

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2020-89
Date 12/21/2020

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

I (we) JESSE C. JESONOWSKI of P.O. BOX 1003

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 1450 RIDGE RD. W. SENECA NY 14218

3. State in general the exact nature of the permission required, SEEKING 2 AREA VARIANCES FOR NEW DEVELOPMENT

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. NA, 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 ENCLOSED DOCUMENTS.
EMAIL: INFO@JESSCOINDUSTRIES.COM

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: _____

VIA MAIL
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
120-31(B)(1) - 40FT FRONT BLDG SETBACK REQUIRED - 32.97 FT REQUESTED
120-44(B)(2) - 10FT PARKING SETBACK REQUIRED - 4 FT REQUESTED

2. Zoning Classification of the property concerned in this appeal C-1

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. _____

Building Inspector [Signature]



Jesse C. Jesonowski – Owner

Date: 12/16/2020

Zoning Board of Appeals

West Seneca Town Hall
1250 Union Rd. Room 210
West Seneca, NY 14224

Re: Proposed Laundry Mat – 1450 Ridge Road

On behalf Jesco Industries, LLC. (“Applicant”), please accept this letter and accompanying documents as our letter of intent for the proposed development of 1450 Ridge Road, SBL 142.08-6-72.1 (“the property”), as a Laundry Mat (the “Development”). The applicant is currently under contract to purchase the Property. A signed authorization from the Property owner is enclosed.

The property, located on Ridge Road is Zoned C-1, where the proposed use is permitted. Adjacent properties to the West are Zoned C-1 and to the East, properties are zoned C-2. The Parcel directly North of the Project site is owned by the Town for a Utility Right-of-Way. Please find enclosed site plan, elevations, renderings, zoning designations, and Erie County Parcels. This proposed development will see its first Planning Board Meeting January 14th, 2020.

Variances

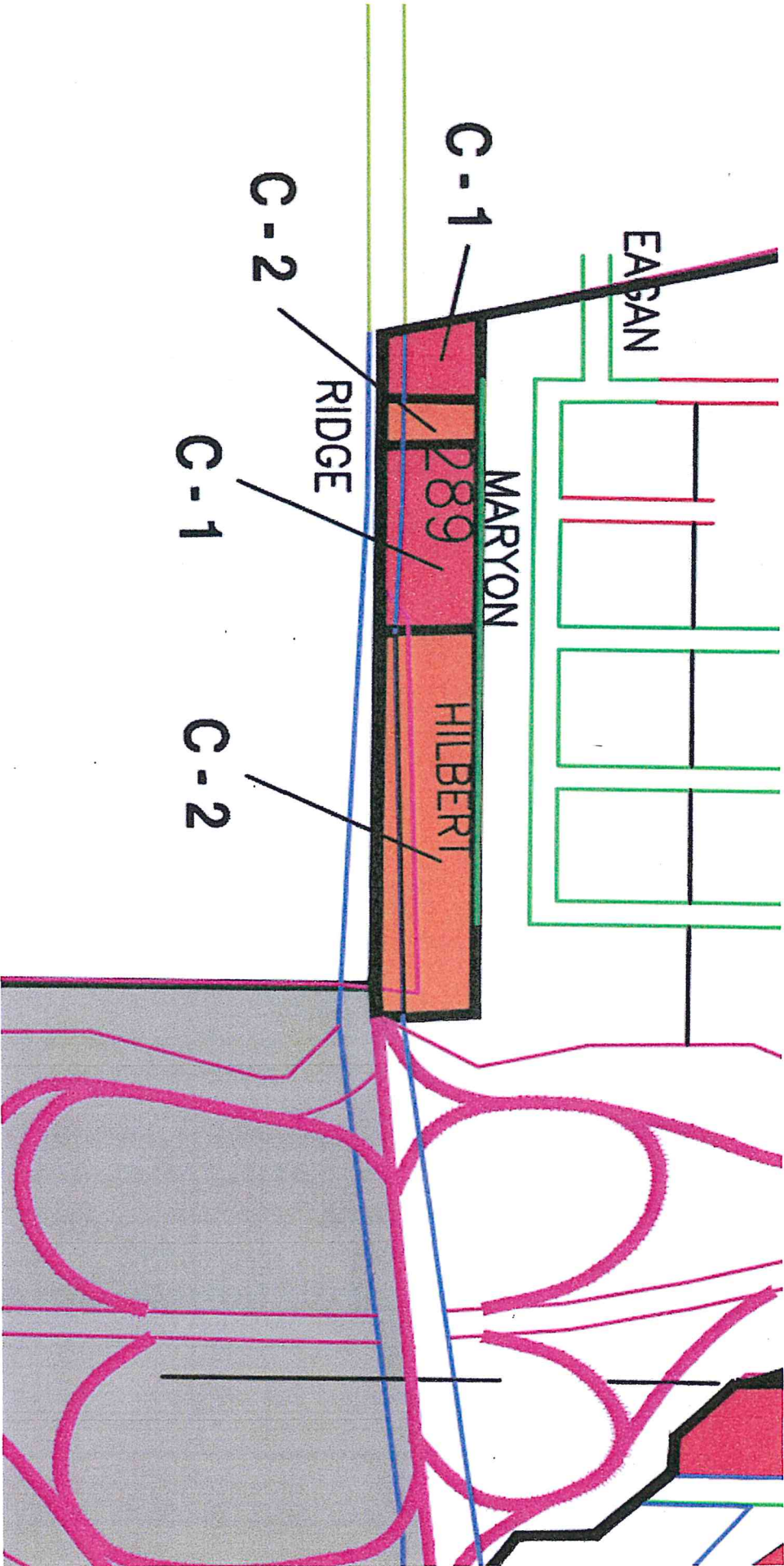
To authorize the proposed Development, the Applicant requires:

1. 32.97’ Front Yard Building setback Variance under Town Code **Article III § 120-31 B.(1)** ,whereas, zoning law requires 40’
2. 4’ Side Yard Parking setback Variance on the west under Town Code **Article IV § 120-44 B.(2)** ,whereas, zoning law requires 10’

We respectfully request Variance approvals. Thank you for your consideration and if you have any questions or concerns please feel free to contact me.

Thanks,

Jesse C. Jesonowski Member/Owner
Jesco Industries, LLC.
P.O. Box 1003
West Seneca, NY 14224



Stephen Donahue
1450 Ridge Road
West Seneca, New York 14218

Town of West Seneca
Erie County, New York

1450 Ridge Road, West Seneca, New York, 14218

Ladies and Gentleman:

Please be advised that we authorize Jesco Industries or its Assignee to appear before the Town Board in connection with the Proposed Site Plan of the above property. The Site Plan approval is a condition for Jesco Industries to purchase the property.

Stephen Donahue

By:

Stephen D Donahue

Date:

12-9-20

Stephen Donahue