

APPLICATION TO BOARD OF APPEALS

Tel. No. 474-1243

Appeal No. 2020-23

Date 5/11/20/20

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

I (we) Sara + Mack Mingle of 11 Steiner

_____, 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 11 Steiner Ave

3. State in general the exact nature of the permission required, Requesting 6' privacy fence in front and side yard, if permitted.

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: _____

(See Attached)

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: _____

Sara Mingle
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) Back Fences shall not exceed 4' in front/side yard. Requesting 6' privacy

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

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.

Doug Brown

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

Letter of Intent
In support of Request for Variance
11 Steiner Avenue, West Seneca, New York 14224

Thank you for giving us the opportunity to apply for a variance for our lot. We have lived in West Seneca since 2017 and we have loved the neighborhood and town since we moved in. We heard such amazing things about the schools, and we are looking forward to our kids growing up here. When we moved here, our kids were almost 1 & 3, they are now 3 & 5. When we moved in, there was not a fence and for the safety of our kids and two dogs, we applied for the permit, and we didn't realize with the town of WS there were some rules with a corner lot having fencing. We built our fence according to the rules.

What we would like to do is remove the front and side of the fence that is currently there, and put in 6ft fencing, and move it up more toward the front of our property, there is a tree between our front yard and our neighbors front yard, and we'd like the fence to line up there.

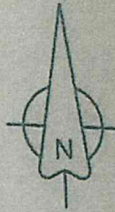
The reason we would like the 6ft fence and to push it forward is we would like more privacy and safety for our kids and dogs. We want nothing more but to have our kids really enjoy their outdoor space and being able to let them run around in the backyard without having to worry about them climbing going over a 4ft fence and getting hurt.

Please take this letter into content into consideration to make it safer for our kids. Please contact us with any questions you may have.

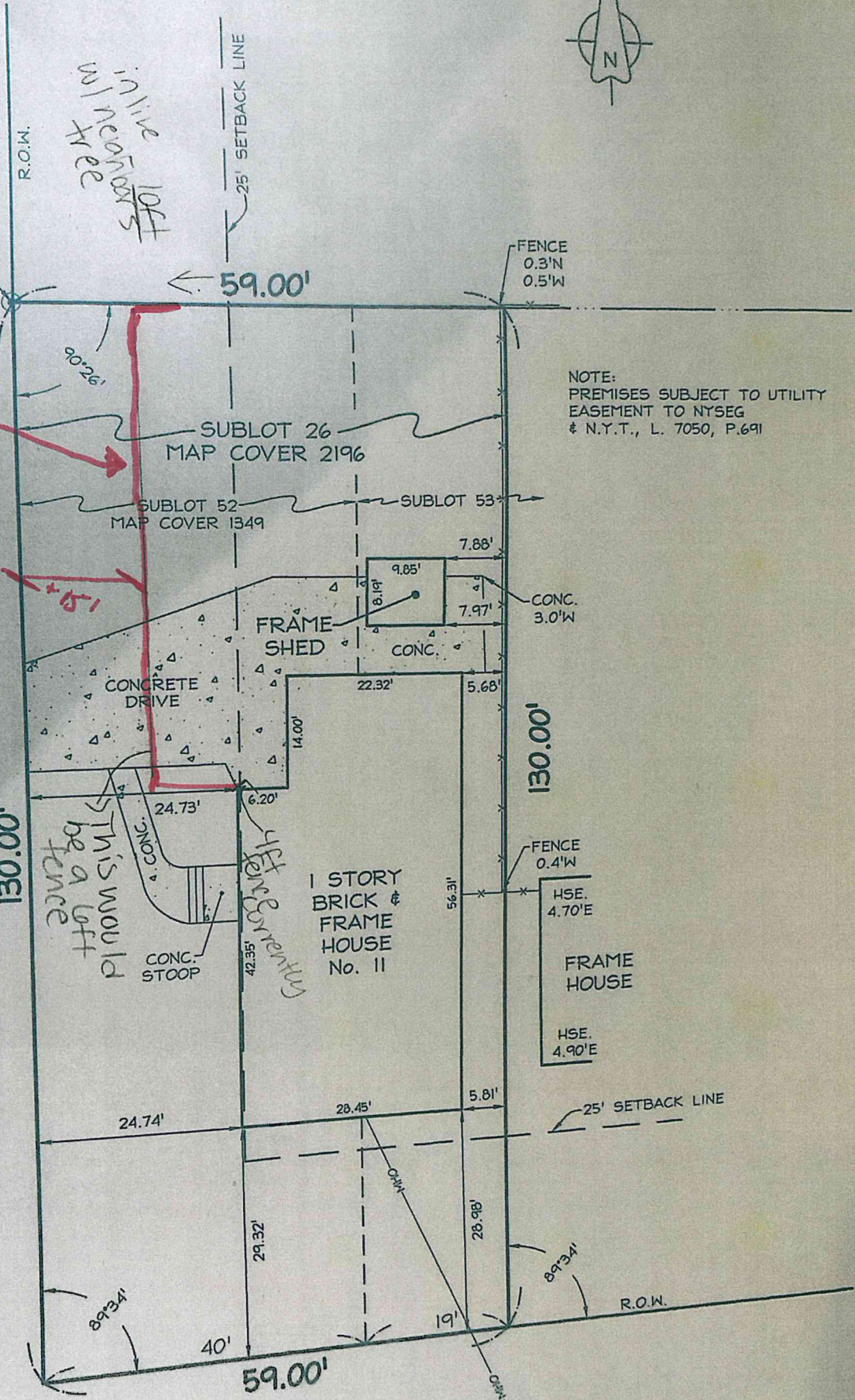
Mark Mingle – 7:

Sara Mingle –

Sara Schwab 19 @ -gmail.com.



STEINER AVENUE (50' WIDE)



FOUND IRON ON LINE 0.18'W

R.O.W.

in line with neighbors will not work

25' SETBACK LINE

59.00'

FENCE 0.3'N 0.5'W

NOTE: PREMISES SUBJECT TO UTILITY EASEMENT TO NYSEG & N.Y.T., L. 7050, P.691

SUBLOT 26 MAP COVER 2196

SUBLOT 52 MAP COVER 1349

SUBLOT 53

Proposed driveway

FRAME SHED

CONCRETE DRIVE

CONC. 3.0'W

130.00'

130.00'

This would be a left fence

left fence currently

1 STORY BRICK FRAME HOUSE No. 11

FENCE 0.4'W

HSE. 4.70'E

FRAME HOUSE

HSE. 4.90'E

25' SETBACK LINE

24.74'

28.45'

5.81'

89'34"

40'

59.00'

R.O.W.

STREET

(50' WIDE)

Handwritten notes on the right edge of the page, including '130.00' and '89'34''. There is also a vertical stamp on the far right edge.