

\$160.00

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2025-004
Date 1/14/2025

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

I (we) JOE KEUFER of 781 UNION RD

W. 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) _____

2. LOCATION OF THE PROPERTY 781 UNION RD

3. State in general the exact nature of the permission required, FRONT DETACHED GARAGE
TRAILER THAN PERMITTED

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. N/A, 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 + DOCUMENTS

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: _____


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
20-34 (C) (1) - 12 FT MAX HEIGHT TO MID ROOF ALLOWED
- 7-20' REQUESTED

2. Zoning Classification of the property concerned in this appeal R-75A

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 

***** RECEIPT *****

Date: 01/14/25

Receipt#: 91625

Quantity	Transactions	Reference	Subtotal
1	Zoning Board of Appeals	20158153	\$160.00
Total Paid:			\$160.00

Notes: 2025-004 / 781 Union Rd

Payment Type	Amount	Paid By
CK #4528	\$160.00	Keller, Joe

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

Name: Keller, Joe
781 Union Rd
West Seneca, NY 14224

Clerk ID: ELYSE

Internal ID: 20158153

To: West Seneca's Zoning Board/ Building Department

From: Joe Keller

781 Union Road

West Seneca, NY 14224

To Whom It May Concern,

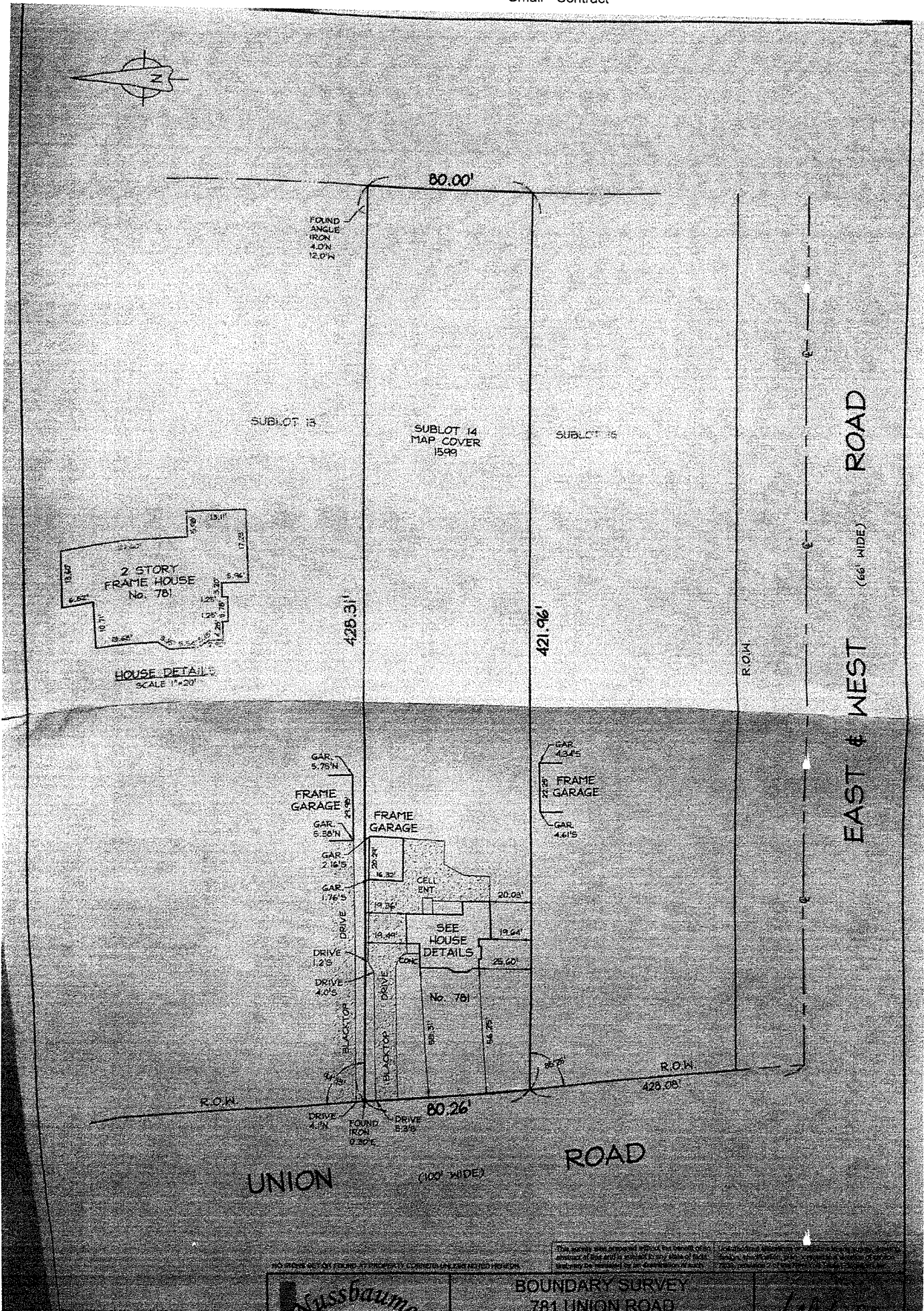
As requested, this letter is to inform you of my intended use for my future 2 story garage. I intend to use this structure for personal use, with the first floor utilized for vehicles & the second floor utilized for storage space.

Please let me know if you have any questions or concerns.

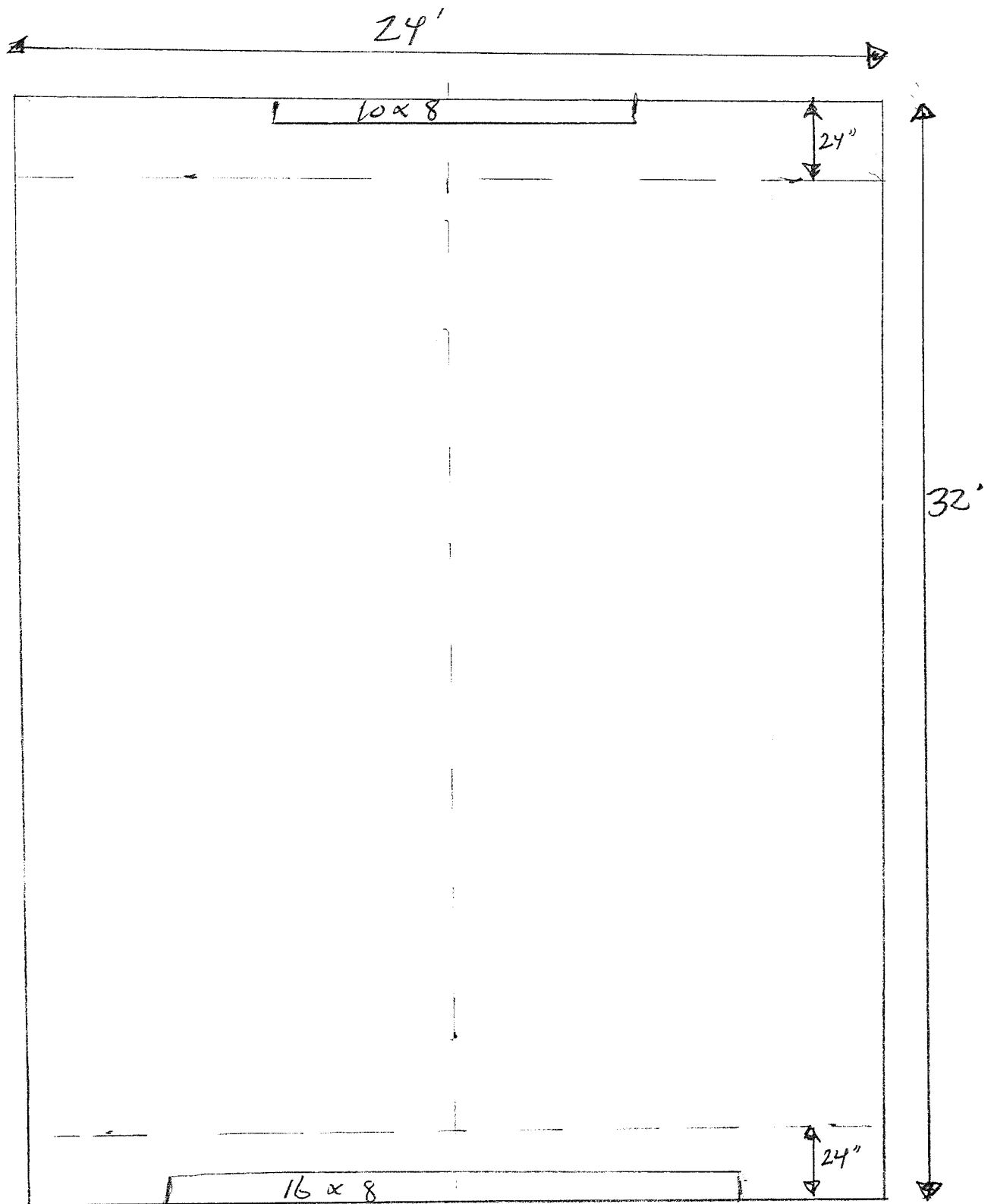
Thank You,

A handwritten signature in cursive script, appearing to read "Joe Keller", written in black ink.

Joe Keller



781 UNION RD





1504 Bailey Ave. Buffalo NY 14212
716-694-6340 O
716-408-5542 F
www.atlanticgarageswny.com

Joe Keller

781 Union Road West Seneca, NY 14224

Telephone: 716-289-4667

Email: Jsph13Keller@gmail.com

Quote Date: June 2nd, 2024

Project Title – Demo & Build 24x32 Garage

Project Description:

Atlantic Garages will apply for any and all applicable permits for this job. No variances will be completed by Atlantic Garages if needed to obtain a permit. Atlantic will inform the customer of the intended day(s) of work. Atlantic Garages will demolish the existing structure and remove all debris. Atlantic will custom build a garage 24' wide x 32' deep, 10/12 roof pitch, with Gable roof and 9' walls. Second story walkable loft area will be 24' wide x 28' deep, 4/12 roof pitch, with 8' walls. Install built in permanent stairs with a turn to access the second story. Garage will be constructed with 2x4 wall studs and 2x10 rafters (16" O.C.), 7/16 OSB on the walls and the roof. Roofing material to be " _____ " architectural roofing shingle with 3' of Ice and water shield and drip edge around the perimeter of roof. Garage to have 12" side overhangs and 12" rakes. Install " _____ " Vinyl siding with matching corner posts and "J" channel. Install " _____ " trim, gutters, and soffit. Install (1) 36" solid service door ISHR installed on first floor. Install (1) 36" solid service door ISHR installed on the second floor. Install (5) 3x4 vertical windows w/ grids. Window placement according to customers' requests for the first and second floor. Atlantic Garages will install (1) 16'x8' " _____ ", Insulated, overhead door with an opener system. Install (1) 8'x8' " _____ ", Insulated, overhead door with no opener system on the back wall. No electrical installation per customer's request. Install full frost protected footer and block foundation and poured concrete floor.



1504 Bailey Ave. Buffalo NY 14212
716-694-6340 O
716-408-5542 F
www.atlanticgarageswny.com

Project Execution & Variables:

- Project manager will coordinate with the owner in regards to scheduling work.
- Project manager will notify the owner immediately of any unknown circumstances that may be incurred during work. No additional work will be performed without a signed change order.
- Contractor cannot guarantee that the driveway will not be damaged from normal construction traffic. Including the equipment to remove debris and to install new concrete pad.
- If a change to the project is made after two weeks of signing the contract, an additional fee of \$500.00 will be added to the contract price in addition to the cost of the changes.
- Due to COVID-19 some products are not available, and or are on backorder. Substitutions and or subtractions of certain products may be needed to complete the project.
- **Existing electrical service must be able to accommodate a 30 amp sub panel.**
- **No final backfill and grading around the new garage is included in this project.**

Requirements to facilitate project:

- Two Electrical outlets 15A or greater on separate breakers. within 100' of jobsite
- Access to water



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Project Time, Cost, Parameters:

- **Affected Area**, Use of driveway, backyard.
- **Time** – Due to Covid-19 time tables are contingent on product availability
- **Project Total: \$95,500.00**
- **Note - Some municipalities require a new property survey, this is beyond our control or knowledge when creating this agreement.**

Payment Terms:

- **\$ 1,000.00** Down payment due upon signing.
- **\$ 45,000.00** Due upon concrete walls and floor installation
- **\$ 45,000.00** Due upon completion of framing.
- Balance including any change orders due upon completion