

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2021-410

Date 7/9/21

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

I (we) Lee Shainbrown of Applegate Dental

2177 UNION RD W. SENECA, 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: _____

- | | |
|--|---|
| <input type="checkbox"/> A PERMIT FOR USE | <input type="checkbox"/> A CERTIFICATE OF EXISTING USE |
| <input type="checkbox"/> A PERMIT FOR OCCUPANCY | <input type="checkbox"/> A CERTIFICATE OF ZONING COMPLIANCE |
| <input type="checkbox"/> A TEMPORARY PERMIT OR EXTENSION THEREOF | <input checked="" type="checkbox"/> AREA PERMIT |

1. Applicant is the PROPERTY OWNER
 CONTRACTOR FOR THE WORK CONCERNED HEREIN
 PROSPECTIVE TENANT
 OTHER (Describe) _____

2. LOCATION OF THE PROPERTY 2177 UNION RD W. SENECA NY 14224

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. 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: _____

Proposed is the addition of approximately 660 sf for an improved waiting/reception area and additional treatment room for the existing dental practice. Exterior improvements to the building facade, sidewalk and parking striping are proposed

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] (engineer for applicant)
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) - 40 FT FRONT SETBACK REQUIRED // 24' H - REQUESTED ON WOODBINE AVE
120-44 (B)(2) - 10 FT PARKING SETBACK REQUIRED // 0 FT REQUESTED ON WOODBINE AVE

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]



Carmina • Wood • Morris^{DPC}

487 Main Street Suite 500 Buffalo, New York 14203 P: 716.842.3165 F: 716.842.0263 W: cwm-ae.com

July 9, 2021

Mr. Jeff Schieber
Town of West Seneca Building Inspector
1250 Union Road
West Seneca, NY 14224

Re: Applegate Dental
2177 Union Road
West Seneca, NY

Dear Mr. Schieber:

On behalf of our client, Applegate Dental, please find enclosed the following documents for processing and review:

- (12) C-100 site plan
- (12) A-500 architectural elevations
- (12) Survey
- (1) Letter of Intent
- (1) Town Variance Application Form
- (1) Application fee check for \$160.00

It is the intent of this submittal to be placed on the upcoming Town Zoning Board of Appeals meeting on July 28, 2021. The required neighbor signature form is currently being completed and will be submitted to the Town prior to the upcoming Zoning Board of Appeals meeting.

If you should have any questions regarding this letter please contact me at (716) 842-3165 x123. Thank you.

Sincerely,
Carmina Wood Morris, D.P.C.

Patrick Sheedy Jr, PE | Senior Associate



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July 9, 2021

Mr. Jeff Schieber
Town of West Seneca Building Inspector
1250 Union Road
West Seneca, NY 14224

Re: Applegate Dental
2177 Union Road
West Seneca, NY

Dear Mr. Schieber:

It is the intent of our client, Applegate Dental, to construct an approximately 660 square foot building addition to the west façade of the existing dental office building at 2177 Union Road in West Seneca. The use of the building will not change upon completion of the proposed improvements. Exterior improvements will be made to the existing building façade, surrounding sidewalk along the building and parking striping. Interior improvements include updates to the reception/waiting area and will include the addition of an additional treatment room.

If you should have any questions regarding this letter please contact me at (716) 842-3165 x123. Thank you.

Sincerely,
Carmina Wood Morris, D.P.C.

Patrick Sheedy Jr, PE | Senior Associate