

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2019-71

Date 10/28/2019

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

I (we) Child Creative Development Center of 138 Delaware St
Tonawanda NY 14150

, 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 2900 Transit Rd

3. State in general the exact nature of the permission required, Reduced setback for
required parking spaces. 10 feet required (3) spaces

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: _____
Needs reduced setback to meet
parking requirements

B. Interpretation of the Zoning Ordinance is requested because: 10 foot setback required
for all parking in C and M districts

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____,
Section 120, Subsection 44, Paragraph B(2) of the Zoning Ordinance, because: _____

Child Creative Dev. Center
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
TOWS Zoning Ordinance 120-44 B(2)

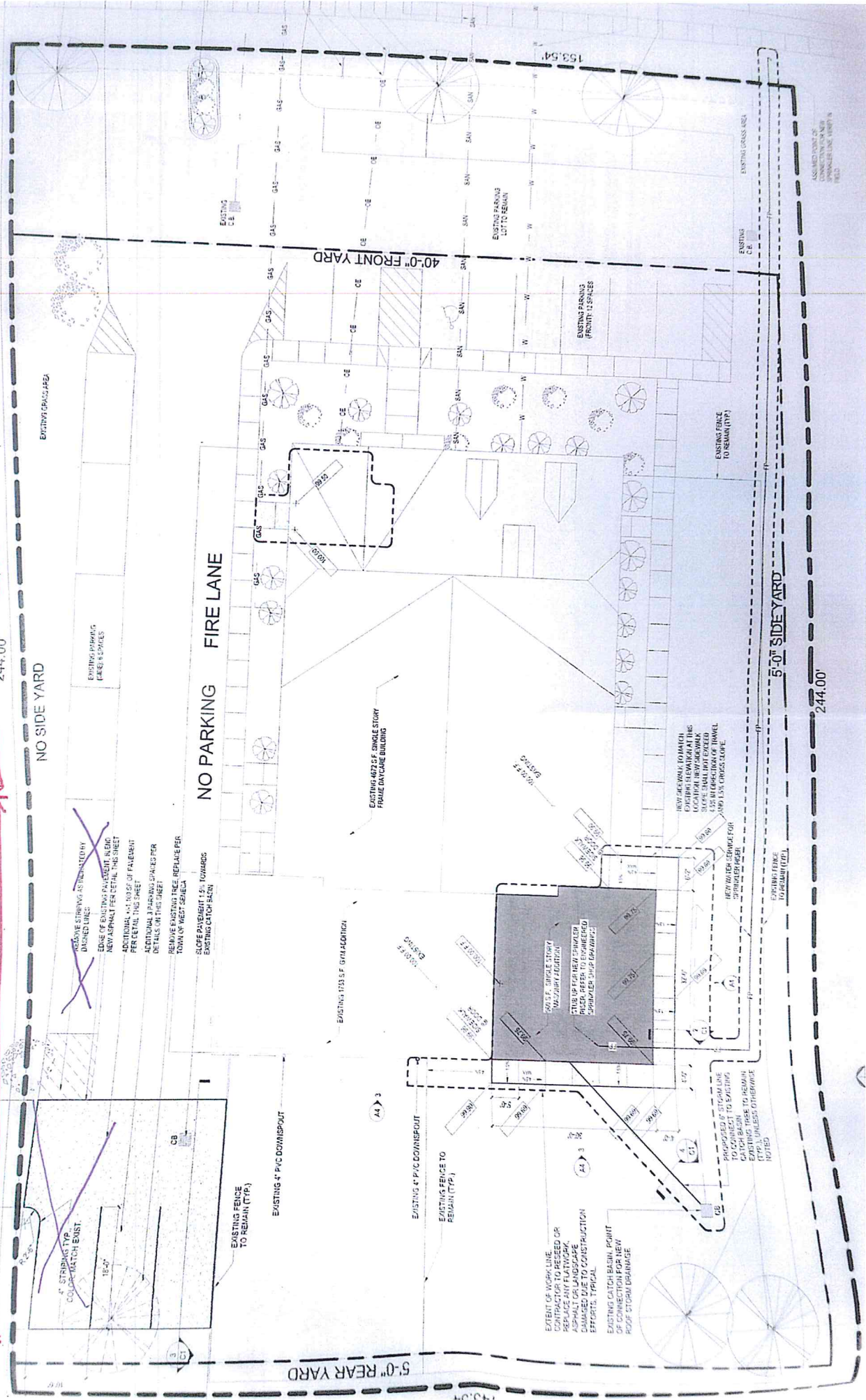
2. Zoning Classification of the property concerned in this appeal C-1

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.

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

* 10foot buffer required between parking and property line 3 spaces

Compliant



10'-0\"/>

133.54'

14'-18\"/>

18'-0\"/>

6'-0\"/>

4'-0\"/>

1'-0\"/>

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153.54'

153.54'

153.54'

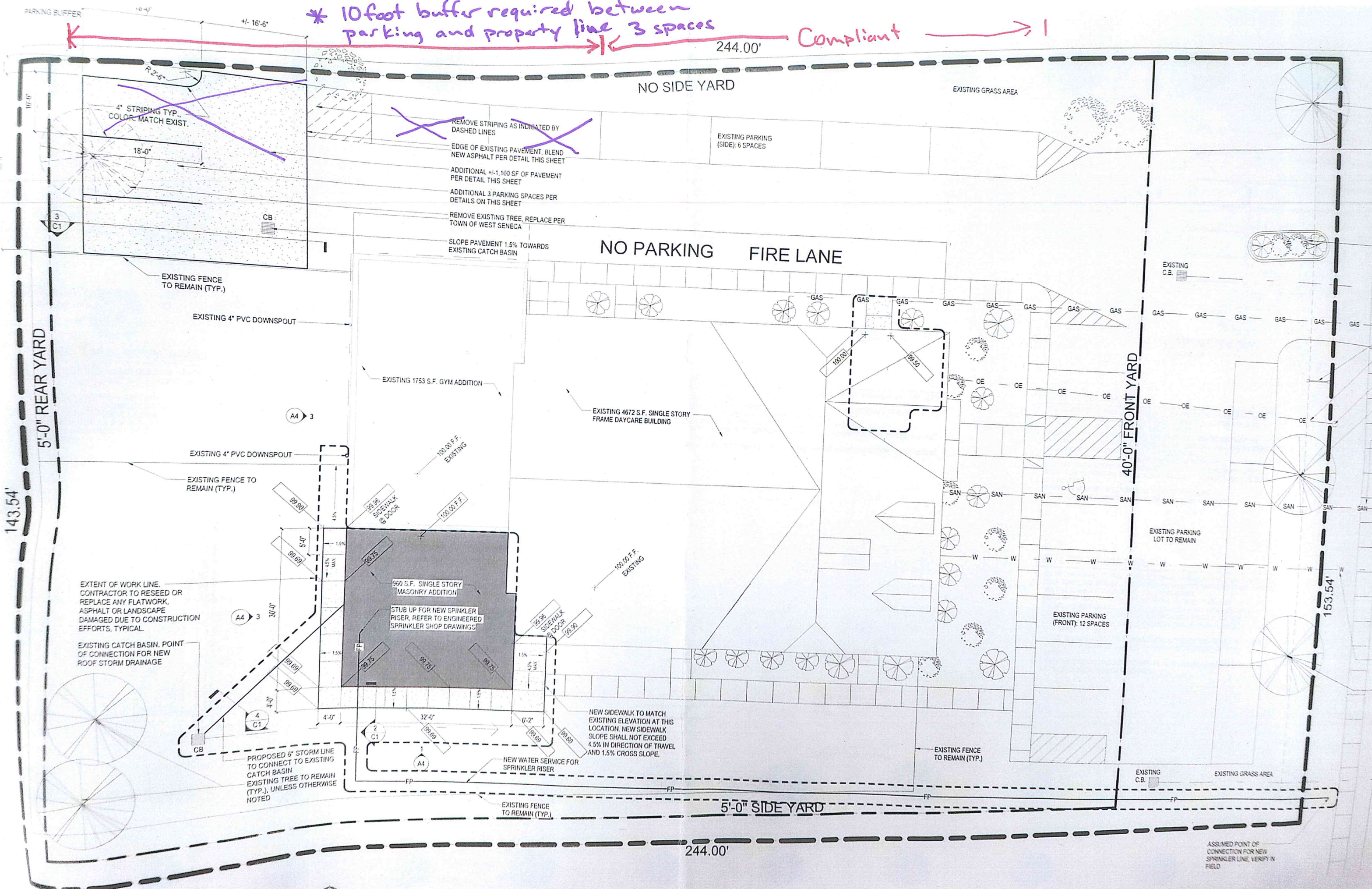
153.54'

153.54'

153.54'

153.54'

* 10 foot buffer required between parking and property line 3 spaces Compliant



NO SIDE YARD

NO PARKING FIRE LANE

5'-0" REAR YARD

40'-0" FRONT YARD

5'-0" SIDE YARD

143.54'

153.54'

244.00'

244.00'

10'-4"

+/- 16'-6"

4" STRIPING TYP. COLOR MATCH EXIST.

18'-0"

REMOVE STRIPING AS INDICATED BY DASHED LINES

EDGE OF EXISTING PAVEMENT, BLEND NEW ASPHALT PER DETAIL THIS SHEET

ADDITIONAL +/- 1,100 SF OF PAVEMENT PER DETAIL THIS SHEET

ADDITIONAL 3 PARKING SPACES PER DETAILS ON THIS SHEET

REMOVE EXISTING TREE, REPLACE PER TOWN OF WEST SENECA

SLOPE PAVEMENT 1.5% TOWARDS EXISTING CATCH BASIN

EXISTING FENCE TO REMAIN (TYP.)

EXISTING 4" PVC DOWNSPOUT

EXISTING 4" PVC DOWNSPOUT

EXISTING FENCE TO REMAIN (TYP.)

EXTENT OF WORK LINE. CONTRACTOR TO RESEED OR REPLACE ANY FLATWORK, ASPHALT OR LANDSCAPE DAMAGED DUE TO CONSTRUCTION EFFORTS, TYPICAL

EXISTING CATCH BASIN. POINT OF CONNECTION FOR NEW ROOF STORM DRAINAGE

PROPOSED 6" STORM LINE TO CONNECT TO EXISTING CATCH BASIN EXISTING TREE TO REMAIN (TYP.), UNLESS OTHERWISE NOTED

EXISTING 1753 S.F. GYM ADDITION

EXISTING 4672 S.F. SINGLE STORY FRAME DAYCARE BUILDING

950 S.F. SINGLE STORY MASONRY ADDITION

STUB UP FOR NEW SPINKLER RISER, REFER TO ENGINEERED SPINKLER SHOP DRAWINGS

NEW SIDEWALK TO MATCH EXISTING ELEVATION AT THIS LOCATION. NEW SIDEWALK SLOPE SHALL NOT EXCEED 4.5% IN DIRECTION OF TRAVEL AND 1.5% CROSS SLOPE.

NEW WATER SERVICE FOR SPINKLER RISER

EXISTING FENCE TO REMAIN (TYP.)

EXISTING GRASS AREA

EXISTING PARKING (SIDE): 6 SPACES

EXISTING C.B.

EXISTING PARKING LOT TO REMAIN

EXISTING PARKING (FRONT): 12 SPACES

EXISTING C.B.

EXISTING GRASS AREA

ASSUMED POINT OF CONNECTION FOR NEW SPINKLER LINE. VERIFY IN FIELD