

# APPLICATION TO BOARD OF APPEALS

Tel. No. X

Appeal No. 2025-003

Date X 1-7-24

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

I (we) X Theodore Annas of X 67 Colonial Manor Ct.

, 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: Place accessory structure 8.5' from house and 20 inches from property line

- 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 67 Colonial Manor

3. State in general the exact nature of the permission required, Shed 20" from property line and 8ft 6in from 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. \_\_\_\_\_, 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

B. Interpretation of the Zoning Ordinance is requested because: Edistrict accessory structures require 10' from house 3' from property line

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article \_\_\_\_\_, Section 120, Subsection 39, Paragraph \_\_\_\_\_ of the Zoning Ordinance, because: \_\_\_\_\_

X Theodore Annas  
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 Ordinance 120-39B

2. Zoning Classification of the property concerned in this appeal R-71

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

4. A statement of any other facts or data which should be considered in this appeal. Shed placed before property owner was aware of requirements.

Building Inspector JG BL

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

**Date:** 01/07/25

**Receipt#:** 91510

<b>Quantity</b>	<b>Transactions</b>	<b>Reference</b>	<b>Subtotal</b>
1	Zoning Board of Appeals	20158122	\$160.00
<b>Total Paid:</b>			\$160.00

**Notes:** 2025-003 67 Colonial Manor Ct

<b>Payment Type</b>	<b>Amount</b>	<b>Paid By</b>
Credit Card-Ref #Visa	\$160.00	Annas, Theodore

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

**Name:** Annas, Theodore  
67 Colonial Manor Ct  
West Seneca, NY 14224

**Clerk ID:** ELYSE

Internal ID: 20158122

Re: Variance for shed

To whom it may concern;

We were not aware of the town rules or codes when our shed was built. We were limited on space due to an oversized tree in the front of the shed and the easement on the back side and our building plan had to consider those obstacles.

The reason the shed came about is two fold. Firstly, we run an online clothing business and the extra storage space has become a necessity to grow our income. In addition, our dogs and the neighbors dogs often get into fierce barking matches and this aids in blocking access to their fence. We considered adding vinyl panels/fence however, felt that they would still be too close to resolve the issue.

Please accept this request for a variance.

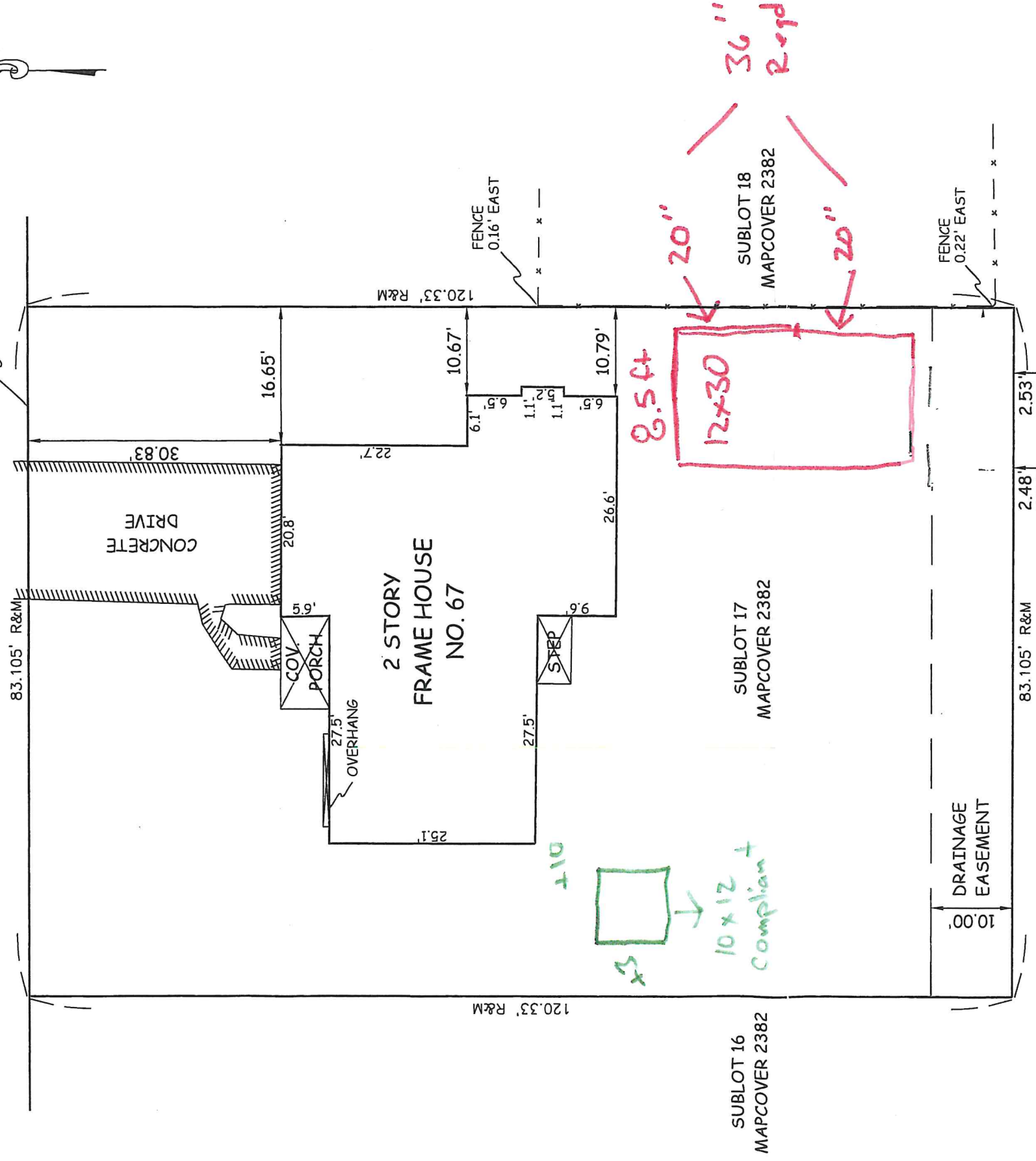
Sincerely,

67 Colonial Manor  
Sandra Cirino  
Thoedore Annas

# COLONIAL MANOR COURT

(60' WIDE)

SOUTH LINE OF COLONIAL MANOR CT.



## LEGEND

These standard symbols will be found in the drawing.

- EXISTING IRON PIPE
- SET IRON PIPE
- ⊖ UTILITY POLE
- BOUNDARY
- CENTERLINE OF ROAD
- - - - - FENCE
- X - X - DRIVE
- ||||| OVERHEAD UTILITY LINE
- E —



MANGUSO LAND SURVEYING, P.C.  
 FREDERICK M. MANGUSO, 049775-1  
 TRACY A. SPADA, 050806

572 TUSCARORA RD.  
 ANGOLA, NY 14006  
 PHONE & FAX 716 549 4717  
 EMAIL OFFICE@MangusoLandSurveying.com  
 SUCCESSOR TO THE RECORDS OF  
 WILLIAM C. BUCKLAND L.S.  
 NORMAN B. JOHNSON L.S.  
 WILSON M. HUNTER L.S.

### SURVEY NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
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6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS THAT MAY ARISE THEREFROM.
8. NO STAKES SET AS PER CONTRACT.
9. THIS SURVEY NOT VALID WITH AFFIDAVIT OF NO CHANGE.
10. THIS SURVEY NOT VALID FOR SUBSEQUENT OWNERS, MORTGAGES OR TITLE INSURERS UNLESS THIS SURVEY HAS BEEN RESURVEYED BY THIS SURVEYOR.

## 67 COLONIAL MANOR COURT

<b>DRAWN</b>	<b>DATE</b>	<b>DATE</b>	<b>PROJECT NO.</b>
BAB	04/19/21	04/19/21	20210441
<b>APPROVED</b>	<b>DATE</b>	<b>DATE</b>	<b>PROJECT NO.</b>
TAS	04/19/21	04/19/21	20210441
<b>SCALE</b>	<b>SHEET</b>	<b>SHEET</b>	<b>PROJECT NO.</b>
1" = 15'	15'	30'	45'