

APPLICATION TO BOARD OF APPEALS

Tel. No. 7

Appeal No. 2024-038

Date 7/2/24

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

I (we) Danielle and Andrew Beilman of 27 Rene Drive 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:

- 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 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: _____

X D B

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 side yard
Requesting 6' in height

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. _____

Building Inspector D J

Andrew and Danielle Beilman
27 Rene Dr.
West Seneca, NY 14224
(716)861-2639
June 24th, 2024

Town of West Seneca
Zoning Board of Appeals
1250 Union Road
West Seneca, NY 14224

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a variance for the installation of a 6-foot tall fence on my property located at 27 Rene Drive. The current zoning regulations allow for a maximum fence height of 4 feet in any front or side yards, but I believe that a 6-foot fence is necessary for several important reasons, which I would like to outline below.

Privacy: The primary reason for requesting a taller fence is to ensure privacy for my family and myself. The current height of 4 feet does not adequately shield my backyard from the view of neighboring properties, which impacts our ability to enjoy our outdoor space without feeling exposed. A 6-foot fence would provide the necessary barrier to maintain our privacy and allow us to use our yard comfortably.

Security: In addition to privacy, a 6-foot fence would significantly enhance the security of my property. The taller fence would serve as a deterrent to potential trespassers and reduce the likelihood of unauthorized access. Given the importance of safety for my family, this increased security measure is a crucial aspect of our request.

Neighbor Accommodation: Lastly, installing a 6-foot fence could benefit my neighbors by providing them with the option to add a gate to their property if they ever desire. This added feature would offer them flexibility and convenience, and it would foster a sense of community by enhancing the overall aesthetics and functionality of our adjoining properties.

I understand that zoning regulations are in place to maintain the character and safety of our town, and I am committed to ensuring that my proposed fence adheres to these principles. I am willing to work with the Board and my neighbors to address any concerns they may have and to find a solution that meets everyone's needs.

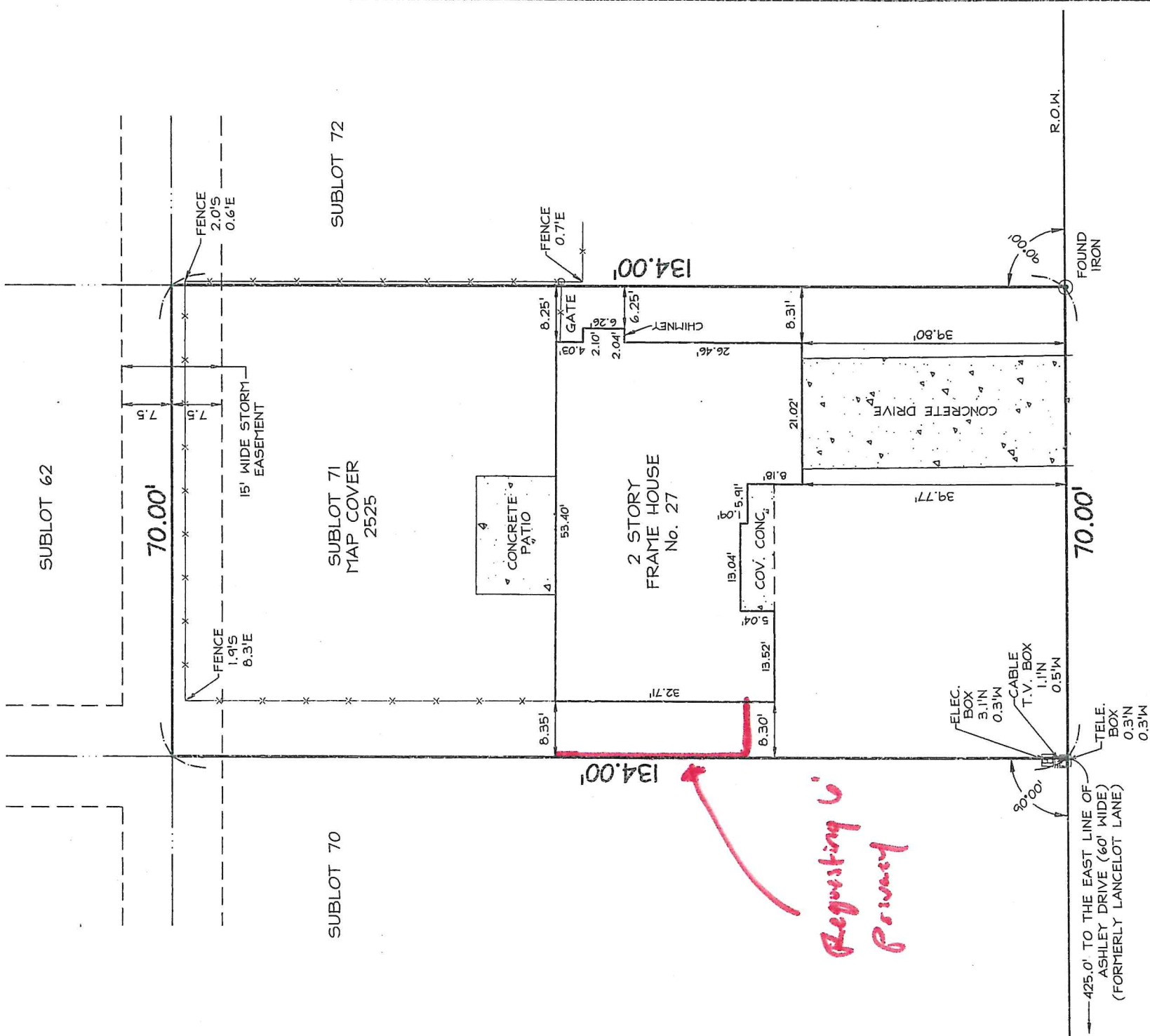
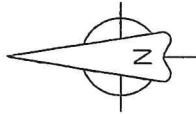
Thank you for considering my request. I respectfully ask for your approval of this variance to allow the installation of a 6-foot fence. I am confident that it will provide significant benefits in terms of privacy, security, and neighborhood harmony. Please do not hesitate to contact me if you require any further information or wish to discuss this request in more detail.

Sincerely,

Andrew and Danielle Beilman

A handwritten signature in black ink, appearing to read "A. Beilman", written over a horizontal line.





Requesting 6' Privacy

RENE (60' WIDE) DRIVE
(FORMERLY CAMELOT COURT)

425.0' TO THE EAST LINE OF
ASHLEY DRIVE (60' WIDE)
(FORMERLY LANCELOT LANE)

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 records.
Unauthorized 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.nussclatke.com



BOUNDARY SURVEY
27 Rene Drive
Part of Lot 387, Township 10, Range 7
Holland Land Company's Survey
Town of West Seneca
County of Erie, State of New York

Michael L. E.

Date of Survey: 5/19/2021

Scale: 1" = 20'

Project No.: 21J2-0697
James L. Shisler, Land Surveyor