

APPLICATION TO BOARD OF APPEALS

X Tel. No. _____

Appeal No. 2020-47

Date _____

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

X I (we) Benjamin and Mary McPherson of 168 Northwood Avenue

_____, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT 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) _____

X 2. LOCATION OF THE PROPERTY 168 Northwood Avenue, West Seneca

3. State in general the exact nature of the permission required, Requesting 6' privacy front/side yard.

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: _____

Benjamin J. McPherson
Applicant's 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 height in front or side yard. Requesting 6' privacy

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.

D. B. [Signature]

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

Corner lot

Building Inspector _____

June 30, 2020

Town of West Seneca
Zoning Board of Appeals
Variance Request

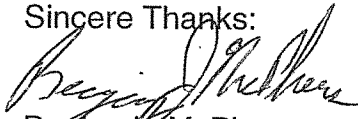
**RE: 168 Northwood Avenue
Fence Variance Request**

We recently purchased the 168 Northwood Avenue property, which is located on a corner lot in a residential area. We wish to extend the existing wood privacy fence to fully utilize our backyard. We are requesting a variance to extend an existing 6-foot wood privacy fence by approximately 45-feet with additional sections of 6-foot wood fencing to our back-property line.

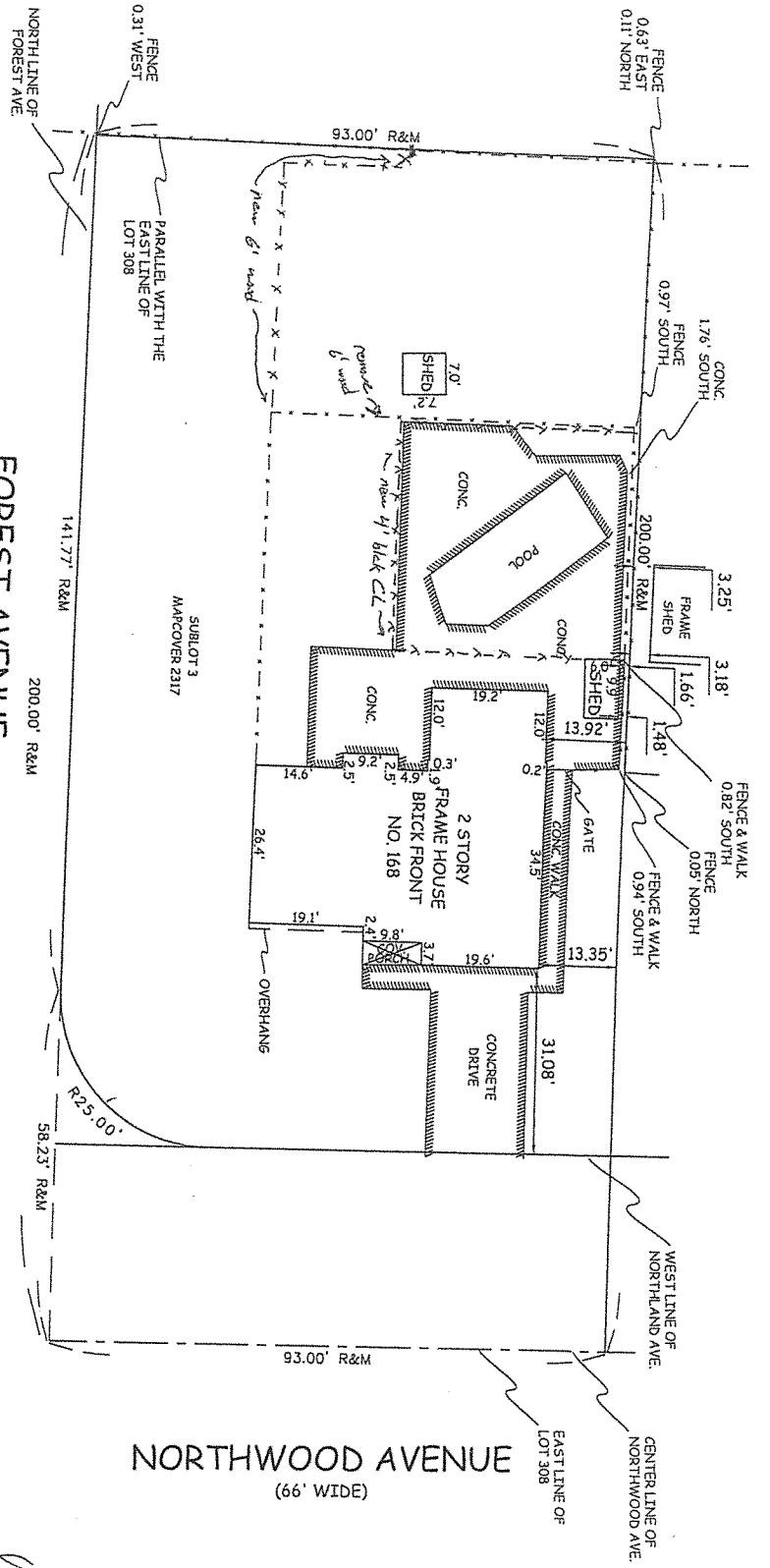
The layout of the fence built by the previous owners presents a hardship on our family as we are not able to fully utilize our property. Extending the fence will provide us the privacy we want and allow our children increased room to play and grow. Our immediate neighbors all agree that extending our fence makes sense and are supportive of our extension. Using a 6-foot privacy fence instead of 4-foot fence will not have a negative impact on others or the overall character of the neighborhood.

We appreciate your time considering this request and hope that you approve our request for a variance.

Sincere Thanks:


Benjamin McPherson


Mary McPherson



LEGEND

- These standard symbols will be found in the drawing:
- EXISTING IRON PIPE
 - SET IRON PIPE
 - ◊ UTILITY POLE
 - BOUNDARY
 - CENTERLINE OF ROAD
 - FENCE
 - DRIVE
 - OVERHEAD UTILITY LINE

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 FREDERICK M. MANGUSO
 FREDERICK M. MANGUSO, L.S.
 WILSON M. HINTERL, L.S.

168 NORTHWOOD AVENUE		
DRAWN	DATE	PART OF LOT 308
BAR	05/28/20	TOWN OF WEST SENECA
APPROVED	DATE	COUNTY OF ERIE
TAS	05/28/20	STATE OF NEW YORK
SCALE	SHEET	PROJECT NO.
1" = 20'		20200429

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