

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2019-23

Date 05/06/2019

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

I (we) James M. Gehen of 461 Bullis Rd, West Seneca, N.Y., 14224

_____, 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 checked="" 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 461 Bullis Rd West Seneca NY

3. State in general the exact nature of the permission required, Erect Detached Garage in Front Yard.

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. NA, 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 letters"

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: _____

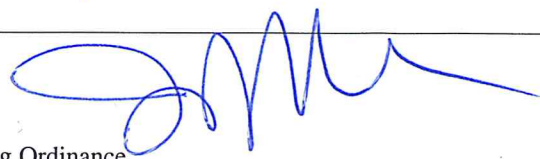
James M. Gehen
Signature

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 - 30' FRONT YARD SEPARATION REQUIRED // +/- 5' REQUESTED
120-39 (A)(2) - 10' SEPARATION REQUIRED // +/- 6' REQUESTED.

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.

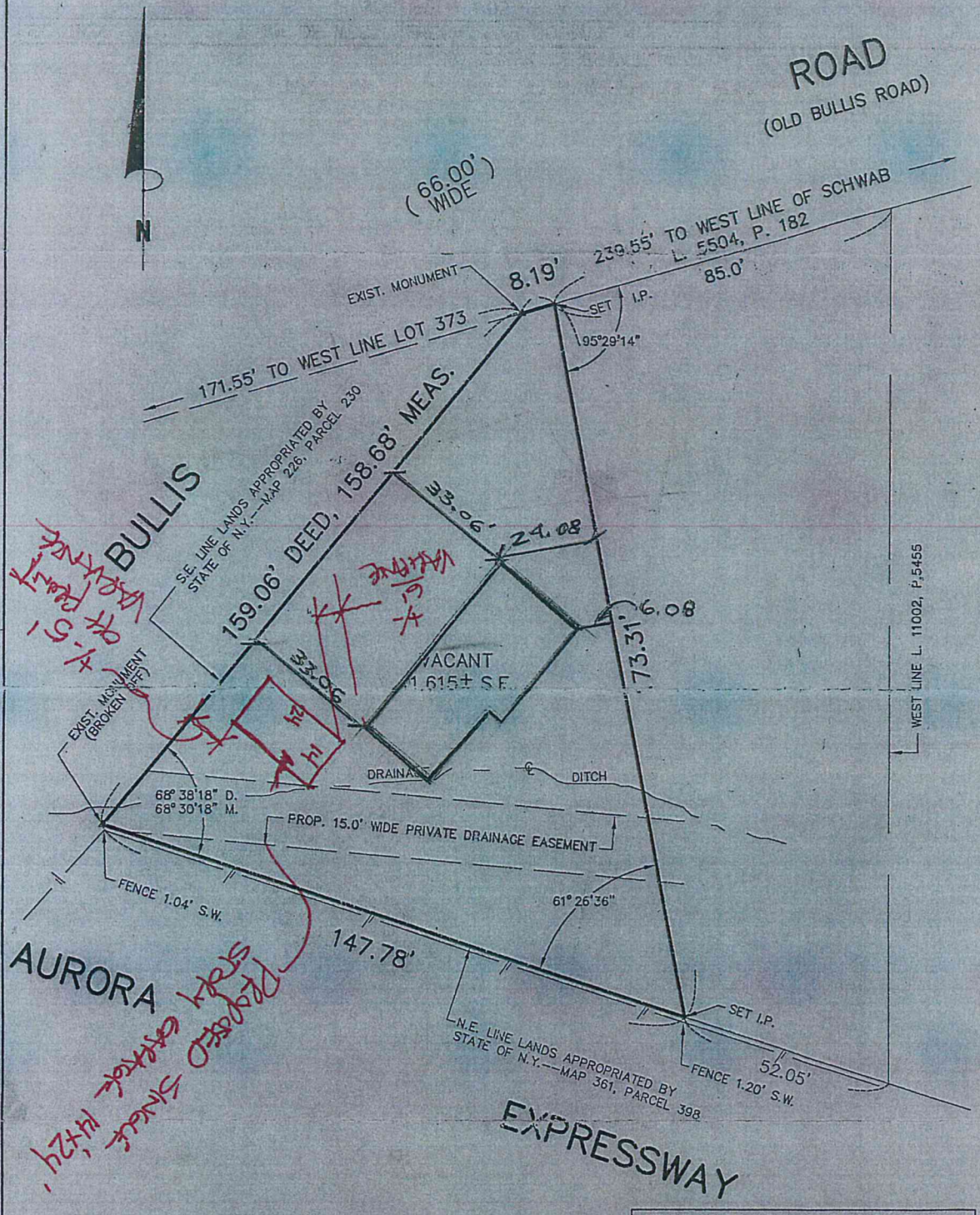


4. A statement of any other facts or data which should be considered in this appeal. _____

- DEAD END STREET
- ROUTE 400 IN REAR

NOTE: 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.

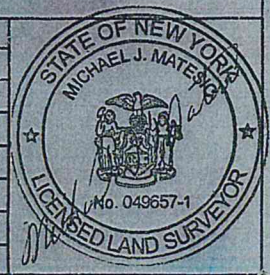
| FEET | INCHES | FEET | INCHES |
|------|--------|------|--------|
| 0.08 | - 1 | 0.58 | - 7 |
| 0.17 | - 2 | 0.67 | - 8 |
| 0.25 | - 3 | 0.75 | - 9 |
| 0.33 | - 4 | 0.83 | - 10 |
| 0.42 | - 5 | 0.92 | - 11 |
| 0.50 | - 6 | 1.00 | - 12 |



THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 49657

ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION OF THE LAW, EXCEPTING AS PROVIDED IN SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

| | | | |
|--|----------------------------------|--|--|
| SURVEY OF | | PART OF LOT 390, TOWNSHIP 10, RANGE 7 | |
| | | BUFFALO CREEK RESERVATION | |
| LOCATION | | TOWN OF WEST SENECA, ERIE COUNTY, N.Y. | |
| MICHAEL J. MATESIC LICENSED LAND SURVEYOR N.Y.S.P.L.S. 49657 156 MEADOWBROOK DRIVE LACKAWANNA, N.Y. 14218 PHONE/FAX (716) 822-0480 | JOB NO. | 05-2414 | |
| | DATE | 11/19/2005 | |
| | SCALE | 1" = 30' | |
| | RESURVEYED | | |
| | ADDED DRAINAGE EASEMENT 11/30/05 | | |



05/05/2019

To: Zoning Board of Appeals, West Seneca, NY 14224

RE: 461 Bullis Rd. West Seneca, NY 14224

I, James Gehen, am applying for a variance to build a 14' x 24' single car garage next to my existing driveway. Due to the wide "right of way" and the existing drainage easement for the 400 expressway, I would have to move the structure closer to the road. This would result in the structure located 36' from the edge of the road and approximately 5'-6' from the front property line. This variance would not encroach on any private property or affect any neighbors due to the fact of the property abuts the 400 expressway.

Thank you for your consideration.

A handwritten signature in black ink that reads "James Gehen". The signature is written in a cursive style with a large, looped initial "J".

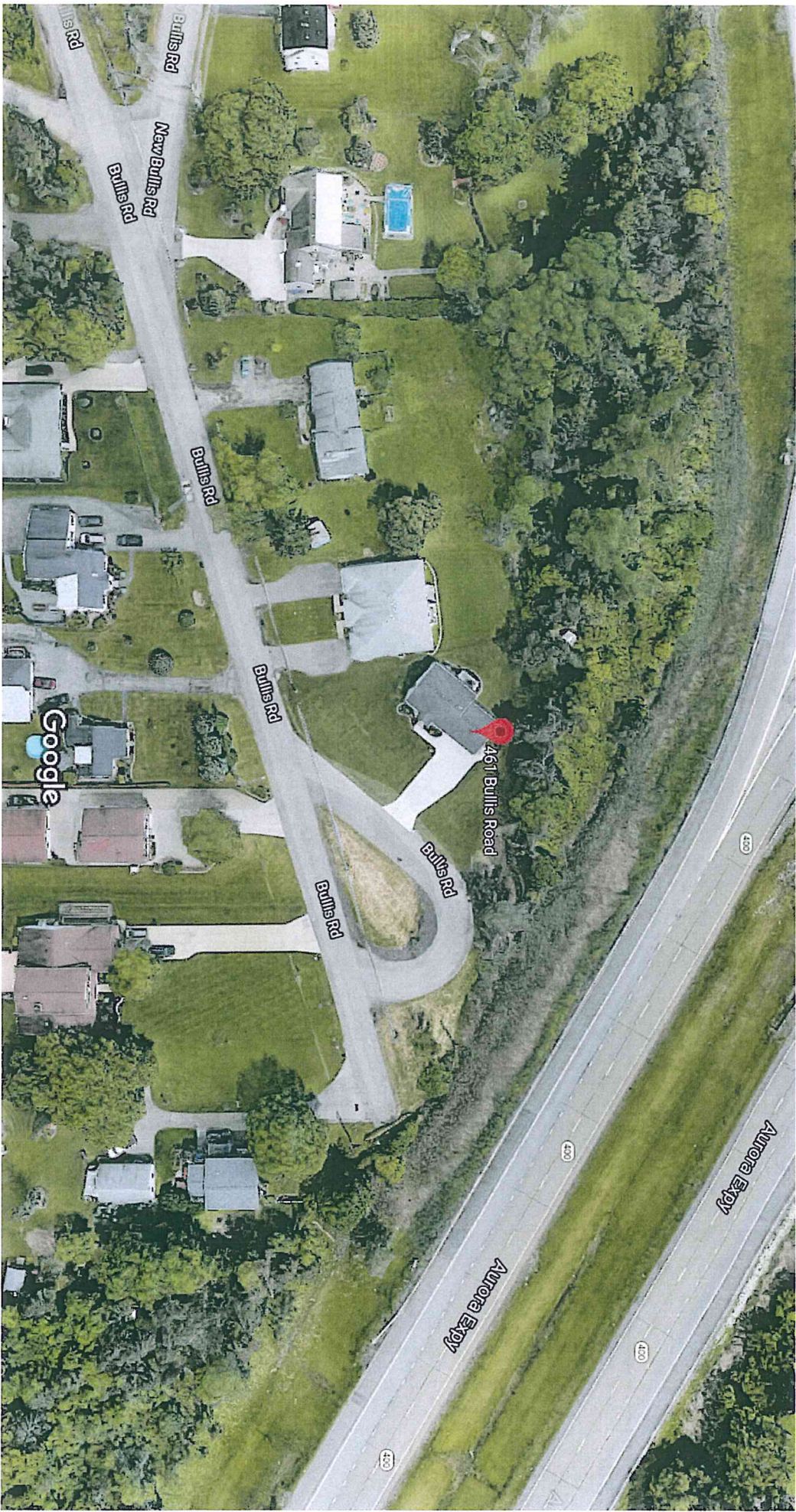
James Gehen



PROPOSED GARAGE

76

Google Maps 461 Bullis Rd



Imagery ©2019 Google, Map data ©2019 Google

50 ft