

APPLICATION TO BOARD OF APPEALS

Appeal No. 2021-025
Date X 4/12/21

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:
Kathy Rudalski of X 1478 RIDGE RD W.S. 142

_____, 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, 1478 Ridge Rd W.S. NY. 14218

3. State in general the exact nature of the permission required, 4 foot fence in front yard, 0' 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____.

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

B. Interpretation of the Zoning Ordinance is requested because: R district fences 4 feet permitted 10 foot forward of house, 41 feet required

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 39, Paragraph B of the Zoning Ordinance, because: _____

X _____
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
TOWS zoning ordinance 120-39B

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

3. Type of Appeal:
 Variance to the Zoning Ordinance.
 Interpretation of the Zoning Ordinance or Zoning Map.

4. A statement of any other facts or data which should be considered in this appeal. See TR

Building Inspector

4/12/21

Good afternoon,

My family and I currently reside at 1478 Ridge road West Seneca NY 14218 and are asking permission to build a 4 foot high fence to go across the front of our property starting at the immediate left of our driveway to our right property line then back along the right side and ending along the back of our property line. Our reasoning is that we have a small dog, a child and family members with small children(one of which has delayed learning) and are fearful that with Ridge road being right in front of our home that something could either happen to a family member, our dog or someone passing by. I would also like to point out that my home sits 5 feet off of the back of my property line, our "backyard" is actually side and front yard. If we follow code of putting a fence no more than 10 feet from the front of my house it would run right through the middle of the yard. We are asking that you allow a fence to be built to keep our family and others safe.

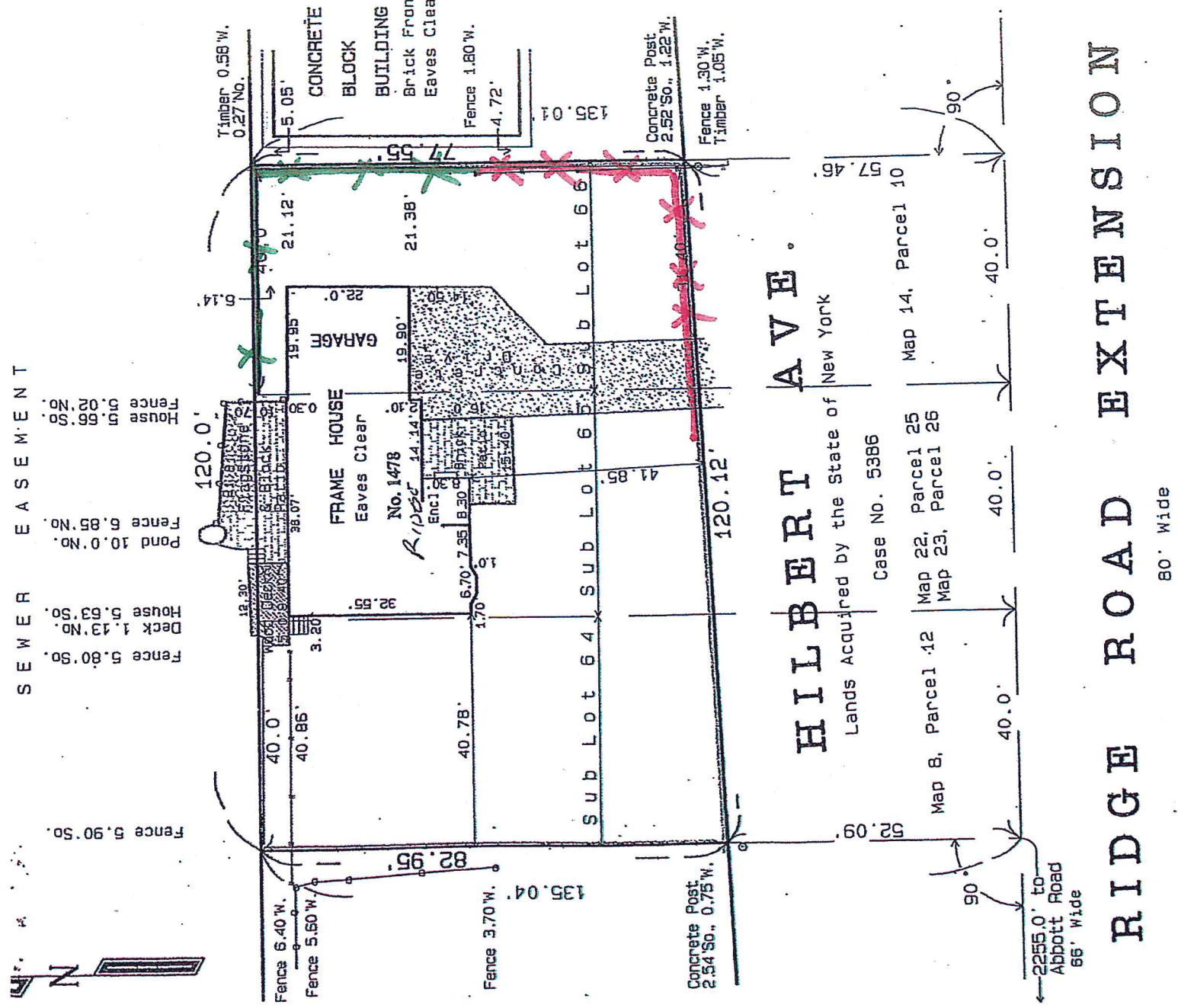
Sincerely,



Kelly R. Smith



4' fence variance required
 4' fence no variance required



Part of Sub Lots 64, 65 & 66
 Cover 1193

LOCATION: Part of Lot 289, T-10, R-7, B.C.I.R., Town of West Seneca, Erie County, N. Y.		Without Benefit of ABSTRACT of TITLE
Requested by <i>Richard W. Stempel</i>		© Copyright 2014 Richard W. Stempel
Kind	Date	Scale: 1" = 25'
Survey (not staked)	7-11-'14	SBL No.
Richard W. Stempel Professional Land Surveyor 610 Englewood Ave. Buffalo, N.Y. 14223 Phone/Fax (716) 838-3344 License No. 49491 Successor to William C. Stempel		Job No. 14197



TOWN OF WEST SENECA

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
WILLIAM BAUER
JOSEPH J. CANTAFIO
WILLIAM P. HANLEY JR.
JEFF PIEKAREC

AMY M. KOBLER
TOWN CLERK

RECEIVER OF TAXES
REGISTRAR OF DEEDS
NOTARY PUBLIC
RECORDS MANAGEMENT OFFICER
Garrett M. Hacker, P.E.
Erie County Department of Public Works

From: Amy M Kobler, Town Clerk

Date: April 13, 2021

Re: Zoning Board application for 1478 Ridge Road

Enclosed is a variance request for the following project:

2021-025

Request of Keith Brydalski for a variance for property located at 1478 Ridge Road to erect a 4' fence in front yard with 41' projection (10' projection permitted)

The West Seneca Zoning Board will be addressing this issue at their next meeting on April 28, 2021 at 6:00 PM at the West Seneca Community Center, 1300 Union Road.

Please submit comments to the West Seneca Town Clerk's office where they will be forwarded to the Zoning Board members.

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