

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2021-008

Date 3/1/21

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

I (we) Frank Wailand of 3922 Seneca St.

WS. 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) Engineer

2. LOCATION OF THE PROPERTY 50 Ransier

3. State in general the exact nature of the permission required, _____

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 Attachment)

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: _____

[Signature]
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 - BUD 31 c (3) M District required side yard 10'
Requesting 5'6"

2. Zoning Classification of the property concerned in this appeal M1

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]

F.J. WAILAND
·ASSOCIATES·INC·

February 11, 2021

Zoning Board of Appeals
Town of West Seneca
1250 Union Rd.
West Seneca, NY 14224

Re: Nu Waste LLC Transfer Station
50 Ransier Dr.
West Seneca

Honorable Board Members:

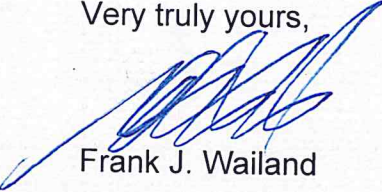
Nu Waste LLC is a company that transfers non-organic construction waste from a collector building at the above address and trucks it to an authorized land fill. The existing building has been retro-fitted with a recessed pit that a large transfer top truck is positioned and is filled with the waste. Unfortunately, the existing building lacks proper height to efficiently allow dump trucks to dump their loads in the building.

The owner would like to build a pre-engineered roof over the top of the existing building, gaining the required clearances for the dump trucks. They would then remove the existing building roof.

An issue is the South property side yard clearances. Whereas 10' is the requirement the framing system supporting the roof reduces the side yard clearance to approximately 5'-6".

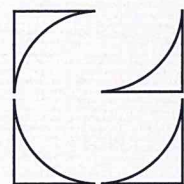
We would really appreciate your consideration in allowing the side yard requirement to be reduced so that the roof may be raised on the structure.

Very truly yours,


Frank J. Wailand

FJW/mw

Enc.



Commercial • Industrial Construction Management

3922 Seneca Street
West Seneca • New York 14224
716 • 674 • 9245
Fax 716 • 674 • 9421

F.J. WAILAND
·ASSOCIATES·INC·

February 26, 2021

Wing West Seneca LLC
155 Revere Dr.
Northbrook, IL 60062

Re: 54 Ransier Dr.
West Seneca, NY

Dear Sir:

I writing on behalf of Bill Sahlem, owner of 50 Ransier Drive, north of your property. We are making an improvement to the building which requires us to be within the side yard area to the South. Typically, there is a 10' side yard requirement. With the building improvement we are doing, the side yard would be reduced to 5'-6". We are going to the Board of Appeals in March and if you have no objection to this side yard infringement we would appreciate your endorsement on the enclosed letter.

We have enclosed the plan showing the side yard variance along with an enclosed self-addressed envelope for your response. Please feel free to call me if you have any questions or wish to discuss this further.

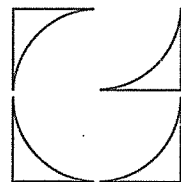
Thanking you in advance I remain

Very truly yours,


Frank J. Wailand

FJW/mw

Encl.



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NO WASTE RECYCLING/TRANSFER