

APPLICATION TO BOARD OF APPEALS

Tel. No _____

Appeal No. 2019-28

Date 5/7/19

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

I (we) E Michael Hawley of 3266 Seneca St
West Seneca

_____, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE
DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT NO. _____,

DATED _____, 20____, WHEREBY THE BUILDING INSPECTOR DID DENY TO

- | | |
|--|---|
| <input type="checkbox"/> A PERMIT FOR USE | <input type="checkbox"/> A CERTIFICATE OF EXISTING USE |
| <input type="checkbox"/> A PERMIT FOR OCCUPANCY | <input type="checkbox"/> A CERTIFICATE OF ZONING COMPLIANCE |
| <input type="checkbox"/> A TEMPORARY PERMIT OR EXTENSION THEREOF | <input type="checkbox"/> AREA PERMIT |

1. Applicant is the PROPERTY OWNER
 CONTRACTOR FOR THE WORK CONCERNED HEREIN
 PROSPECTIVE TENANT
 OTHER (Describe) _____

2. LOCATION OF THE PROPERTY 1904 Center Rd.

3. State in general the exact nature of the permission required, Requesting 31 foot
front setback, 40 feet 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: _____

Due to the creek that runs through the rear of the property, we would like to move the proposed building closer to the road. This will give us a bigger buffer between the house and creek.

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: _____

E Michael Hawley
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

120-30 Minimum yards R75A Required 40' front yard.
Requesting 31 feet

2. Zoning Classification of the property concerned in this appeal R75A

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.

Doug Burre

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



Honorable Members

Zoning Board of Appeals

West Seneca

As the proprietor of Hanley Development, I am currently in the process of developing vacant property owned by myself, located at 1904 Center Rd, West Seneca.

My intention is to construct three (3) homes, all allowed under the current building codes, and approved by the West Seneca Code Enforcement department.

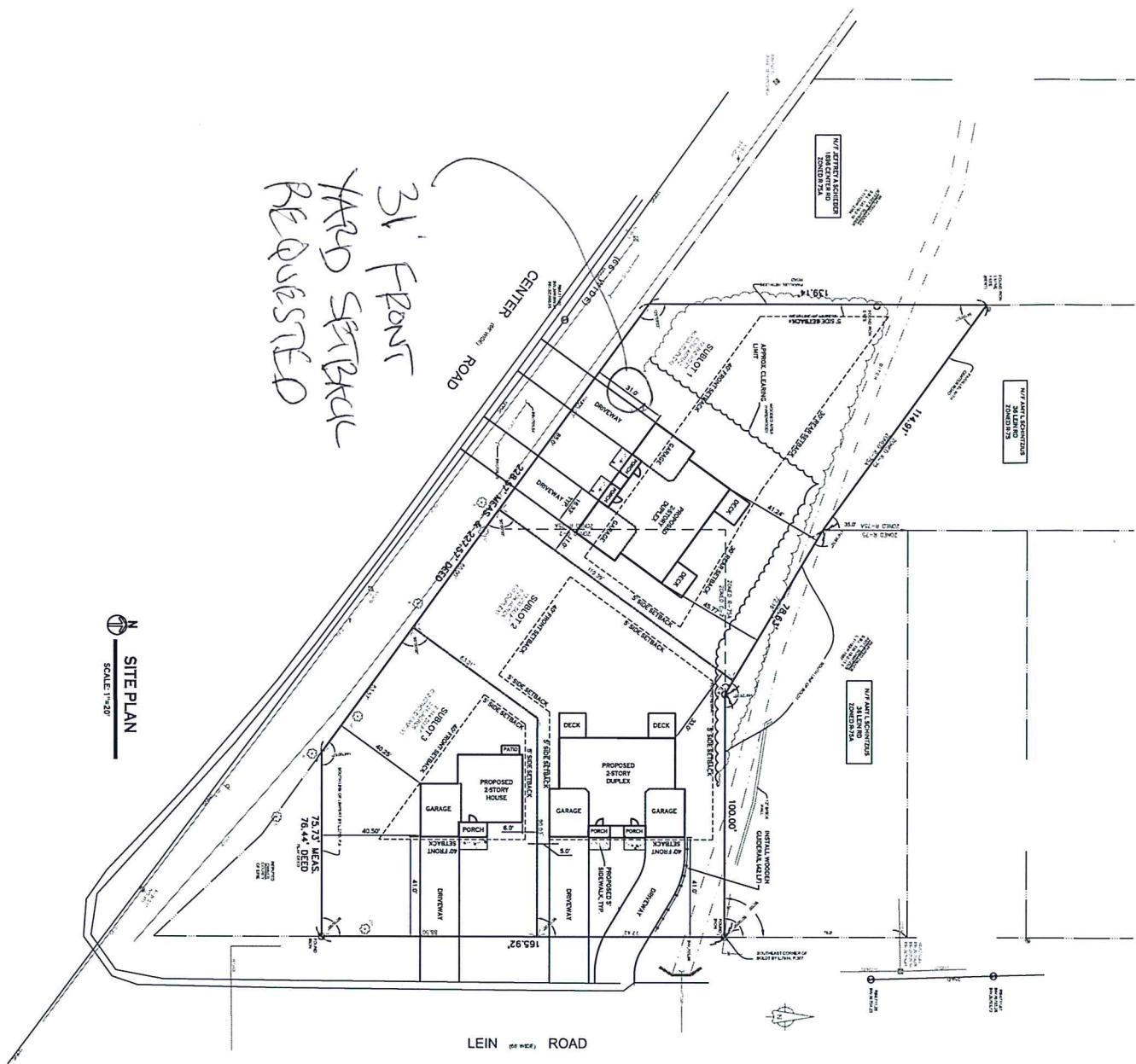
My request is for a front setback reduction from the required forty feet (40') to thirty feet (30'), for the home to be constructed furthest west on the property thereby moving it ten feet (10') further from the small creek at the rear.

This reduction will not have any negative effect on the neighborhood or surrounding properties, but will allow ample room to maintain the home in the future.

Respectfully,

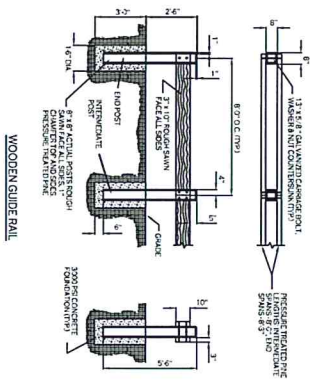
Michael Hanley

Hanley Development of WNY. Inc.



N
SITE PLAN
SCALE 1"=20'

LEIN RD ROAD



| SITE DATA | |
|---------------------------------|--|
| MIN. LOT WIDTH | 30 FT FOR FIRST DWELLING UNIT, 15 FT FOR EACH ADDITIONAL UNIT |
| MIN. LOT AREA | 10,000 SF FOR FIRST DWELLING UNIT, 15,000 SF FOR EACH ADDITIONAL DWELLING UNIT |
| MIN. FRONT SETBACK | 30 FT |
| MIN. SIDE SETBACK | 10 FT |
| MIN. REAR SETBACK | 10 FT |
| MIN. MAXIMUM BUILDING HEIGHT | 35 FT |
| MIN. MAXIMUM BUILDING FOOTPRINT | 1,200 SF |
| MIN. MAXIMUM BUILDING HEIGHT | 35 FT |
| MIN. MAXIMUM BUILDING FOOTPRINT | 1,200 SF |

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHER CARMINA WOOD MORRIS D.P.C. ADVISORY ENGINEERING PARTNERS ASSOCIATES.

DRAWING NO. C-100
Project no.: 19.057

DATE: 4/10/19
DRAWN BY: A.H. Mohr
CHECKED BY: A.H. Mohr
DRAWING NAME: Site Plan

PROJECT NAME:
Site Improvements for
Proposed Residences
Center Rd & Lein Rd
West Seneca, New York

| REVISIONS: | Description | Date |
|------------|--------------------------------|--------|
| 1 | Rev. Center Rd Duplex Location | 5/6/19 |



Carmina Wood Morris
4450 Lein Rd
West Seneca, NY 14224
P: 716.223.2200