance due to the potential impact to parking. Enclosures 2 and 3 illustrate the proposed location of the attached garage requiring the variance.

Reason for garage conversion

We moved to West Seneca in 2022 on military orders. The housing market was very competitive. We purchased this house knowing it was a little smaller than our preference but did not want to overspend in the competitive housing market. This has been a great neighborhood and we have decided to remain in West Seneca after Jeff's military retirement in the next one to two years. However, we still need an extra bedroom and instead of moving we want to convert the attached garage to a primary bedroom. If we did convert the garage to a bedroom, we will add a new faux garage door to maintain a similar exterior appearance with other houses in the neighborhood (vice covering the garage door opening with brick or siding).

Detached garage and additional concrete driveway

Although the variance for the garage conversion is evaluated independently, we have included other factors for reference. Currently we have a double-wide driveway and plenty of parking. In addition, we will not proceed with the garage conversion to a primary bedroom without adding a new detached garage. We would like to add a 10 ft. apron to the existing driveway entrance (enclosure 4) and add approximately 12 ft. x 55 ft. of a new concrete driveway off of the existing driveway along the house up to the new detached garage (enclosures 5 and 6). A permit for the detached garage construction, curb cut permit, and driveway permit will be requested separately.

Thank you for your consideration. Please find contact information below.

 3/26/24

Jeff Bybee

Ph: 816-853-7090

Email: jeffbybee@hotmail.com

 3-26-24

Jamie Bybee

Enclosures: (1) Copy of property survey

(2) Attached garage proposed conversion requiring variance

(3) Street view of existing attached garage

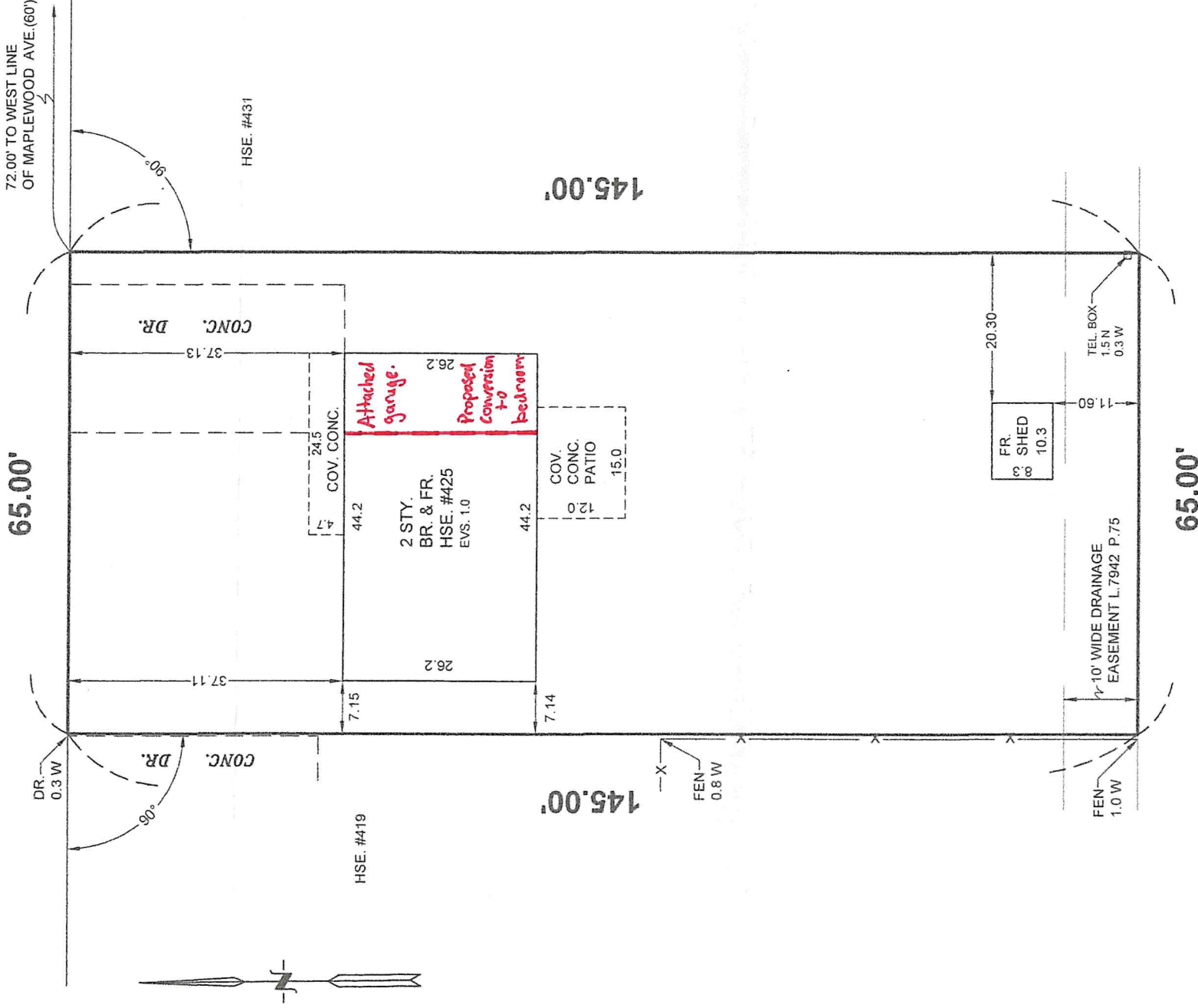
(4) Street view of proposed additional apron to the existing driveway

(5) Proposed location of concrete additional concrete driveway and detached garage

(6) Satellite view with proposed location of concrete driveway and detached garage

Enclosure(2)

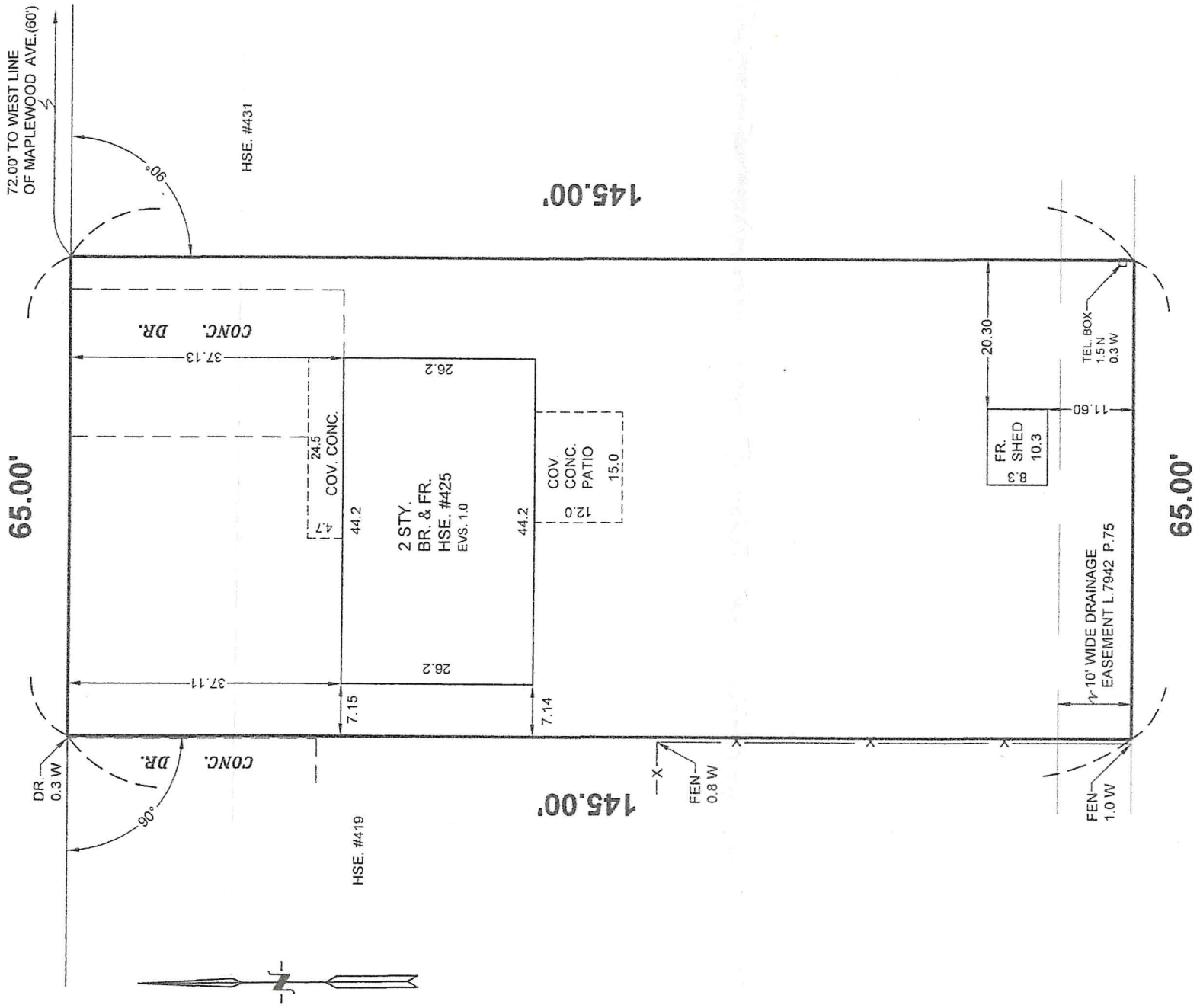
MEADOW DR. (60' WIDE)



NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT. MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT

MEADOW (60' WIDE) DR.



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NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT.
MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION,
ALTERATION AND/OR ADDITION TO THIS SURVEY MAP. IT IS A VIOLATION OF SECTION
7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED
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MAY BE REVEALED BY AN EXAMINATION OF SUCH.

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PO Box 182 · Sanborn, NY 14132

Niagara County (716) 731-4080 > Fax (716) 731-4499
Erie County (716) 854-6338

Successor to the Records of:

Newton Land Surveying..... Est. 1995
Wilson, M.F. Est. 1989
Newton, W.J. Est. 1960
Poyer, F. J. Est. 1956
Covey, J. E. Est. 1955
Richards, E.S. Est. 1950
Basinski, I.S. Est. 1945
Devlin, J. Est. 1922
Kuster, A.S. Est. 1904
Houliston, G. Est. 1904

Residential & Commercial
Licensed in the State of New York and Florida

THIS MAP VOID
UNLESS EMBOSSED WITH
NYSPLS SEAL 49969

TOWN OF WEST SENECA COUNTY OF ERIE NEW YORK

PART OF LOT- 307 EBENEZER LANDS TOWNSHIP- 10 RANGE- 7

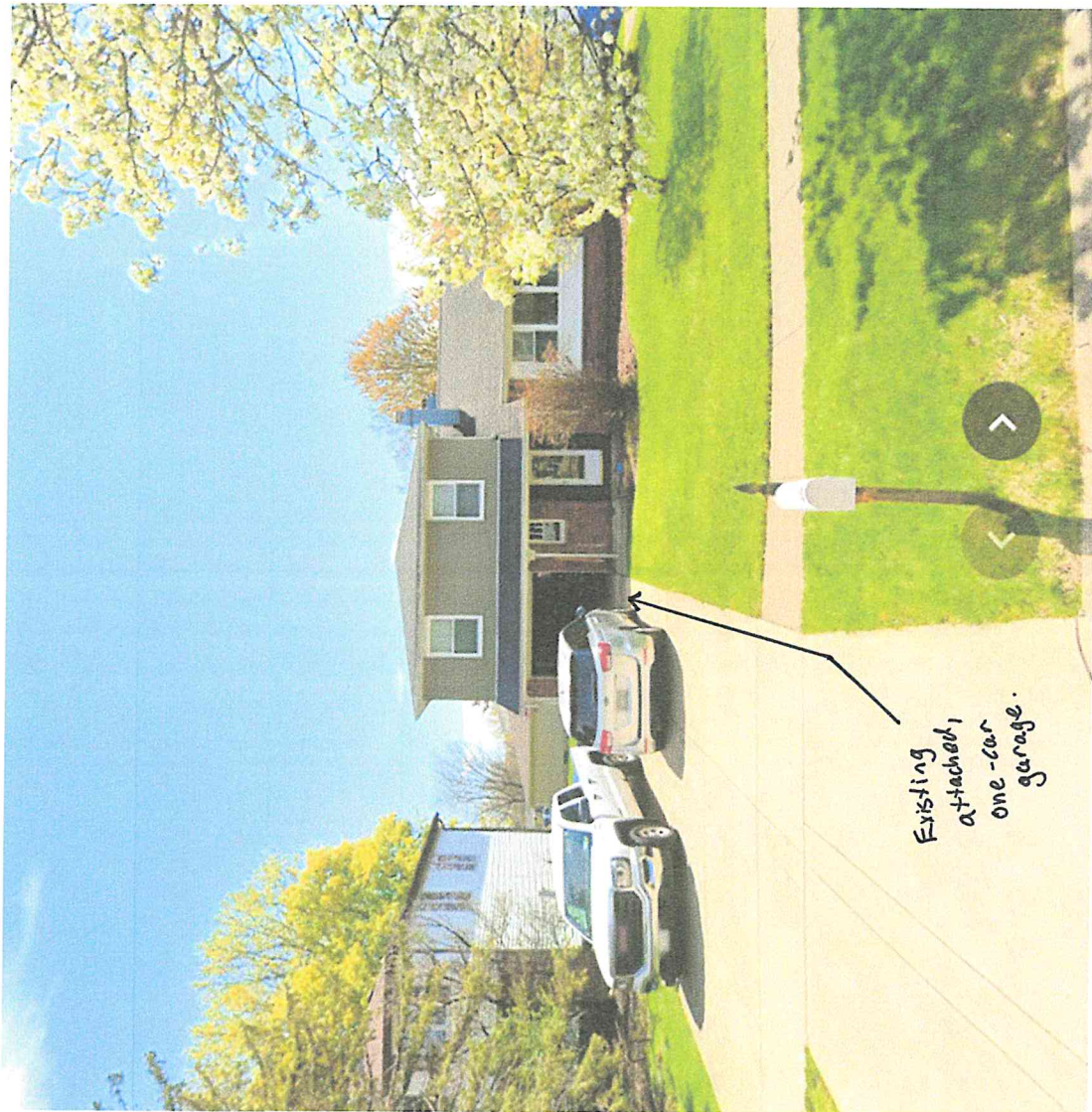
S.L. 74 M.C. 2317

SBL # 125.17-1-3

SCALE 1" = 20'

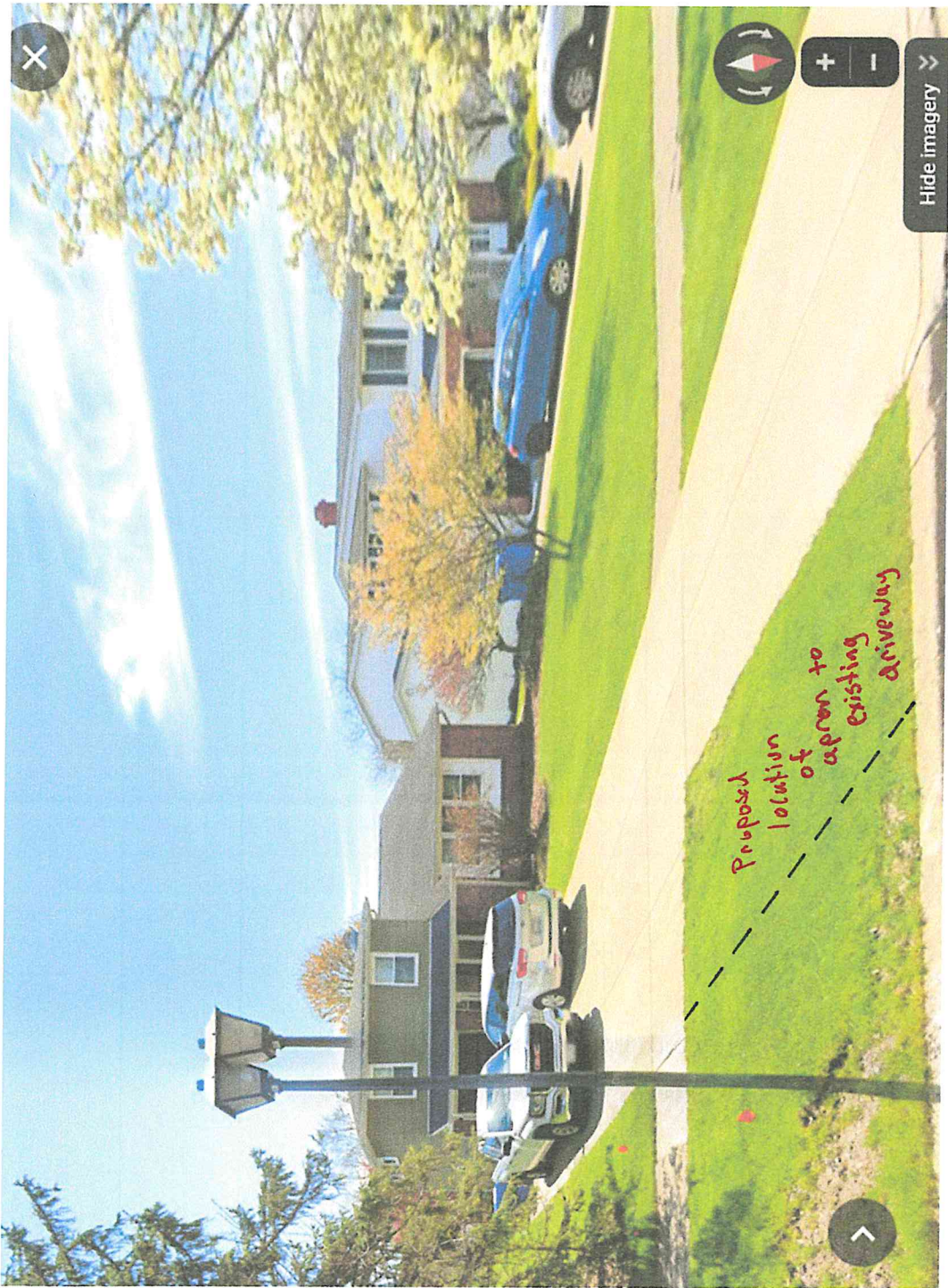
JOB # 2220184

DATE : 04/06/2022



Existing
attached,
one-car
garage.

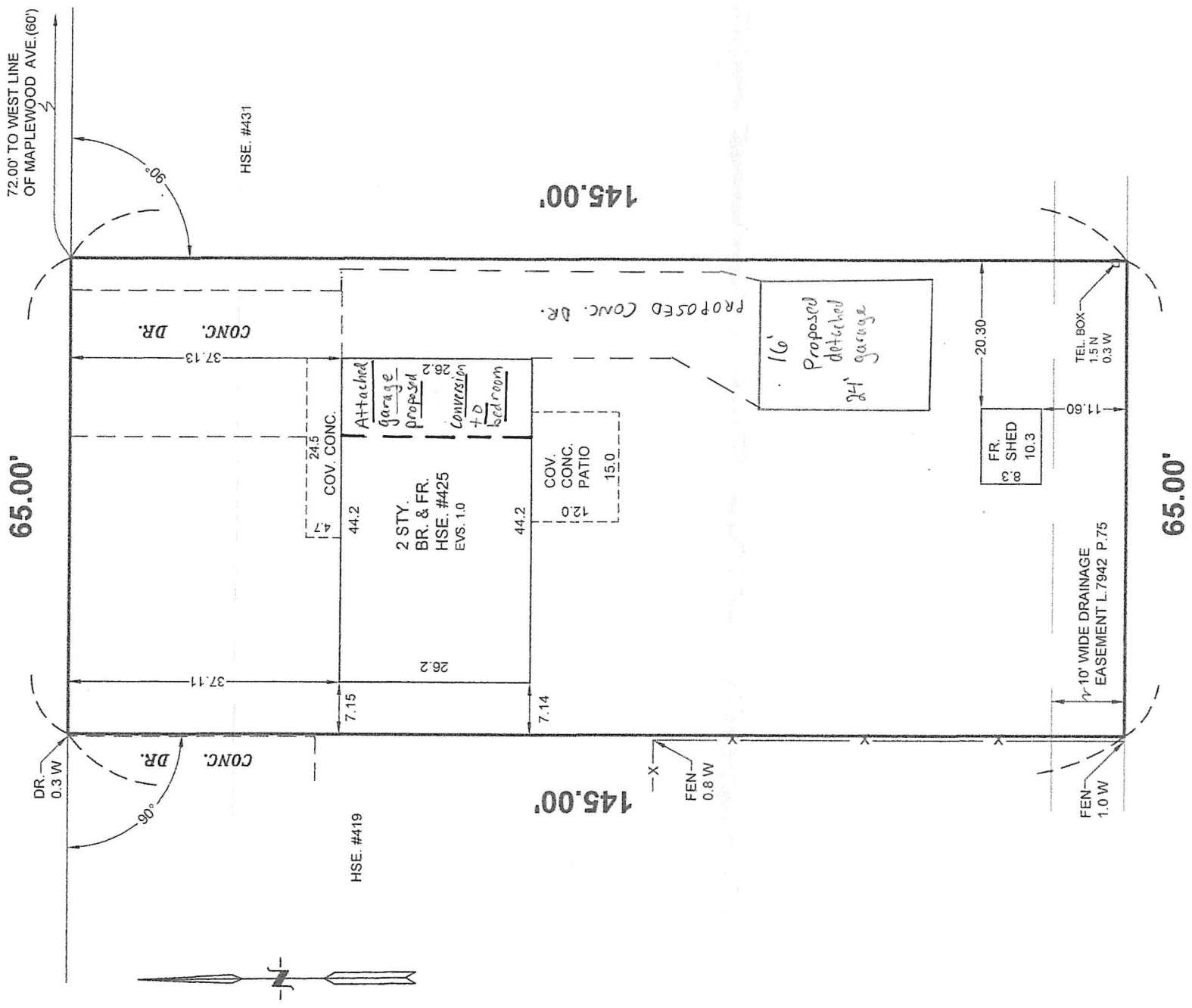
Enclosure (4)



Curb cut permit and driveway permit will be requested separately.

Enclosure (5)

MEADOW DR. (60' WIDE) DR.



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New apron to existing driveway

Meadow D

Maplewood Ave

Maplewood Ave

Maplewood Ave

Meadow Dr

Garage Dr.

Proposed Detached Garage
16' x 24'
35'

120

Google

Meadow Dr

419

431

***** RECEIPT *****

Date: 03/26/24

Receipt#: 85672

Quantity	Transactions	Reference	Subtotal
1	Zoning Board of Appeals	20155994	\$160.00
Total Paid:			\$160.00

Notes:

Payment Type
CK #2205

Amount **Paid By**
\$160.00 Bybee, Jeff

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

Name: Bybee, Jeff
425 Meadow Dr
West Seneca, NY 14224

Clerk ID: ELYSE

Internal ID: 20155994



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 Bybee
425 Meadow 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