

# APPLICATION TO BOARD OF APPEALS

Tel. No. \_\_\_\_\_

Appeal No. 2021-10  
Date 3/4/21

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

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25 IRVING PL, BUFFALO, NY 14203, 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 164 EDSON ST 14210

3. State in general the exact nature of the permission required, NEW SINGLE FAMILY HOME

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 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: \_\_\_\_\_

[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  
120-29 - MIN LOT SIZE REQ'D 8,000 SF // 7,150 REQUESTED  
120-30 - FRONT YARD SETBACK 30 FT REQUIRED // 15 FT REQUESTED

2. Zoning Classification of the property concerned in this appeal R-50

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. VACANT LOT

Building Inspector [Signature]

Letter of Intent for 164 Edson St.  
Carrie and Kevin Shaffer-Morrison  
Phone:

Dear Town of West Seneca Code Enforcement Office and Zoning Board,

We are Carrie and Kevin Shaffer-Morrison, a newlywed couple who work as a psychologist and software architect, respectively. We are excited to build our forever home at 164 Edson St. Although we are new to the area of West Seneca, we have both lived in Western New York for decades, and look forward to living here for many more.

The attached variance request will help us to fulfill our goals of living in an environmentally conscious and energy-efficient home, surrounded by the greenery and nature that we love so much. Once the grounds are in place, we plan to construct beautiful gardens in both the back and front yards, even including a flower box for community members to enjoy free flowers.

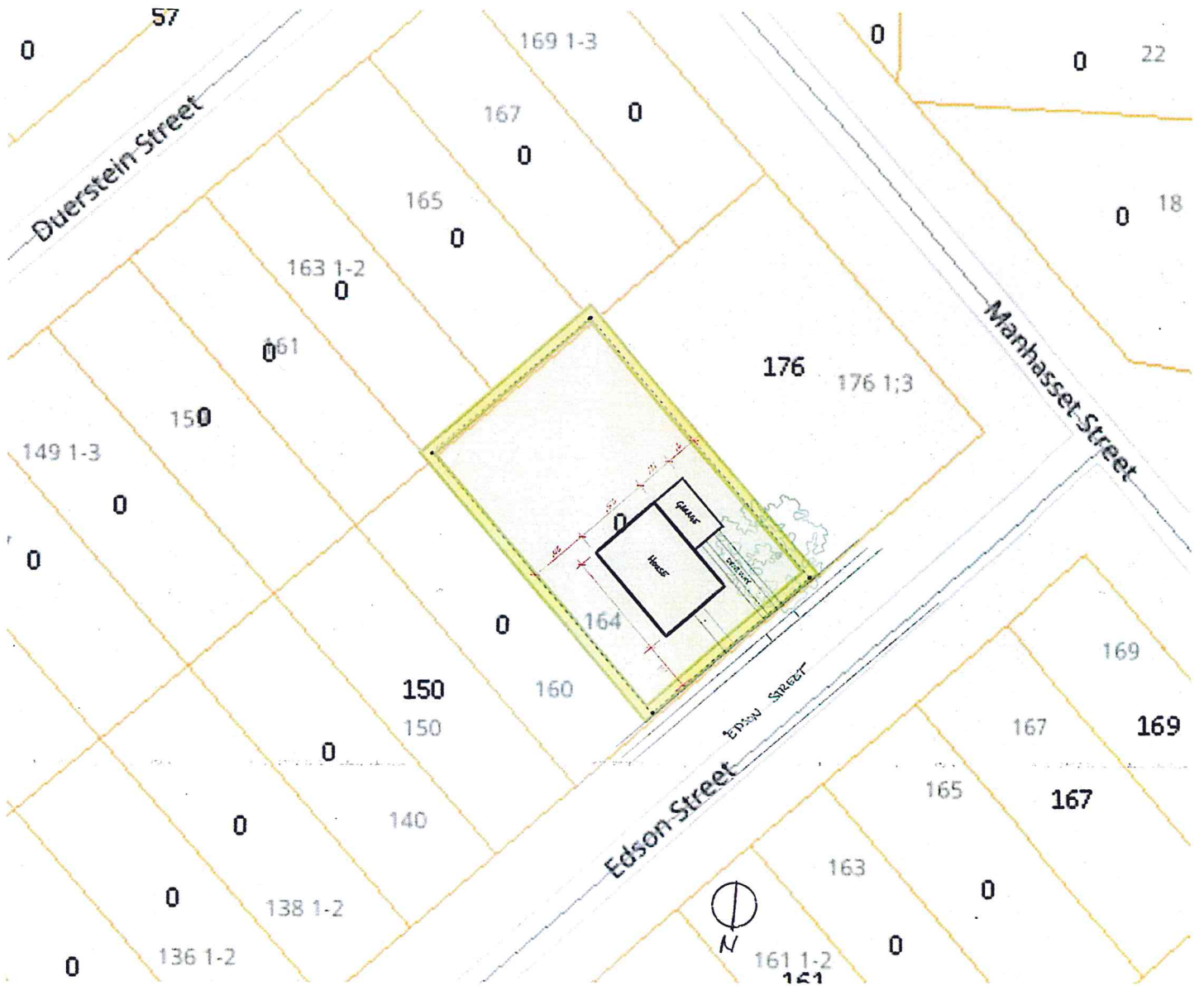
We realize that the lot at 164 Edson is about 850 square feet short of the typical zoning requirement. But we believe that this lot, located on a lovely and quiet residential street, is perfect for our needs, and has plenty of space for our home and garden. We also hope that by maximizing our backyard space, we will be able to grow many fresh fruits, vegetables, and herbs that support our health-conscious lifestyle.

Thank you for taking the time to consider our variance request, and we look forward to hearing your feedback.

Sincerely,

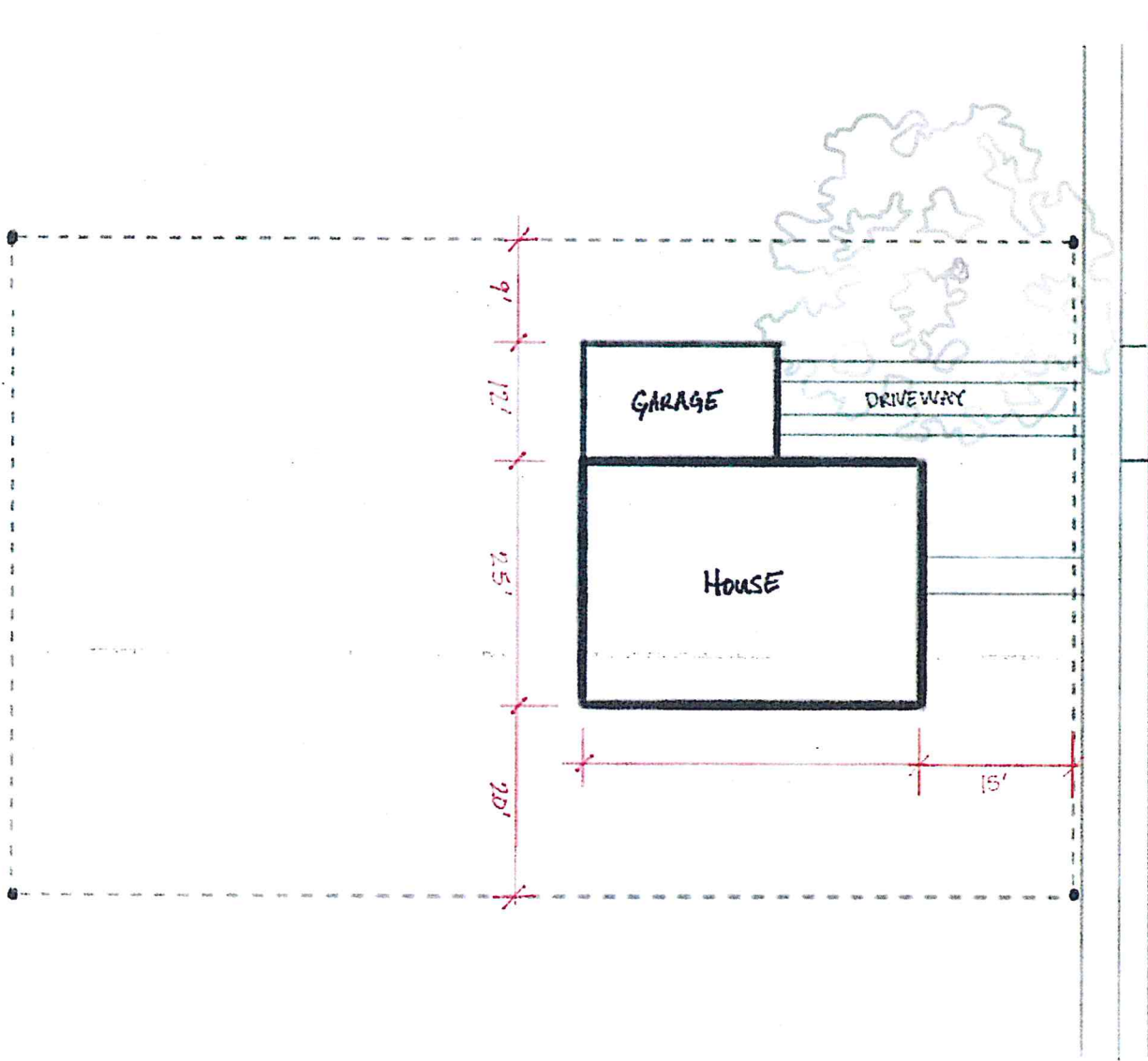
Handwritten signatures of Carrie and Kevin Shaffer-Morrison. The signature on the left is a cursive signature, and the signature on the right is a more stylized cursive signature.

Carrie and Kevin Shaffer-Morrison



## Real Property Information

<b>Parcel Status</b>	ACTIVE	<b>City/Town</b>	West Seneca	<b>Village</b>	
<b>S-B-L</b>	133.27-5-4.1	<b>Owner</b>	ESQ CUSTOM HOMES LLC	<b>SWIS</b>	146800
<b>Property Location</b>	164 EDSON ST	<b>Mailing Address</b>			
<b>Property Class</b>	311 RES VAC LAND	<b>Line 2</b>	STE 1800		
<b>Assessment</b>	5000	<b>Line 3</b>			
<b>Taxable</b>	5000	<b>Street</b>	350 MAIN ST		
<b>Desc</b>	MC-323 BLK-B SL-53 PT-20,	<b>City/State</b>	BUFFALO NY		
<b>Desc</b>	ELECTRIC BELT S/D(FL-30)	<b>Zip</b>	14202		
<b>Deed Book</b>	11341	<b>Deed Page</b>	5042		
<b>Frontage</b>	66	<b>Depth</b>	108	<b>Acres</b>	0
<b>Year Built</b>		<b>Square Ft</b>			
<b>Beds</b>		<b>Baths</b>			
<b>FirePlace</b>		<b>School</b>	WEST SENECA CENTRAL		
<a href="#">Owner History</a>	<a href="#">Tax Payment History</a>				



EDPSON STREET