

# APPLICATION TO BOARD OF APPEALS

\* Tel. No.

Appeal No. 2024-023

Date 5/6/24

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

I (we) Laura Conklin of 57 Wedgewood Drive West Seneca 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 57 Wedgewood Dr.

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: \_\_\_\_\_

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) 6' fence shall not be permitted in front/side yard; Required 4' 10' projection off of house permitted; Requesting 27' projection

2. Zoning Classification of the property concerned in this appeal R75

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 DJB

May 1, 2024

Laura Conklin  
57 Wedgewood Drive  
West Seneca, NY 14224

Town of West Seneca Code Enforcement Office  
1250 Union Rd  
West Seneca, NY 14224

RE: Letter of intent to acquire a variance for 6' privacy fence on corner lot at private residence in the town of West Seneca.

To whom it may concern,

I am respectfully requesting a variance to be issued so that I may have a 6 foot privacy fence installed at my private residence at 57 Wedgewood Drive in West Seneca. There are several reasons why my family and I would like to be granted permission to build this fence.

The most important reason for this request is for the safety of my family. My two-year-old daughter is incredibly curious, fast, and has been known to try and run into the street. Even though we are always outside with her, it would bring peace of mind knowing that she would be safe and contained while roaming her own yard. By building a 6-foot privacy fence, we are also hoping to keep unwanted wildlife (deer, coyote, fox, etc) out of our yard. In the past, surveillance has shown up to 15 deer in our yard, eating our plants, leaving feces everywhere, and inevitably leaving ticks in the brush. My oldest son, who is now 11, was bitten by a tick two years ago in our yard and thankfully we discovered it in time to prevent Lyme or any other tick-borne illness from ensuing.

The fence that we are proposing building would also provide something that is very important to us, privacy. We have a beautiful and large lot, which we appreciate, but the allowed four-foot fence wouldn't provide the privacy we are hoping for. We all feel a bit out on display, being on the corner, and the higher fence would make us all feel more comfortable.

And lastly, we hope to someday have a dog and for the safety of the dog and the residence of our neighborhood, we would like a higher fence so that the dog wouldn't be able to jump over it.

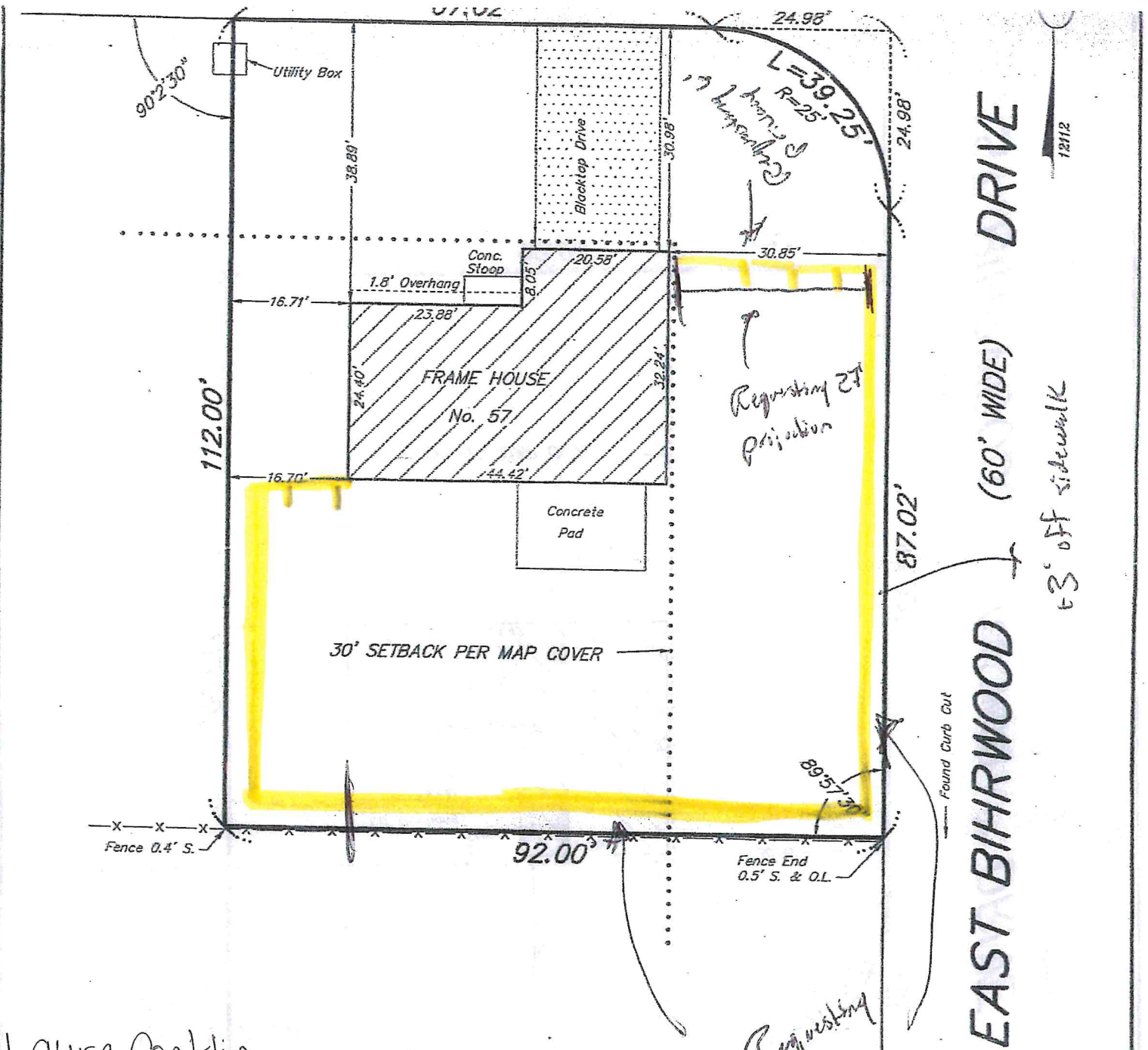
I hope you will strongly consider granting us this permission, due to these outlined concerns. Thank you.

Sincerely,

Laura Conklin (homeowner)



5/1/24



Laura Conklin  
 57 Wedgewood Drive  
 West Seneca, NY 14224

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Head of Search  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.  
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF David H. Gossel, Esq.  
  
 FRANCIS C. DELLES NYSPLS No. 050477

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**Millard, MacKay & Delles**  
 LAND SURVEYORS, LLP  
 150 AERO DRIVE  
 BUFFALO, NEW YORK 14225  
 PHONE (716) 631-5140 ~ FAX 631-3811

AMEND:  
 SURVEY DATE: 8-24-12  
 DRAWING DATE: 8-28-12  
 SCALE: 1" = 20'  
 "ALL RIGHTS RESERVED"

SUB LOT 35 ~ MAP COVER 2326  
 PART OF LOT 179 SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_ OF THE:  
 Fenezzer Lands SURVEY \_\_\_\_\_ COUNTY \_\_\_\_\_

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7909, PART 2 OF THE NEW YORK

FILE NO. 144-08-1-2

**\*\*\* RECEIPT \*\*\***

**Date:** 05/06/24

**Receipt#:** 86473

<b>Quantity</b>	<b>Transactions</b>	<b>Reference</b>	<b>Subtotal</b>
1	Zoning Board of Appeals	20156288	\$160.00
<b>Total Paid:</b>			<b>\$160.00</b>

**Notes:**

<b>Payment Type</b>	<b>Amount</b>	<b>Paid By</b>
CK #734	\$160.00	Conklin, Laura

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

**Name:** Conklin, Laura  
57 Wedgewood Dr  
West Seneca, NY 14224

**Clerk ID:** ELYSE

**Internal ID:** 20156288