

APPLICATION TO BOARD OF APPEALS

Tel. No. 624-9245

Appeal No. 2019-44

Date 6-28-19

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

I (we) FRANK WAILAND (AGENT) of F.J. WAILAND ASSOC. INC., FOR
315T SENECA ST, LLC, 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

ISSUE A BUILDING PERMIT

- | | |
|--|---|
| <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) AGENT

2. LOCATION OF THE PROPERTY 315T SENECA ST, W. SENECA, NY 14224

3. State in general the exact nature of the permission required, REDUCTION OF THE WEST PROPERTY
LINE SIDEYARD FROM 10'-0" TO 3'-0"

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: _____

AREA IS ZONED M-1, WEST PROPERTY IS NATIONAL GRID TRANSMISSION LINES,
OWNER WAS POTENTIAL TENANT FOR THE PROPOSED PEMB, BASED ON BUILDING
DEPTH SHOWN. DUE TO EXISTING BUILDINGS WE CANNOT MAKE THE PROPER DEPTH
WITH THE 10' SIDEYARD

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: _____

[Signature] (AGENT)
Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

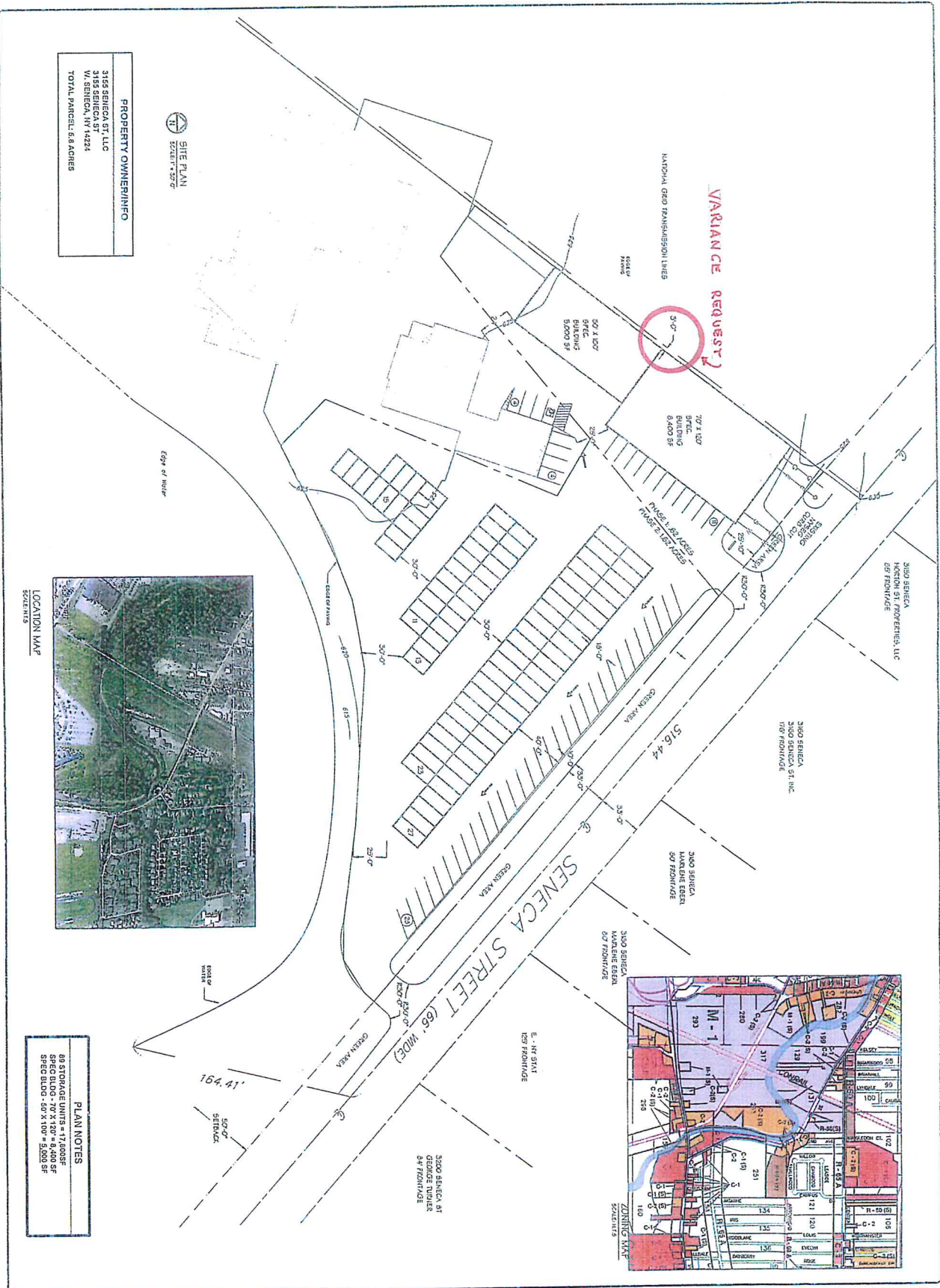
1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance
120-31 (C)(3) - SIDE YARD 10' REQUIRED
- 3' REQUESTED

2. Zoning Classification of the property concerned in this appeal M-1

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.

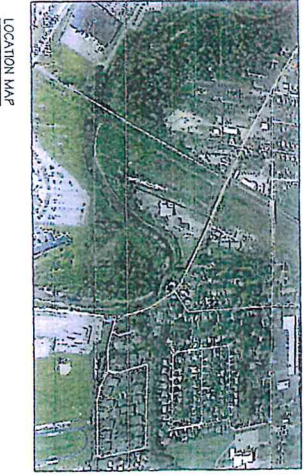
[Signature]

4. A statement of any other facts or data which should be considered in this appeal.
ALSO FILED FOR SITE PLAN APPROVAL



PROPERTY OWNER/INFO
 3155 SENECA ST, LLC
 3155 SENECA ST
 WEST SENECA, NY 14224
 TOTAL PARCEL: 6.9 ACRES

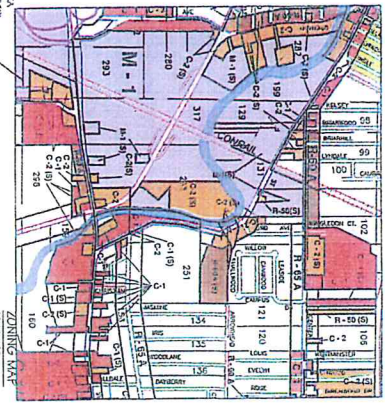
SITE PLAN
 SCALE: 1" = 20'-0"



LOCATION MAP
 SCALE: 1" = 100'-0"

PLAN NOTES
 88 STORAGE UNITS = 17,600 SF
 SPEC BLDG - 70' X 100' = 8,000 SF
 SPEC BLDG - 50' X 100' = 5,000 SF

VARIANCE REQUEST



PROPOSED MINI STORAGE & SPEC BUILDING
 3155 SENECA STREET
 WEST SENECA, NEW YORK

SITE PLAN
 SP-1

F. J. WALLAND
 ARCHITECTS

JAMES ALLEN ROBERT
 3750 EAST RIVER ROAD
 GRAND ISLAND, NY 14037

NO.	DATE	REVISION

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