

# APPLICATION TO BOARD OF APPEALS

Tel. No.: 716-675-0326

Appeal No. 2024-032

Date 6/3/2024

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

I (we) Peter Hall of 48 GreenBranch Rd W.S.N.Y 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 48 GREENBRANCH RD.

3. State in general the exact nature of the permission required, Erect front porch with roof AND SLOTTED ON RIGHT SIDE OF HOUSE

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. NA, 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 ENCLOSED 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: \_\_\_\_\_

A Peter Hall  
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 E - 3 FT SETBACK - REQUIRED FOR DRIVE/SIDEWALK / +/- 12" REQUESTED  
120-39 C(4) - PORCH + ROOF WITHIN 30 FT SETBACK / 21'-3" SETBACK REQUESTED

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. \_\_\_\_\_

\_\_\_\_\_  
Building Inspector

**Mr. and Mrs. Peter Hall**  
48 Greenbranch Road  
West Seneca, New York 14224

June 1, 2024

**Town of West Seneca**  
**1250 Union Road**  
**West Seneca, New York 14224**

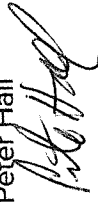
**To Whom It May Concern:**

We Mr. and Mrs. Peter Hall are presenting documents representing the porch and roof that we are excited to add on to our residence at the address noted above so that we may enjoy our home in the morning, afternoon, and evening, that we have wanted to do for many years that we have resided at our residence.

We believe it will add beauty and a completely new look to our home and we may enjoy it for many years to come.

Sincerely,

Peter Hall



Mary Elizabeth Hall



PETER & MARY  
BETH HALL

48 GREENBARCH  
ROAD  
WEST SENECA, NY  
14224

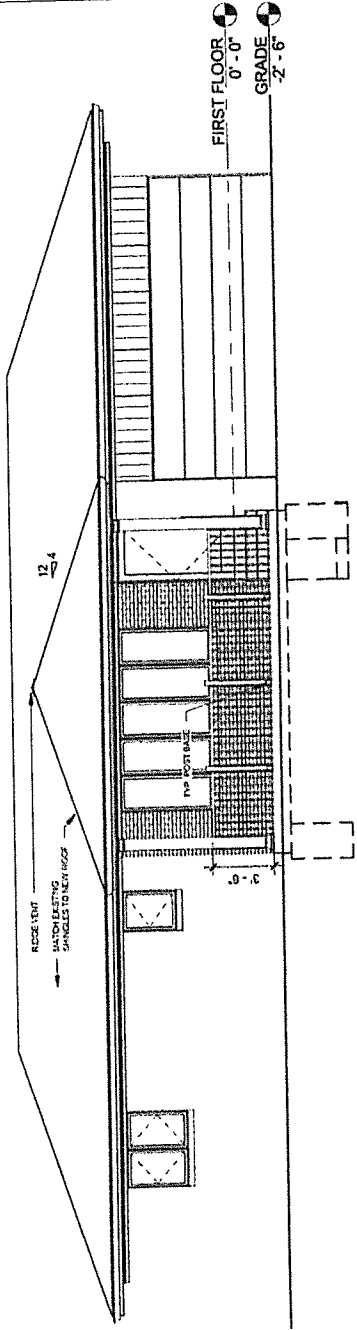
NEW PORCH  
ADDITION (ALT)

2024.21

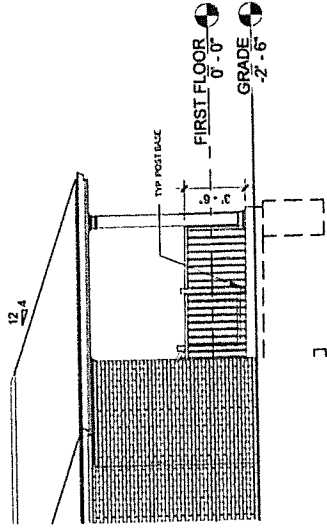
TOMMASO BILATICO  
ARCHITECTS  
100 WEST 110th ST - 10th FLOOR - NEW YORK, NY 10025  
TEL: 212-249-1100 FAX: 212-249-1101  
WWW.TOMMASOBILATICO.COM

ELEVATIONS

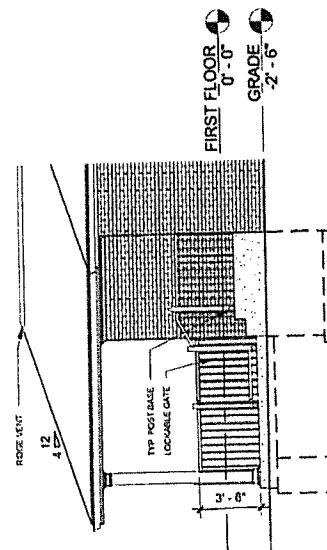
A-103



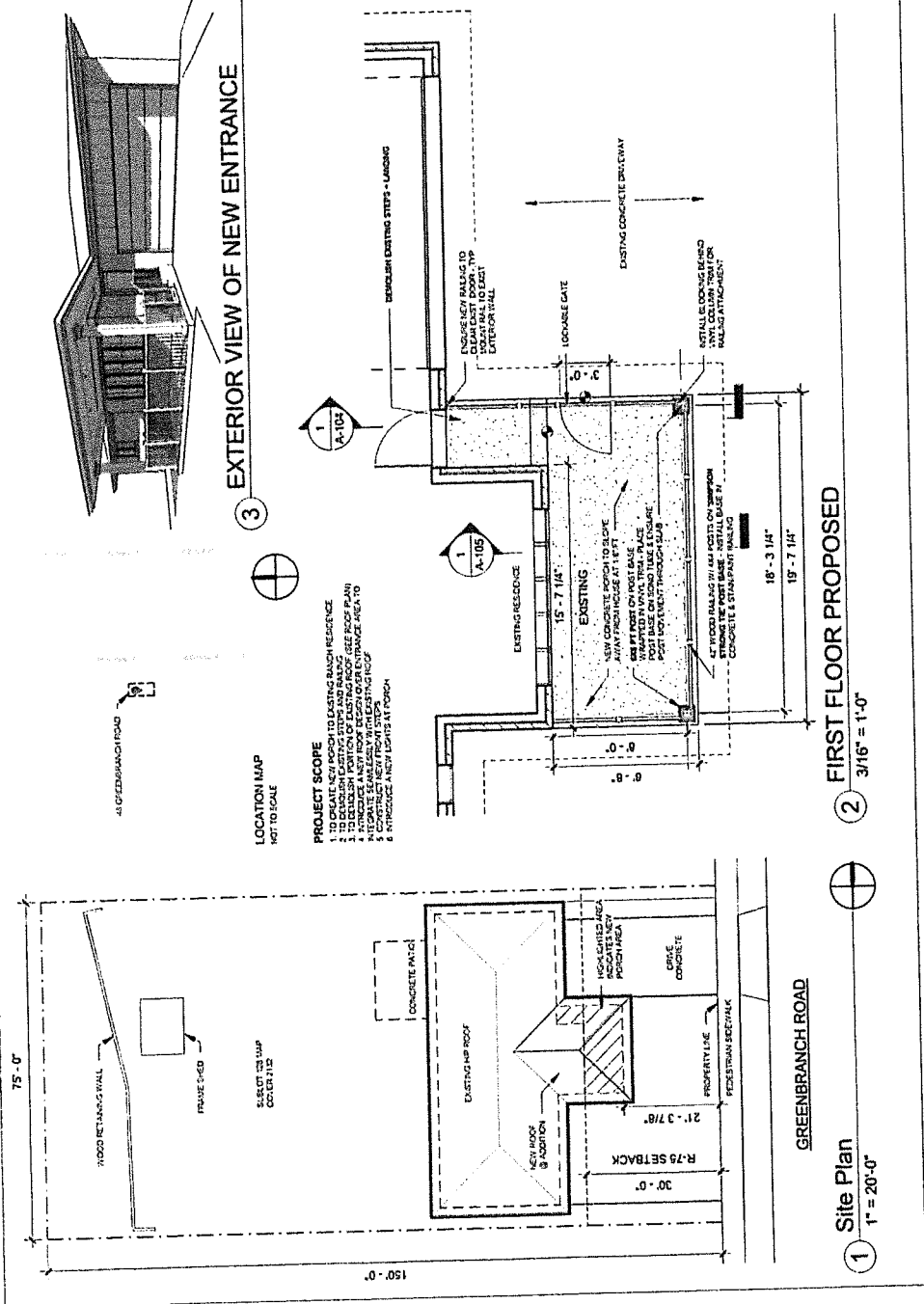
① EAST  
3/16" = 1'-0"



③ SOUTH  
3/16" = 1'-0"



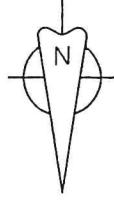
② NORTH  
3/16" = 1'-0"



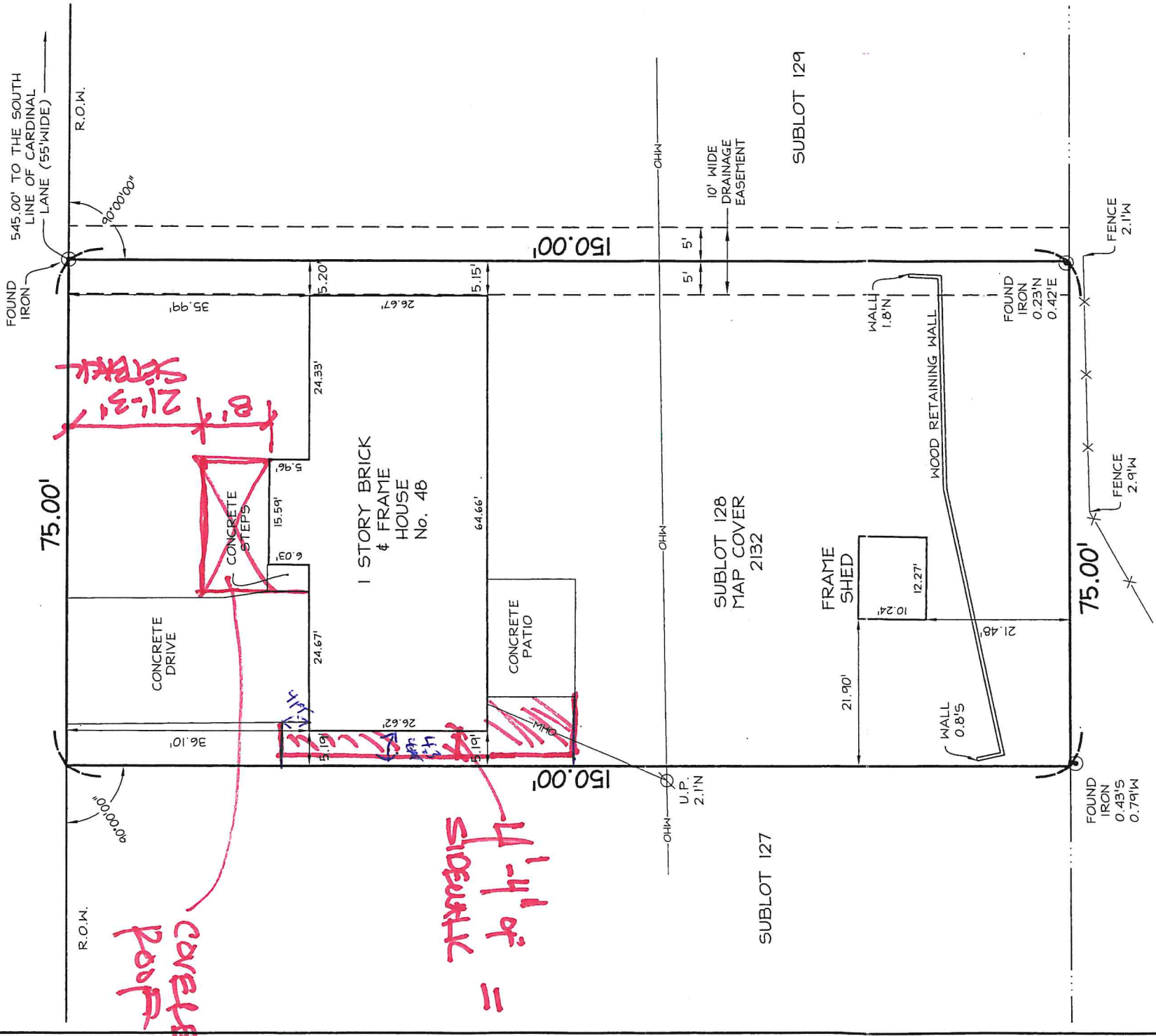








# GREENBRANCH (55' WIDE) ROAD



*from top of road covered part with*

*8' x 21' 3" concrete steps*

*LINE = +/- 12" off property sidewalk = 11' 11" - 11'*

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.

Unauthenticated 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.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219  
 p (716) 827-8000 f (716) 270-6091 www.nussclarke.com



## BOUNDARY SURVEY

48 Greenbranch Road  
 Part of Lot 383, Township 10, Range 7  
 Buffalo Creek Reservation  
 Town of West Seneca  
 County of Erie, State of New York

*James L. Clarke*

Date of Survey: 12/27/2017

Scale: 1" = 20'

Project No.: 17J2-1789

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TOWN OF WEST SENECA

TOWN SUPERVISOR  
GARY A. DICKSON

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

CODE ENFORCEMENT OFFICE  
"BUILDING SAFETY IS NO ACCIDENT"

Applicant name: Patricia M. Maguire Property address: 48 Greenbriar Rd  
Shore

Dear Neighbor,

I am writing to inform you that I am requesting from the Town of West Seneca a variance to:

CONSTRUCT FRONT PORCH WITH A ROOF AND SIDEWALK

DOWN THE FRONT SIDE OF THE HOUSE

If you do not have any objections to the additions to our property as described above and shown in the attached plans, please print and sign your name below and include your address.

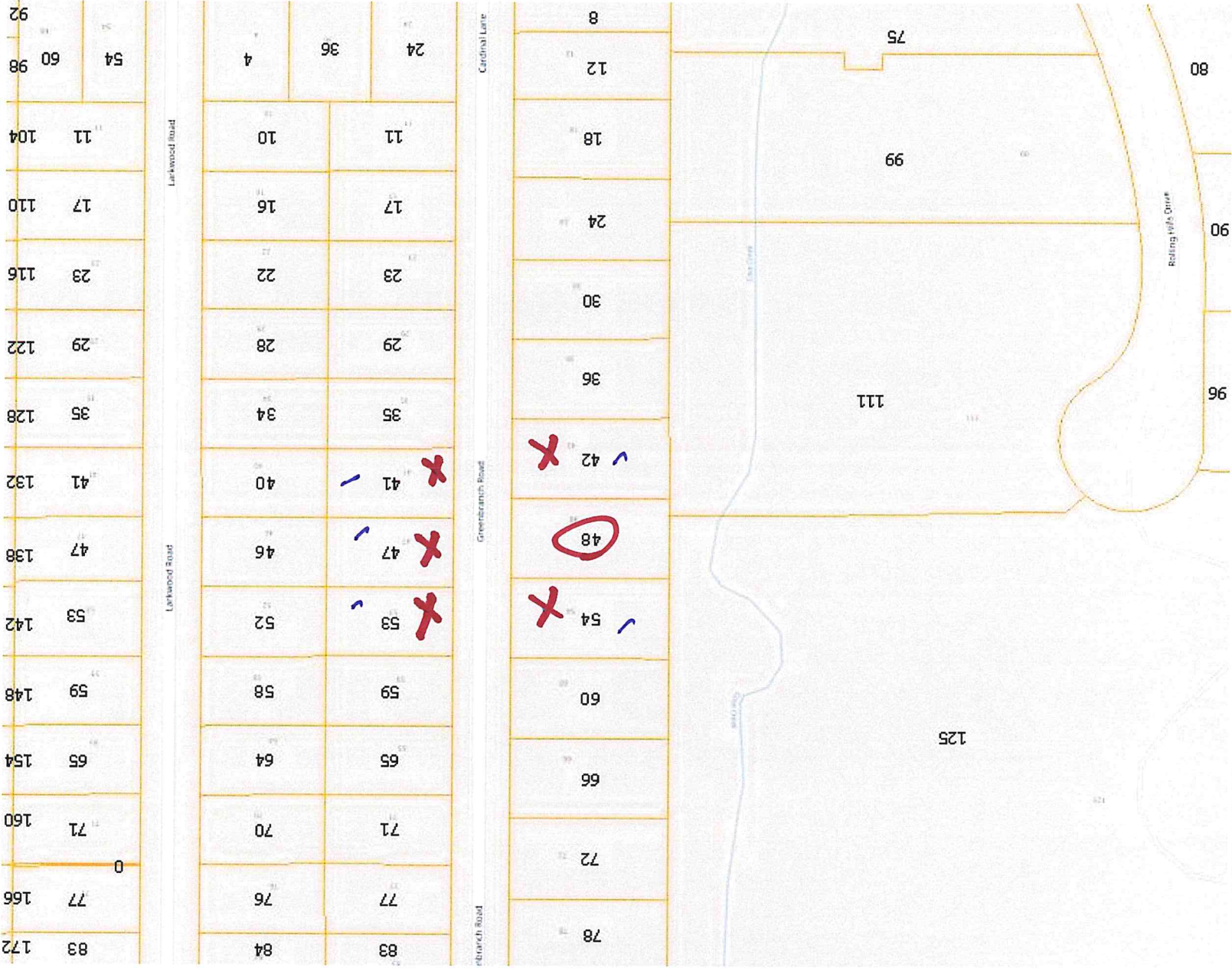
Meeting date: JUNE 26<sup>TH</sup> 6:00 PM. Community Center Building  
1300 Union Road

Name	Signature	Address
<u>James Galbraith</u>	<u>James Galbraith</u>	<u>53 - Greenbranch</u>
<u>ARTHUR WOGLON</u>	<u>Arthur Woglom</u>	<u>47 - GREEN BRANCH</u>
<u>Robert A. Boes</u>	<u>Robert A. Boes</u>	<u>41 Greenbranch</u>
<u>ROBERT JAMESKEY</u>	<u>Robert Jameskey</u>	<u>42 Greenbranch</u>
<u>SECRETARY FRONT</u>	<u>[Signature]</u>	<u>54 Greenbranch</u>
_____	_____	_____
_____	_____	_____

Sincerely,



# Erie County On-Line Mapping Application



0 0.04 0.1 Miles  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION  
**ERIE COUNTY**  
**DEPARTMENT OF ENVIRONMENT & PLANNING**  
**OFFICE OF GIS**  
 This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1 : 2,257



Legend  
 Parcels



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

Date: 06/03/24      Receipt#: 87079

Quantity	Transactions	Reference	Subtotal
1	Zoning Board of Appeals	20156529	\$160.00
<b>Total Paid:</b>			<b>\$160.00</b>

Notes: 2024-032 / 48 Greenbranch Rd

Payment Type      Amount      Paid By  
CK #1488      \$160.00      Hall, Peter

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

Name:      Hall, Peter  
            48 Greenbranch Rd  
            West Seneca, NY 14224

Clerk ID:      ELYSE      Internal ID: 20156529