

APPLICATION TO BOARD OF APPEALS

Tel. No. (716) 374-1022

Appeal No. 2024-028

Date 5/14/24

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

I (we) John Stoddard of 7 French Lea 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: _____

- | | |
|--|---|
| <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 7 French Lea Rd West Seneca NY 14224

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: the property is a duplex on a corner lot so for fence purposes my side yard is considered a front yard. I want to split the backyard and expand the right sides private backyard to include the land on Clinton st side. This is to start utilizing land, give privacy to tenants and myself, and protect pets from traffic.

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: _____

Jh St
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 6'
Fences shall not project more than 10' past house; Requesting 35"

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

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 Connor DS

Miscellaneous Notes

- MN1** Some features shown on this plat may be shown out of scale for clarity.
- MN2** Certain easements and /or utility lines, may or may not be shown hereon, however this shall not imply that all easements or utilities affecting premises are shown.
- MN3** Unauthorized Alteration or Addition to this Survey Map is a Violation of Section 7209 Provision 2 of the New York State Education Law.
- MN4** This Survey was prepared without the benefit of an up-to-date abstract of title and is subject to any state of facts that may be revealed by an examination of such.
- MN5** THIS MAP IS NOT VALID WITH AFFIDAVIT OF NO CHANGE

Legend of Symbols & Abbreviations

● IP / ReRod	N. North	Enc. Encroachment
⊕ Power Pole	S. South	ROW Right-of-way
	E. East	⊕ Centerline
	W. West	
	° Degrees	↕ Indicates Mutual
	' Ft. or Min.	Owner
	" In. or Sec.	N/F Now or Formerly
	R Record	One Chain = 66.0 Ft.
	M Measured	One Meter = 3.2808333 Ft.
	L Liber	One Acre = 43,560.0 Sq.Ft.
	P Page	
	Ex. Existing	
—	Property Boundary	
- - -	Line of Record	
- · - · -	Edge of R.O.W.	
- · - · -	Holland Land Co. Lot Line	
- · - · -	Road Centerline	
- - -	Fence	

Copyright Information

1 This Survey is Published in many different colors. Any Black and White reproduction is not a valid map from Freeman and Freeman Land Surveyors.

Reference Data

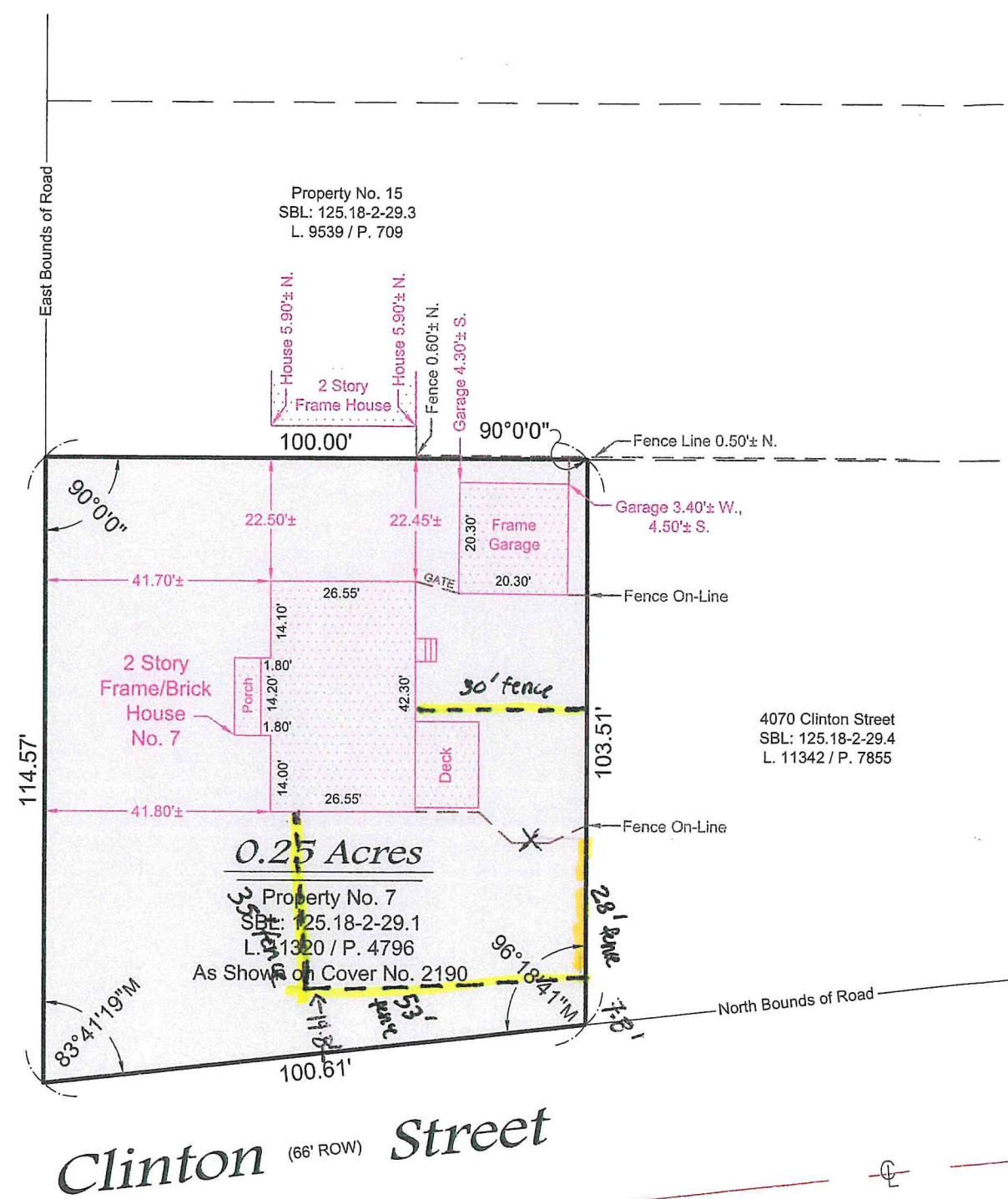
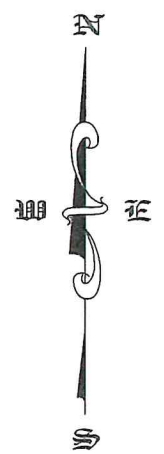
RD1 Maps and notes from the Holland Land Company Survey.

Statement of Encroachments

A No encroachments were noted or surveyed to in the original field survey.

Notes

- N1** All dimensions are in the "U.S. Survey Foot" unless specified otherwise on the map.
- N2** Ground features may be missed and not represented when snow coverage exceeds 3 inches, such as driveways, patios, etc.



4070 Clinton Street
SBL: 125.18-2-29.4
L. 11342 / P. 7855



Map of 7 French Lea Road

Being Part of
Lot 22 of the New Ebenezer
Town of West Seneca
Erie County, New York

Surveyor's Certification

I hereby certify

that this survey was prepared in accordance with the current Code of Practice for Land Surveyors.

This certification does not extend to subsequent owners, mortgages, or insurers unless this survey has been re-surveyed for this purpose by the surveyors. This certification is void unless signed by the surveyor listed below. This certification is null and void if the fee for said certification is not paid.

David Scott Freeman

Survey Prepared By:
Licensed Surveyor: David Scott Freeman
License No.: 50480
In the State of: New York
Date of Survey: December 21, 2022
Date of Last Revision: January 1, 2023
Drawing Scale: 1" = 30'
Freeman & Freeman Job No. 11565



Freeman and Freeman Land Surveyors
Resurveying the Holland Land Company for the 21st Century
10432 Crump Road - Glenwood, N.Y. 14069
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