

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2020-06

Date 1/24/20

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

I (we) Cassie Tomasic of 70 Walnut Rd

_____, 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 70 Walnut Rd West Seneca NY 14224

3. State in general the exact nature of the permission 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: _____

Previously approved for variance of fence along paper street on corner lot looking into approval for back portion of lot

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: _____

Cassie Tomasic
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
120-39 B Fences shall not exceed 4' in side/front yards.

2. Zoning Classification of the property concerned in this appeal R65

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. Corner lot / paper street

WALNUT (60' WIDE) ROAD

Previous Approved
02/22/11

57.44' D., 59.49' Ms.

Fence 3.75 S.

Fence 0.40 S.

Fence 3.20 S.

Fence 1.54 S.

6.06 S.

5.91 S.

Fence 1.25 S.

Fence 1.28 S.

DEEDED AS PARALLEL WITH THE NORTH LINE OF SUBLOTS 28, 29 & 30

Fence 1.72 N. & 0.79 E.

Fence 1.21 S. & 3.02 E.

Fence 1.78 S. & 0.62 E.

57.44'
PARALLEL WITH WALNUT ROAD

SUBLOT 28

SUBLOT 29

SUBLOT 30

5' OFF HOUSE
#6' to PROPERTY LINE

AVENUE

NORTH (66' WIDE)

PAPER STREET
NOT BUILT

160' D., 160.01' Ms.

6' FENCE
VARIANCE

15.07' 0.83 N.
23.08' FRAME GARAGE
0.79 N.

Covered Concrete
36.83'
11.39'
Frame Stoop
4.64'
12.21'
36.82'
0.86'
4.64'

FRAME HOUSE NO. 64

FRAME HOUSE NO. 70

Newly Proposed
6' vinyl.
Previously Approved
on North side

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: LIBER 11102 PAGE 8204

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY. NOTE: THIS SURVEY WAS PERFORMED UNDER SEVERE SNOW AND ICE CONDITIONS.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Andrew C. Hilton III, Esq.

Francis C. Delles
FRANCIS C. DELLES NYSPLS No. 050477

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AMEND:
SURVEY DATE: 2-26-15
DRAWING DATE: 2-27-15
SCALE: 1" = 20'
"ALL RIGHTS RESERVED"

PART OF SUBLOTS 28, 29 & 30 ~ MAP COVER 1245
"Ebenezer Lands"
PART OF LOT 53 SECTION _____ TOWNSHIP _____ RANGE _____ OF THE:
Buffalo Creek Reservation SURVEY - Erie COUNTY, N.Y.
SURVEY OF: 70 Walnut Road, Town of West Seneca

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.
SBL No. 135.17-1-31

FILE NO. 13517-1-31