

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2021-43

Date 6/7/21

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

I (we) Ryan & Paulina DiFlavio of 117 Woodcrest Dr.
Buffalo NY 14220

, 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) _____

X 2. LOCATION OF THE PROPERTY 117 Woodcrest Drive Buffalo NY 14220

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

Requesting 8' driveway expansion.

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: _____

X Paulina DiFlavio
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 Required front yard 30'; Requesting expansion of driveway 8' into front setback 120-44B (b)

2. Zoning Classification of the property concerned in this appeal R65 No parking in front yard setback

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 DJD

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

June 7, 2021

To whom it may concern,

We write to you requesting a variance for a building permit on our property, located at 117 Woodcrest Dr., Buffalo, NY 14220. The project we are seeking to complete is a driveway replacement. The current plan is to demolish the existing driveway and pour a new driveway which will be wider than the original. The new driveway, if approved by the esteemed members of this board, would be 39.5 feet long by 16 feet wide. It is worth noting that the apron will maintain the current footprint, so the driveway will not be any wider where it meets the street. The driveway will only be widened in the area from the sidewalk to the house. In order to accommodate the extra width, the driveway will extend approximately three feet to the left and three feet to the right of the current driveway.

We are requesting authorization to complete this project in order to accommodate two cars in the driveway side by side. Currently, when both of our cars are in the driveway, we block the sidewalk. This is both an inconvenience and safety hazard for community members when they walk past our home. We would park in the street to avoid the issue, but as you know street parking is not permitted year-round. Moreover, home improvement will not only benefits us, the current home owners, but the neighborhood and community as a whole. Neighborhood improvements should not be restricted barring extremely good cause.

We have already discussed our plans with our next-door neighbors who would be most effected by this project. Not only are they okay with the proposed plan, but have encouraged us to move forward with it.

We appreciate your time and consideration to this most important matter and hope that you come to a favorable decision so that we can continue to improve our home and our neighborhood.

Very Truly Yours,



Ryan DiFlavio

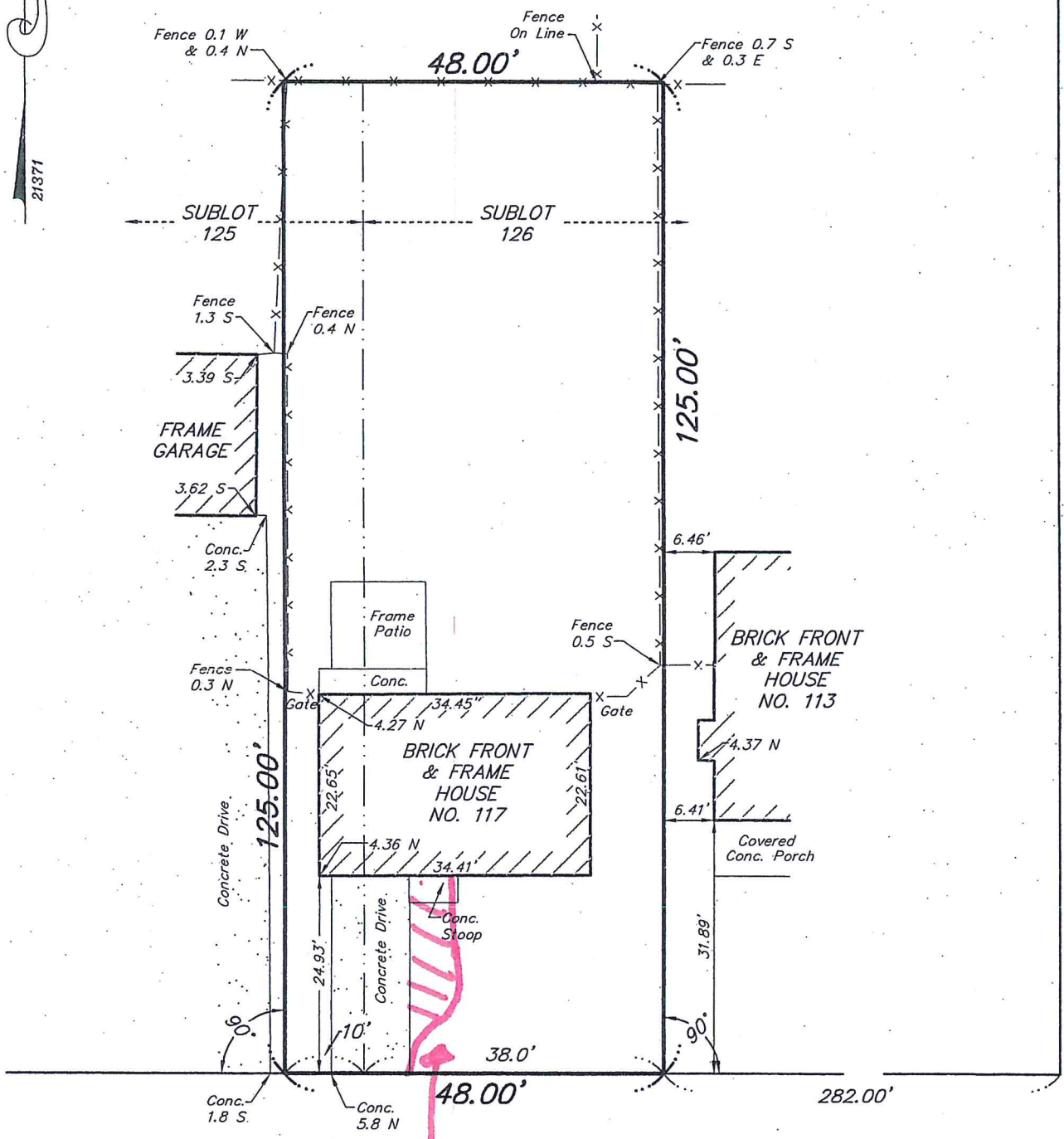


Paulina DiFlavio



DENSMORE STREET (60' WIDE)

WOODCREST DRIVE (60' WIDE)



Requesting minor