

APPLICATION TO BOARD OF APPEALS

x Tel. No. _____

Appeal No. 2020-56

Date 7/29/20

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

x I (we) Todd + Charmaine Schmigel of 53 Gerard Dr.

_____, 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 53 Gerard Dr.

3. State in general the exact nature of the permission required, Requesting turn a round drive within 30' front setback; Not permitted within 30' setback

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_____.

x 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: _____

We have (2) existing driveways and would like to add a driveway to connect both of them going through the front of our property to use to turn around & exit property

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: _____

x Charna Schmigel
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 120-30 R65 zoning required front yard 30'
No construction within 30' front setback

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.

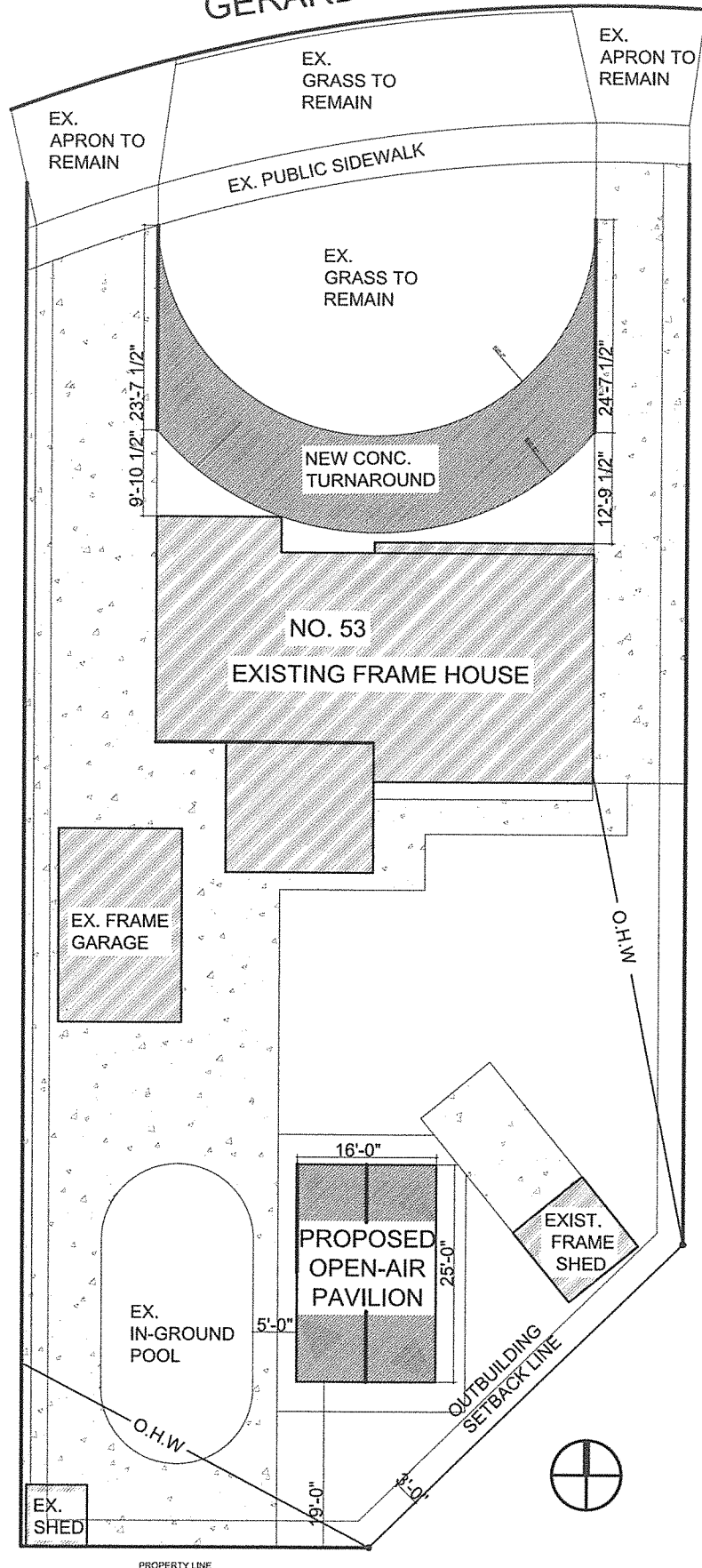
4. A statement of any other facts or data which should be considered in this appeal. Previously approved for 2nd driveway

Building Inspector D. Bruce

GERARD DRIVE

BACKYARD AREA COVERAGE CALCULATION:
 AS PER TOWN OF WEST SENECA BUILDING CODE
 BACKYARD OF RESIDENTIAL PROPERTY MUST NOT BE
 COVERED BY MORE THAN 30% OF BACKYARD AREA AS
 MEASURED FROM BACK WALL OF HOUSE TO PROPERTY
 LINE.

AREA OF BACKYARD	6,069 SQUARE FEET
AREA OF EXISTING GARAGE	315 SQUARE FEET
AREA OF EXISTING SHED	105.06 SQUARE FT.
AREA OF EXISTING SM. POOL SHED:	49.1 S.F
AREA OF EXISTING POOL:	447.7 SQUARE FT.
AREA OF HOUSE PORCH:	176.77 SQUARE FT.
AREA OF TOTAL EXISTING OUTBLDGS:	1093.83 SF
30% OF BACKYARD AREA:	1820.7 SQUARE FT.
AREA AVAILABLE FOR CONST:	726.87 SQUARE FT.
AREA OF PROPOSED PAVILION:	400 SQUARE FT.
AREA OF REMAINING BUILDABLE LOT:	326.87 S.F.
AREA OF PROPOSED TURNAROUND:	653.60 S.F.



PROPERTY LINE

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACT THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

Proposed
turn a round in
front setback.
DRIVE

GERARD

(60' WIDE)

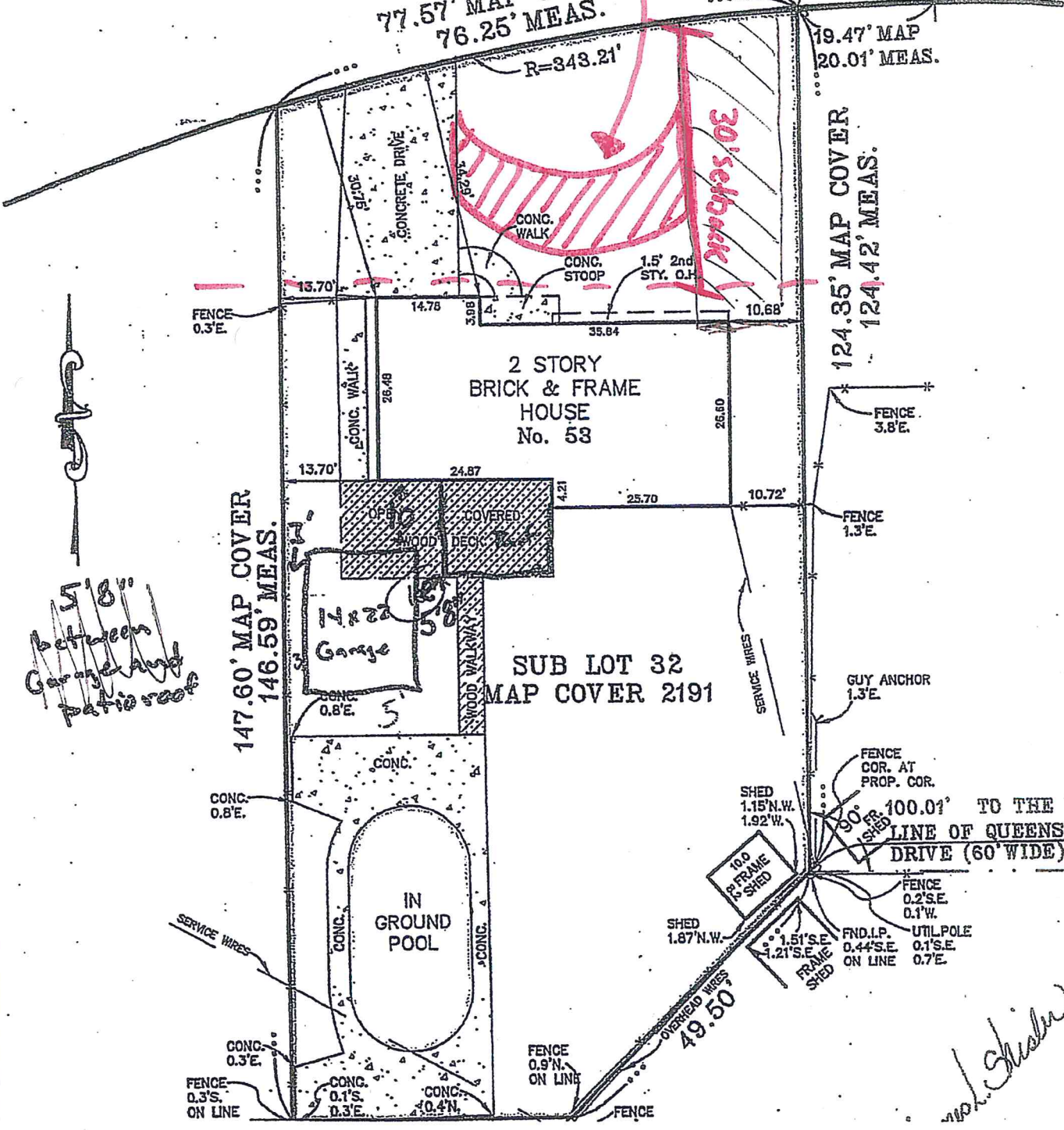
99.47' MAP COVER
 100.01' MEAS. TO THE
 W. LINE OF QUEENS
 DRIVE (60' WIDE)
 P.C.

77.57' MAP COVER
 76.25' MEAS.
 R=343.21'

FND. REBAR
 (BENT)
 0.81'S.
 1.00'E

19.47' MAP
 20.01' MEAS.

124.35' MAP COVER
 124.42' MEAS.



5' 8"
between
Garage and
patio roof

SUB LOT 32
 MAP COVER 2191

100.01' TO THE W.
 LINE OF QUEENS
 DRIVE (60' WIDE)

W. Shish