

APPLICATION TO BOARD OF APPEALS

Tel. No. X

Appeal No. 2024-048
Date X 8/8/2024

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

I (we) X Vincenzo S. Grassia of X 46 Osgood Ave, West Seneca, NY 14221

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: install generator 4ft 6in from PL

- 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 46 Osgood

3. State in general the exact nature of the permission required, Install gas generator in side yard 4 feet 6 inches from PL

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 attached

B. Interpretation of the Zoning Ordinance is requested because: Generator required to be 5 feet from adjoining property line; propose 4'6"

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 30, Paragraph _____ of the Zoning Ordinance, because: R-65 requires 5 foot setback on accessory use

X Vincenzo S. Grassia
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 TOWS Zoning Code 120-30 Required yards

2. Zoning Classification of the property concerned in this appeal R-65

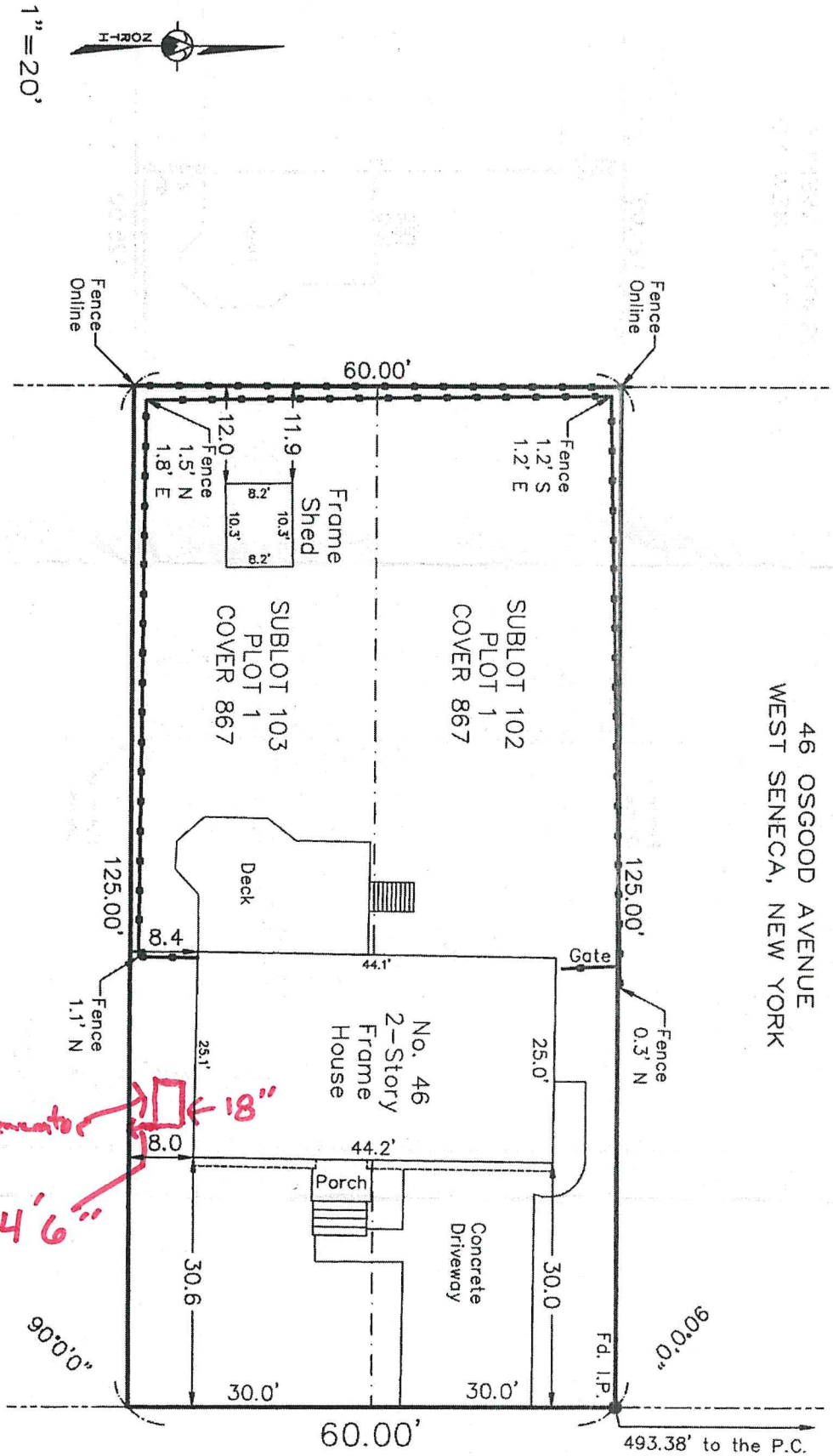
3. Type of Appeal:
- Variance to the Zoning Ordinance.
 - Interpretation of the Zoning Ordinance or Zoning Map.
 - Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

4. A statement of any other facts or data which should be considered in this appeal. _____

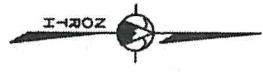
Building Inspector JGM

SURVEY

46 OSGOOD AVENUE
WEST SENECA, NEW YORK



1" = 20'



ADDRESS: 46 OSGOOD AVENUE, WEST SENECA NEW YORK
DATE OF SURVEY: 05/27/21 DATE OF MAP: 05/28/21
SURVEY REFERENCE: COVER 867

LEGAL: PART OF LOT-197 OF THE EBEZKER LANDS DISTINGUISHED AS SUBLOTS 102 & 103, PLOT 1, UNDER MAP COVER 867, TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK STATE.
NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY

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

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW

REQUESTED BY: Duggan Pawlowski & Cooke, LLP.

GENZEL LAND SURVEYING, P.C. © 2021
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 7621 DATE: 05/28/21 DWN. BY: DJK

OSGOOD AVENUE
(60' WIDE)

Jeff A. Cooke

THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 05003

VINCENZO S. GRASSIA

46 OSGOOD AVENUE
WEST SENECA, NY 14224
(716) 598-7952

August 6, 2024

Town of West Seneca
Zoning Board
Town Hall
West Seneca, NY 14224

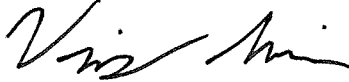
**RE: Zoning Variance for Generac Generator
46 Osgood Avenue, West Seneca, NY 14224**

Dear Zoning Board:

I am requesting a zoning variance for a Generac Generator to be placed on the south side of the property, against my residence which marginally fails the five feet distance requirement from the adjoining neighbor. The manufacturer recommended it be situated on this side of the property, away from windows and doors for safety from carbon monoxide. Our kids play in the backyard which makes it unsuitable for generator placement for safety reasons. Placing the generator on the south side will also keep the cost down significantly due to being close to the gas meter.

Thank you for your consideration to this request.

Very truly yours,



Vincenzo S. Grassia

***** RECEIPT *****

Date: 08/08/24

Receipt#: 88645

Quantity	Transactions	Reference	Subtotal
1	Zoning Board of Appeals	20157025	\$160.00
Total Paid:			\$160.00

Notes: 2024-048 / 46 Osgood Ave

Payment Type	Amount	Paid By
Credit Card-Ref #visa	\$160.00	Grassia, Vince

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

Name: Grassia, Vince
46 Osgood Ave
West Seneca, NY 14224

Clerk ID: ELYSE

Internal ID: 20157025