

# APPLICATION TO BOARD OF APPEALS

Tel. No. X 716-876-7599 X211

Appeal No. 2019-34

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

Date 5-28-19

I (we) X PAUL A STRADA

NAS SIGN COMPANY  
of Southtowns Animal Hospital

\_\_\_\_\_, 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

- 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 X 154 ORCHARD PARK RD. WEST SENECA NY 14228

3. State in general the exact nature of the permission required, SEE ATTACHED

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 N/A, 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: SEE ATTACHED

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: \_\_\_\_\_

X Paul Strada  
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 120-40.9 (H) SIGN LOCATED 500' FROM RESIDENTIAL

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

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.

See Attached

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



1628 Elmwood Avenue, Buffalo, NY 14207

5.28.19

TO: Town Of West Seneca Zoning Board Of Appeals  
1250 Union Rd, West Seneca, NY 14224

RE: Southtowns Animal Hospital  
154 Orchard Park Rd., West Seneca, NY 14224

**PROJECT SCOPE; ZONED C-2**

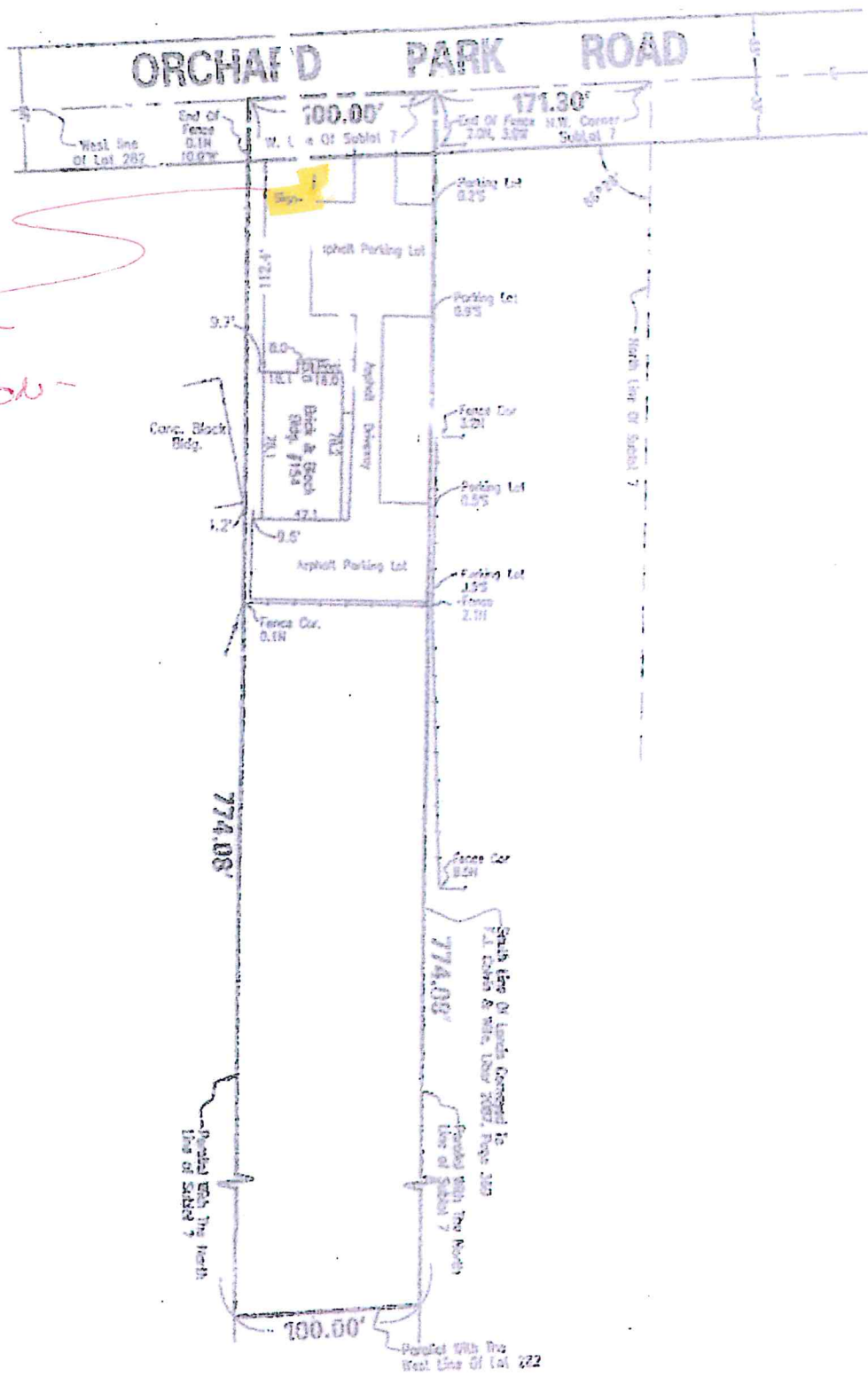
- Recondition & upgrade the Existing Pedestal Sign.
- Remove the existing 5.5' x 6' Illuminated Sign Cabinet.
- Reuse the existing Poles and add decorative Pole Covers & Address
- Replace with 3.15' x 7.35' (23.52 SF) Double Sided Illuminated Cabinet
- Add 2' x 7.35' Electronic Changeable Copy (15.28 SF)
- Total 40 SF
- Height from Grade 8' to Bottom & 13.5' overall Height
- 10' Set back from Property Line.

**VARIANCE REQUEST**

- 1) Proposing 1 Double Sided Electronic Changeable Copy Sign within 500' of Residential Property (Variance Request).

**VARIANCE REQUEST** Please consider the following points.

- 1) The Existing Sign is Old and Outdated and requires an update to help the business remain competitive and viable.
- 2) There are nearby Competitors and we will be at a competitive disadvantage without the LED Display. There are numerous Products & Services that need to be Communicated.
- 3) There will not be an undesirable change in the character of the neighborhood nor a detriment to nearby properties because this is a standard Commercial sign just like the nearby signs and other LED Signs.
- 4) The benefit sought cannot be achieved by any other means and outweighs any negative impact. The Led Sign will help to advertising products and services competitively.
- 5) The requested Variances are not substantial and are the minimal required to make the project viable.
- 6) The Proposed Variance will not have an adverse-affect or negative impact on character of the neighborhood nor the physical or environmental conditions of the neighborhood or district; and the land is not an environmentally sensitive area.
- 7) The proposed sign meets all other Code Criteria and shall not flash, scroll or have moving messages.

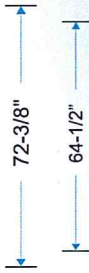


EXISTING RECESION -

*Charles E. Deane*

SURVEY DATE August 22, 1997	SCALE: 1"=100'	SBL NO.	CHARLES E. DEANE
LOCATION Town of West Seneca,	JOB NO. 87-1582	RE-SURVEY	LICENSED LAND SURVEYOR
County of Erie, State New York			1148 Lorraine Rd. Amherst
Part of Lot 282, T-10, R-7 of the			Buffalo, N.Y. 14204
Buffalo Creek Reservation			

Existing Pole Sign

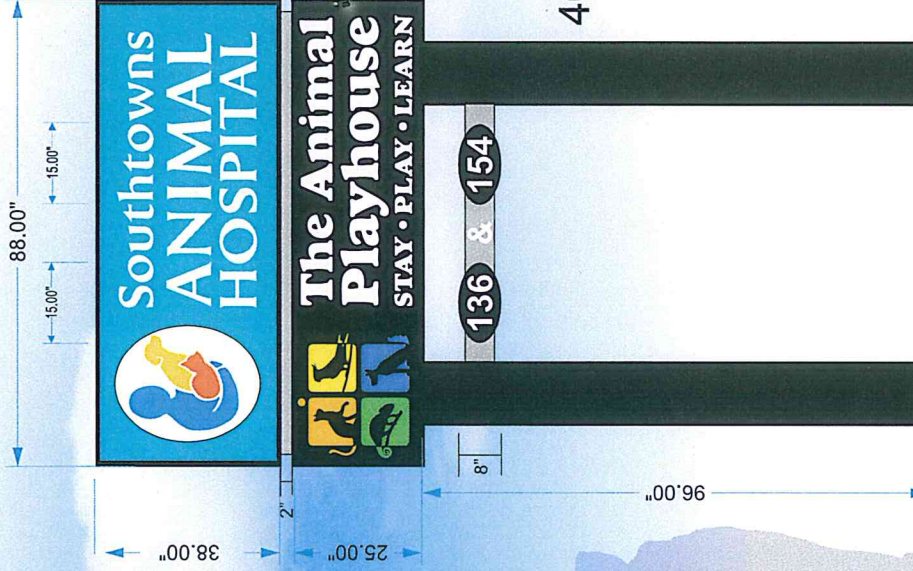


66-1/2"

146"

Line of Power

Illuminated sign cab. with Electronic Message LED Display



Illuminated sign cabinet

38" x 88" = 23.52 Sq. Ft

Changeable Led Message Display CAPABLE OF LOGOS FULL COLOR BACKGROUNDS JPEG FILES AND PHOTOS

25" x 88" = 15.28 Sq. Ft

40 Sq. Ft.

12" x 12" x 96" Poles

All Neon  
(2) Transformers per side

1-3/8" Retainers  
12-3/4" Deep Cabinet

4" Sq Poles

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODES. THIS INCLUDES BINDING AND GROUNDING OF THE SIGN.



Change: Please modify the design as marked above and resend  
 Accepted: The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.  
Please submit approvals to [art@nassigncompany.com](mailto:art@nassigncompany.com)

Accepted by (Print name): \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Date of Acceptance: \_\_\_\_\_  
Signature: \_\_\_\_\_



716.876.6366  
FAX 876.7729  
1628 Elmwood Ave  
Buffalo NY 14207

Customer: Southtowns Animal clinic  
Job Site: 154 Orchard Park Rd. West Seneca NY 14224

Job # \_\_\_\_\_  
Date: 12.20.18  
Scale: \_\_\_\_\_  
Sq Ft: \_\_\_\_\_

Sales Rep: pf  
Designer: pf

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SAH  
Southtowns  
Animal Hospital  
824-4108

pinners  
CUSTOMER SERVICE

OPEN SKATE  
SALE

Signage for Medicare  
plan