

APPLICATION TO BOARD OF APPEALS

X Tel. No _____

Appeal No. 2024-015
Date 4/12/24

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

X I (we) Scott and Lauren Carana of 95 Greenspring Ct.

_____, 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: _____

- | | |
|--|---|
| <input type="checkbox"/> A PERMIT FOR USE | <input type="checkbox"/> A CERTIFICATE OF EXISTING USE |
| <input type="checkbox"/> A PERMIT FOR OCCUPANCY | <input type="checkbox"/> A CERTIFICATE OF ZONING COMPLIANCE |
| <input type="checkbox"/> A TEMPORARY PERMIT OR EXTENSION THEREOF | <input checked="" type="checkbox"/> 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: _____

[Signature]
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 front/side yard; Requesting 5' 10' projection past house permitted; Requesting 40' projection

2. Zoning Classification of the property concerned in this appeal R-45

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. Corner lot

Building Inspector [Signature]

***** RECEIPT *****

Date: 04/12/24

Receipt#: 86026

Quantity	Transactions	Reference	Subtotal
1	Zoning Board of Appeals	20156134	\$160.00

Total Paid: \$160.00

Notes:

Payment Type **Amount** **Paid By**
CK #372 \$160.00 Caruana, Scott And Lauren

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

Name: Caruana, Scott And Lauren
95 Greenspring Ct
West Seneca, NY 14224

Clerk ID: ELYSE

Internal ID: 20156134

April 12, 2024

Town of West Seneca
Code Enforcement

Re. Letter of Intent for Corner Lot Fence
Mr. & Mrs. Scott Caruana
95 Greenspring Court

To Whom It May Concern:

We would like to request a variance on the standard corner lot fence code. Our address is 95 Greenspring Ct., which is located on the corner of Greenspring Ct and Colty Ln.

As the current corner lot code stands, we are only able to include 10 feet of our side yard inside the fence line. From the side of our house to the fence measures 38 feet. We would have to lose 25 feet of the side yard to the outside of the fence, considering the typical lot's fence requirement of 3 feet from the sidewalk.

A fence is a necessity for our lot and family to ensure that our children are not nearing the street while playing as well as giving us some privacy while using our backyard. We would like to address the need for a fence while still utilizing our yard space.

Finally, the fence would look aesthetically pleasing as we plan to use one of the vinyl fence plans enclosed.

Enclosed please find the attached property survey, sketch of proposed variance and fence style information.

We appreciate your consideration in this matter.

Sincerely,



Scott Caruana
716-465-6352

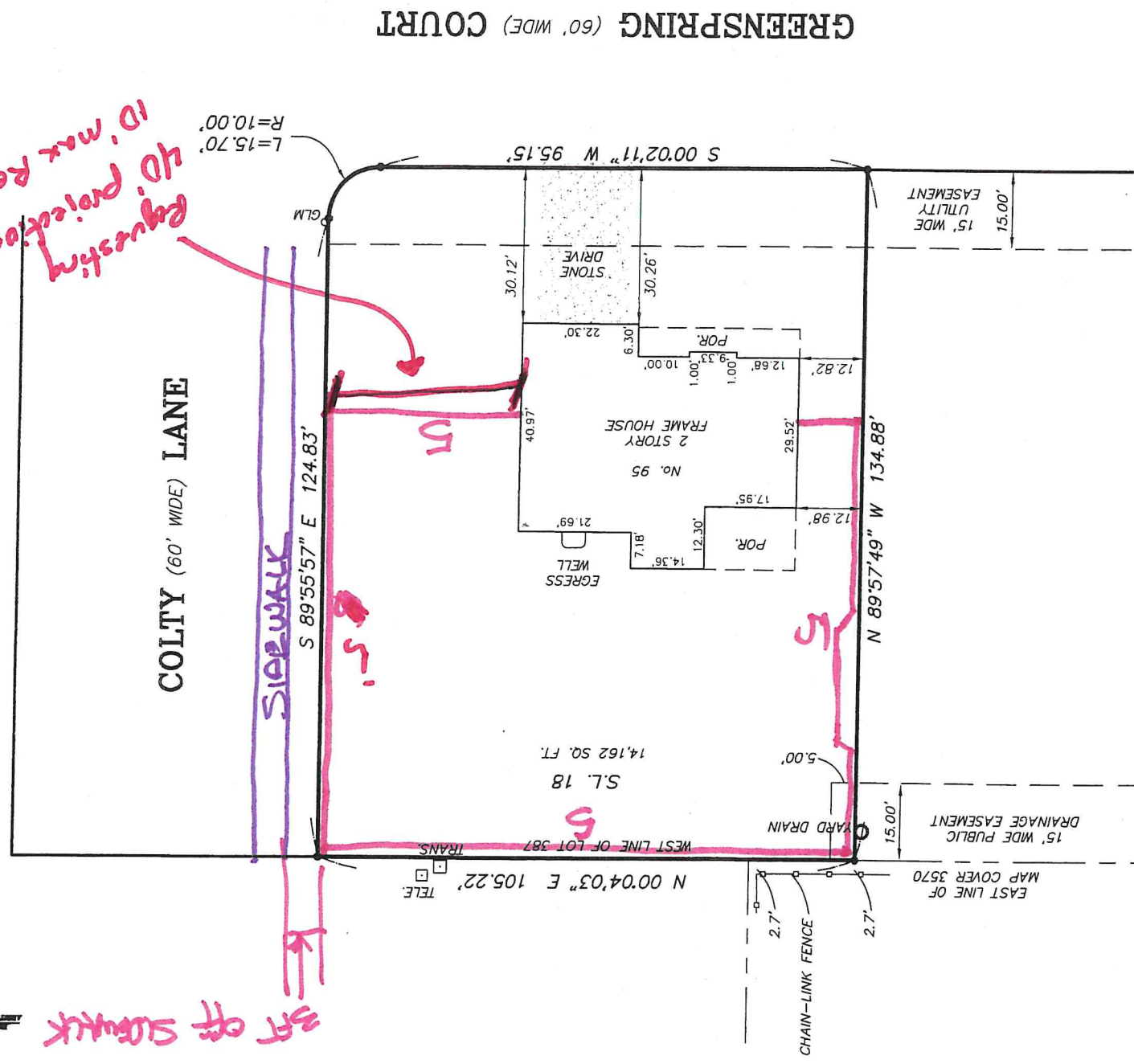


Lauren Caruana
716-698-1792

REQUIRES VARIANCE

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT 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 ABSTRACT OF TITLE.
 • SET OR EX. 5/8" REBAR

Requesting 40' protection 10' max Reg.



SUB LOT 18, MAP COVER 3922
 AMENDED GREENSPRING RESERVE SUBDIVISION
 PART OF LOT 387, TOWNSHIP 10, RANGE 7
 BUFFALO CREEK RESERVATION
 TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

W. J. [Signature]

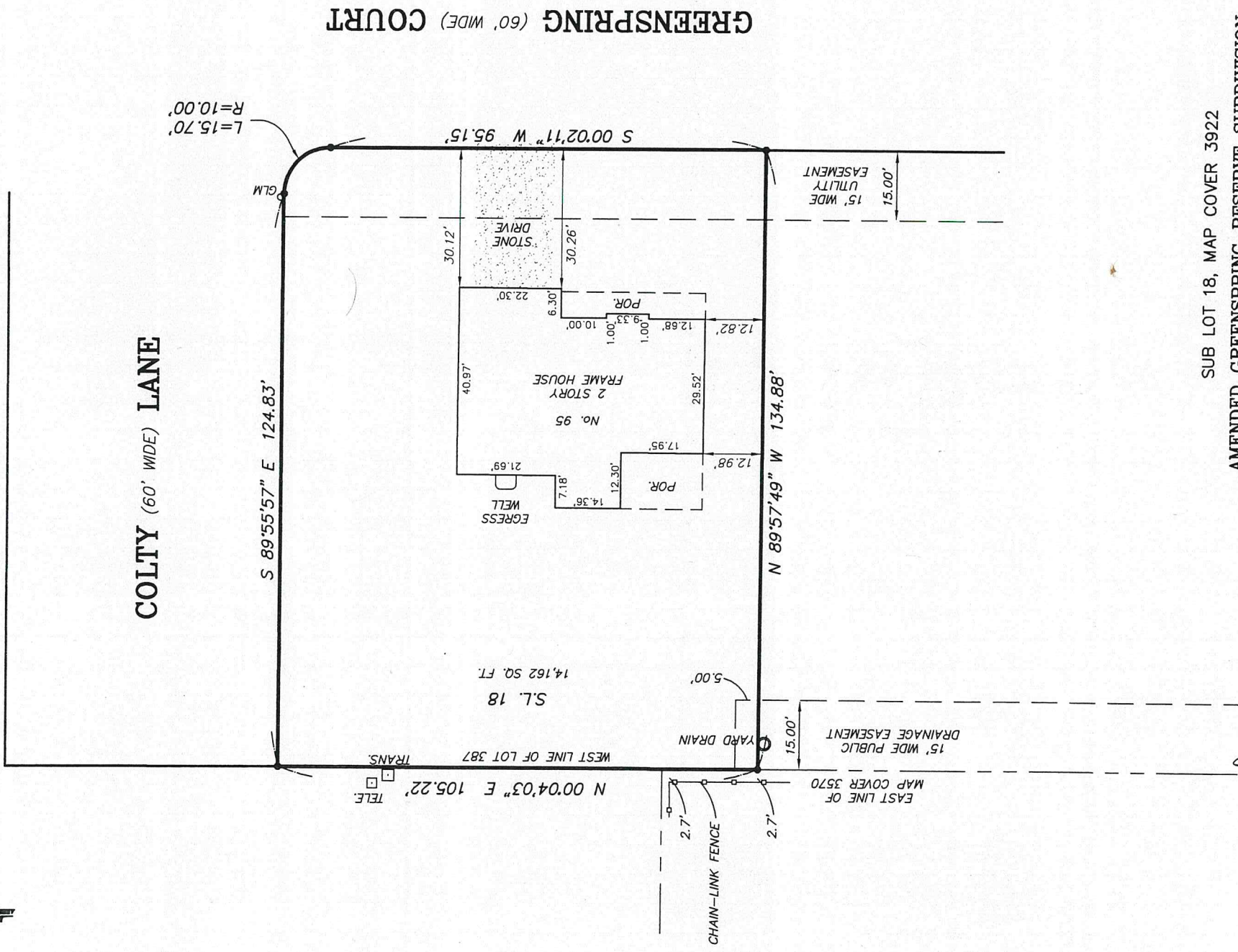
DATE	REVISION/TYPE

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
 ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 4950 GENESEE STREET, SUITE 100
 BUFFALO, NEW YORK 14225
 (716) 633-4844 FAX 633-4940

4/25/23	AMENDED TO REFLECT COVER 3922
2/27/23	HOUSE LOCATION

Job No. 9840-18 Date: DECEMBER 5, 2022
 Scale 1" = 30' Tax No.

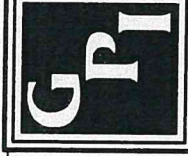
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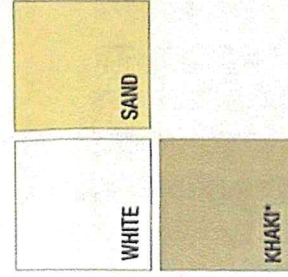
GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
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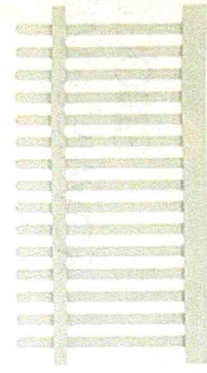
PICKET VINYL FENCE

OPEN PICKET OPTIONS

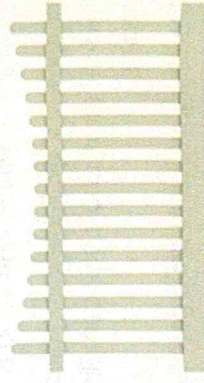
- Straight and Scallop variations available
- 6' and 8' wide panels offered
- Classic style picket features 1½" square pickets with 2.337" spacing in between
- Dog-Ear and Spade pickets feature 3" pickets with 2.875" spacing in between
- 3 Colors — White, Sand and Khaki*
- Matching walk and drive gates



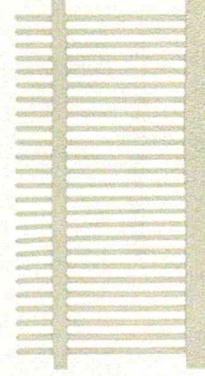
*Not all sizes and styles available in Khaki.



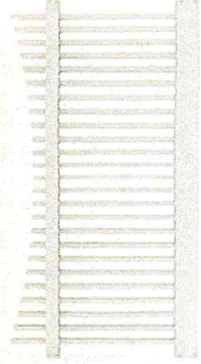
Dog-Ear Straight Picket



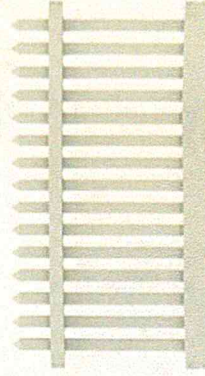
Dog-Ear Scallop Picket



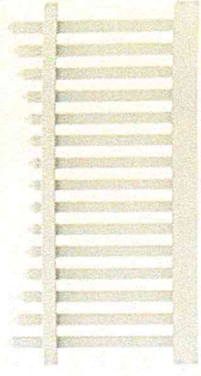
Classic Straight Picket



Classic Scallop Picket



Spade Straight Picket



Spade Scallop Picket

