

\$100.00

APPLICATION TO BOARD OF APPEALS

Tel. N _____

Appeal No. 2020-82
Date 10-13-2020

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

I (we) STEVEN DUCKWORTH of 81 COLLINS AVE
WEST SENECA NY 14224, 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) _____

2. LOCATION OF THE PROPERTY 81 Collins Ave W. SENECA

3. State in general the exact nature of the permission required, ERECT SHED IN FRONT 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 CORNER LOT FENCE, 2017.

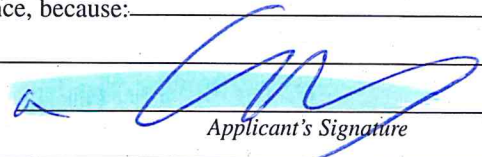
5. REASON FOR APPEAL.

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 ENCLOSED LETTER

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: _____


Applicant's Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

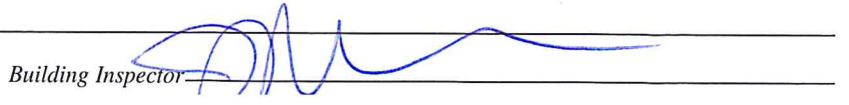
1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance
120-30 - 30' FRONT YARD SETBACK REQUIRED
- 10' REQUESTED

2. Zoning Classification of the property concerned in this appeal R-605

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. _____

YARD ALREADY FENCED IN

Building Inspector 

Steven+Emily Duckworth

81 Collins Ave. West Seneca NY 14224 | 716.753.6144 | s.h.duckworth@gmail.com

October 12, 2020

Town of West Seneca Zoning Board

1250 Union Rd

West Seneca NY 14224

Dear Board Members:

We are seeking approval of a variance to construct a 5.5"x10", 6'6" tall shed on our property in the side/front yard at 81 Collins Avenue, which is on a corner lot.

The shed would be slightly over 10 feet from the inside of our fence on the Arcade St. side, and 12 feet from the fence on the Collins Ave side.

There are several reasons for constructing the shed in this location:

- The front/side yard since it is fenced in- serves as our back yard. We are on a corner lot and basically do not have a back yard. The shed will likely not be visible from the street.
- The shed will be used for wood storage. We need the wood far away from the house due to concerns with bugs and other critters.
- We are also in need of additional storage for patio and outdoor items. We have added an 800 sq ft patio and have a lot more items that should be stored inside. Our existing shed is mostly occupied by our riding lawn mower.

The shed will be anchored down to a concrete pad we have poured. This will give it a stable foundation and will improve the value of our property.

We are looking forward to having a conversation about this and answering and questions or concerns you may have.

Sincerely,

Steven Duckworth

I have no objections to the owner of 81 Collins Avenue constructing a 6'6" tall metal shed in the front/side yard of the property.

Name Patrick Hoar

Signature *Patrick Hoar*

Address 104 Collins Ave, West Seneca, NY, 14224

Date 10/10/20

Name Caryn Lynch

Signature *C Lynch*

Address 92 Collins Ave, W. Seneca, NY 14224

Date 10/10/2020

Name ~~Edith~~ Edith Nicoloff

Signature *Edith Nicoloff*

Address 75 Collins Ave, W. Seneca

Date 10/10/20

Name GEORGE SOBASZEK

Signature *George Sobaszek*

Address 96 Collins Ave W. Seneca, NY 14224

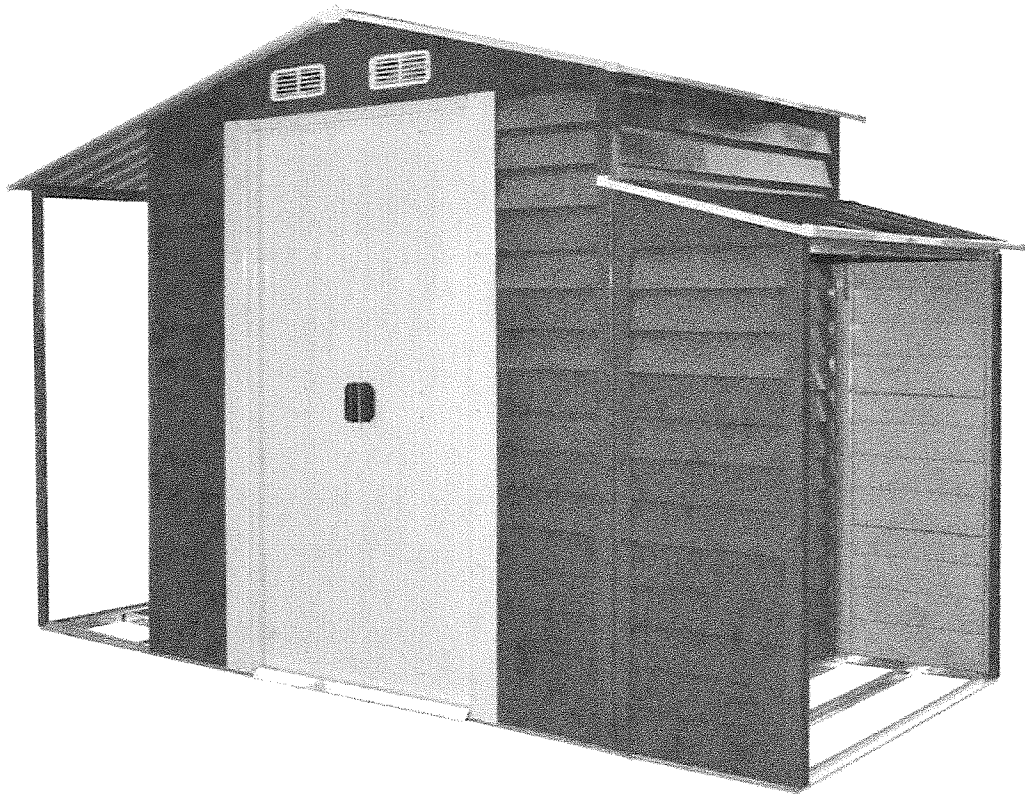
Date 10/10/20

Name Julie Anne Miller

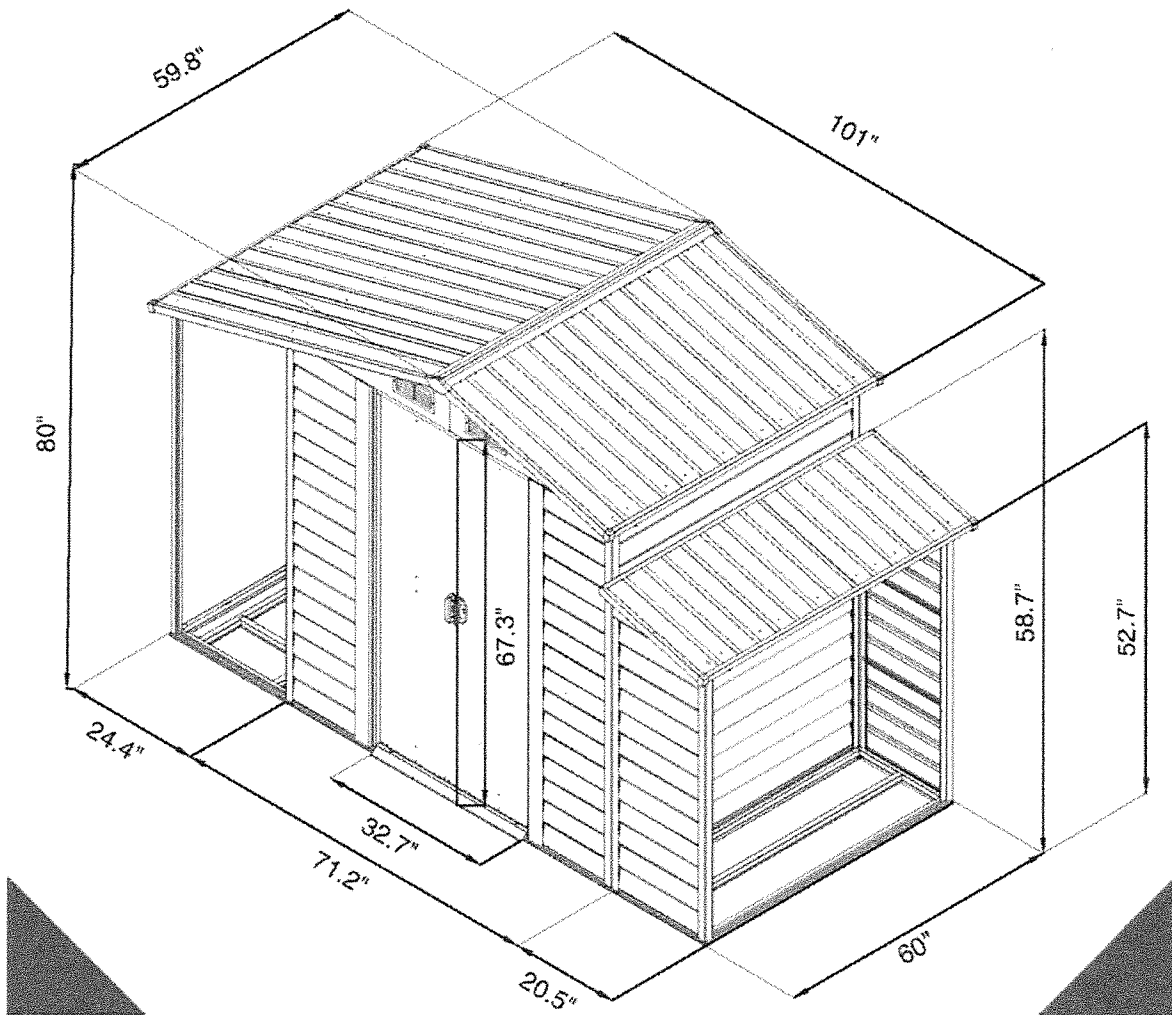
Signature *Julie Anne Miller*

Address 82 Collins Ave WS NY 14224

Date 10/10/20



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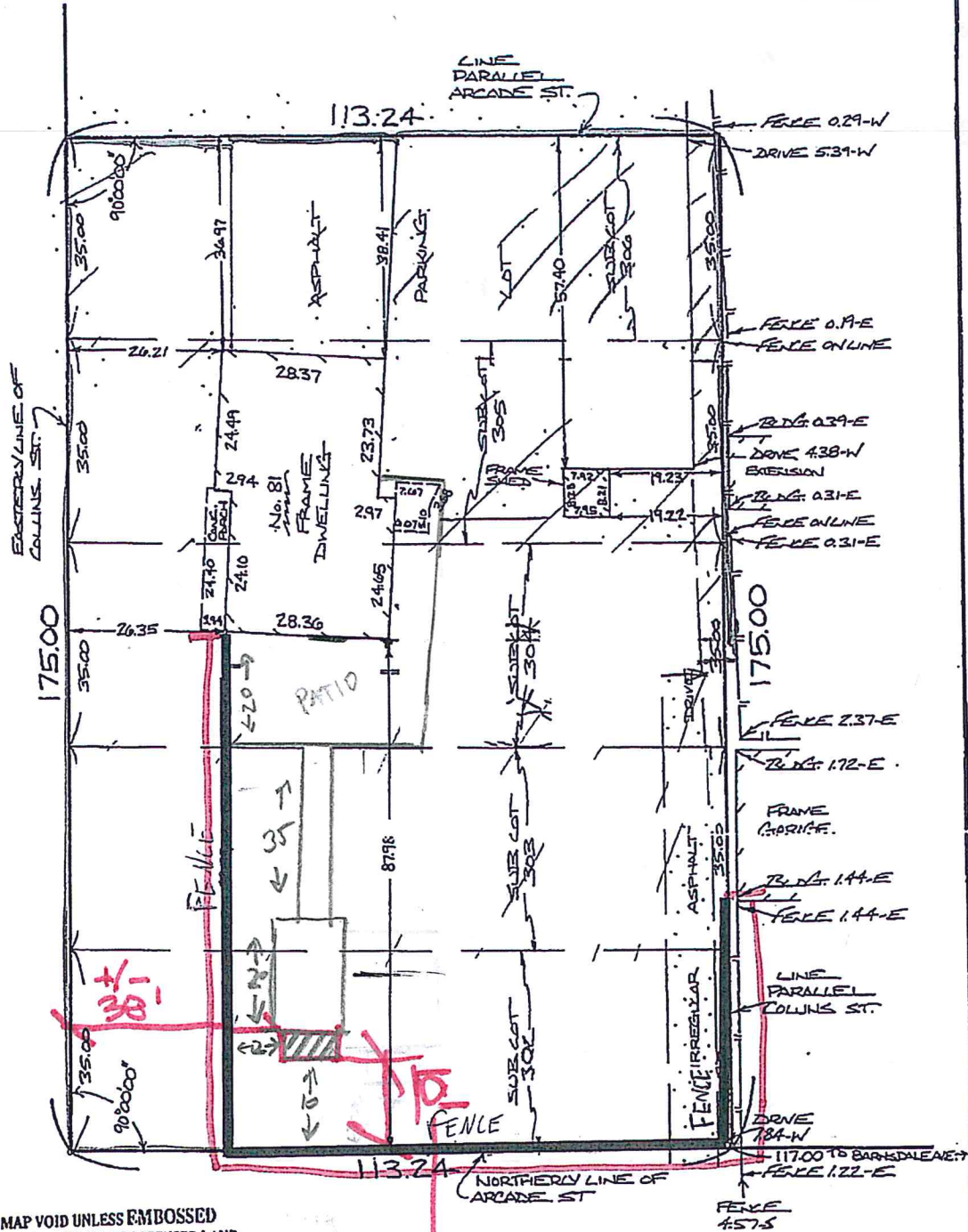


6' fence in front and side

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY BTA OF FACT THAT MAY BE REVEALED BY AN EXAMINATION OF SAME

COLLINS STREET (6000 WIDE)

15-25



THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYORS SEAL NO. 050182

ARCADE STREET (6000 WIDE)

PREMIERS SITUATED IN PART OF LOT-135, TOWNSHIP-10, RANGE-7 OF THE BUFFALO CREEK RESERVATION TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

BENEFIT: SUBLOTS - 302, 303, 304, 305 & 306 MAP COVER - 130B

RE-SURVEY

RE-SURVEY

RE-SURVEY

Inches: 1 2 3 4 5 6 7 8 9 10 11 12

Date of Survey AUGUST 31, 2009

HAROLD L. GANTZER KRAUSE & GANTZER CIVIL ENGINEERS & LAND SURVEYORS