

APPLICATION TO BOARD OF APPEALS

X Tel. No. _____

Appeal No. 2024-044

Date 8/2/24

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

X I (we) 165 Tudor Blvd of West Seneca

_____, 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) _____

X 2. LOCATION OF THE PROPERTY 165 Tudor Blvd W. Sen., NY 14220

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: _____

X see attached 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 Colleen Shea
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
120-13 B (9) Generators shall not be within 5' side setback.

Requesting 3.5' side yard setback

2. Zoning Classification of the property concerned in this appeal R65

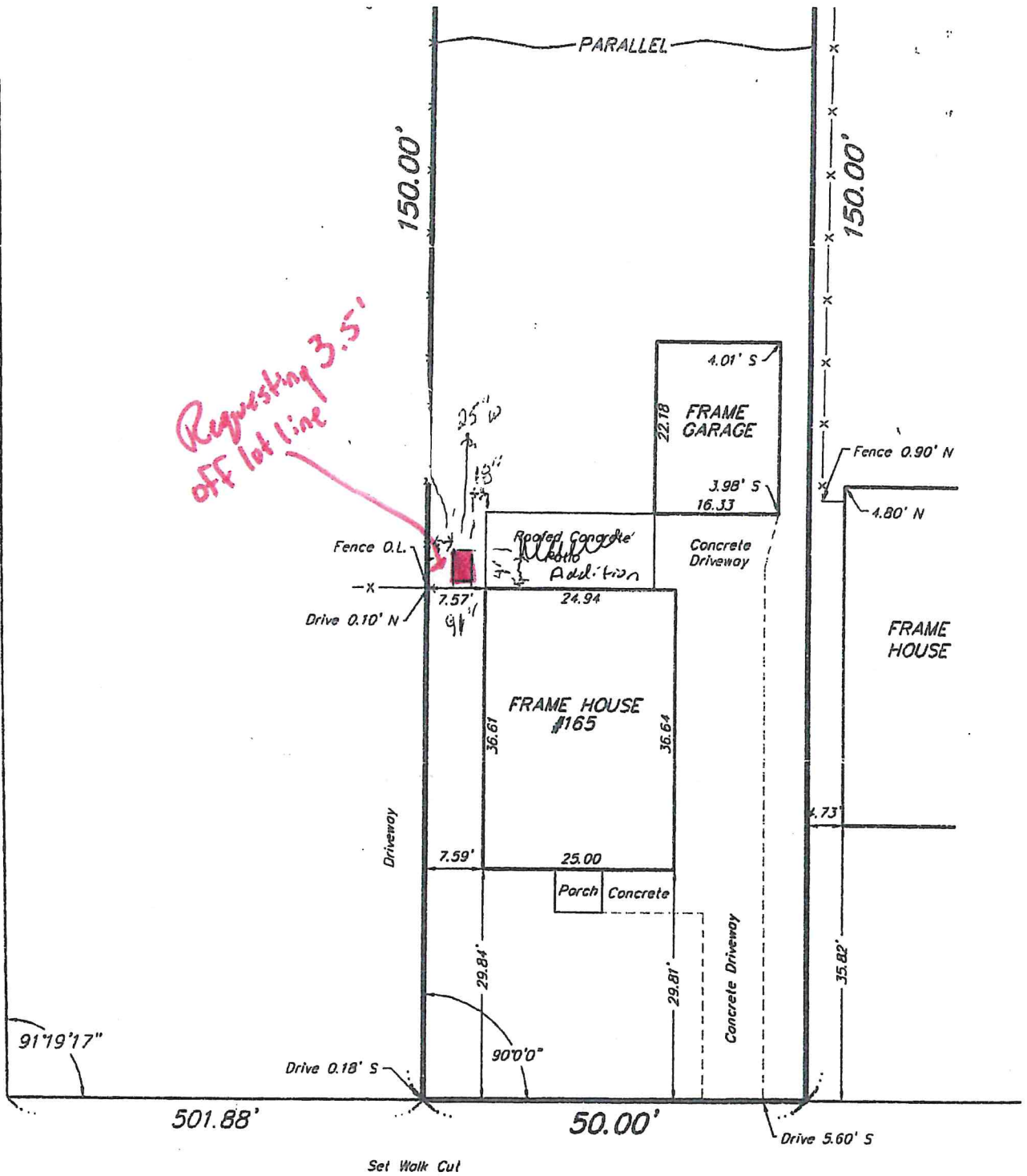
3. Type of Appeal:

- 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 [Signature]

DORRANCE (80') AVENUE



TUDOR (75') BOULEVARD

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: MAP COVER 1913

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.

I HEREBY CERTIFY TO: PAUL RUDNICKI ESQ. (CLIENT)
THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE
WITH THE CURRENT STANDARD FOR LAND SURVEYS ADOPTED
BY THE ERIE COUNTY BAR ASSOCIATION. THIS CERTIFICATION
IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OTHER
THAN STATED ABOVE.

M L Mackay

MALCOLM L. MAC KAY NYSPLS No. 49009

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LAND SURVEYORS

150 AERO DRIVE

BUFFALO, NEW YORK 14205

AMEND: "A"

SURVEY DATE: 7/27/00

DRAWING DATE: 7/28/00

SCALE: 1"=20'

West Seneca Zoning

Re: Variance

To whom it may concern;

I am looking to have a Generac 14kw standby generator installed next to my home. Gen-Tech Poer Systems will be doing the work. When they came to give quote and see where the unit would be located, he noticed that it would encroach into the 5' zone between my neighbors driveway an my home. The unit would take up approximately 18" of that 5' zone.

I am looking for a variance in order to have this unit installed.

Thank you,



Colleen Shea

165 Tudor Blvd

Weat Seneca NY 14220