

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2021-048

Date 7/12/21

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

X I (we) Paul Strada of NAS Sign Company

_____, 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 type="checkbox"/> AREA PERMIT |

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

X 2. LOCATION OF THE PROPERTY 1015 Union Road

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

120-40.12 Requesting 2 signs on property (1 Permitted) Requesting 46' SF (24 SF Permitted) Requesting 3' off lot line (5' Required). Requesting 7' to bottom of sign. (3' Allowed)

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.
 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]



1628 Elmwood Avenue, Buffalo, NY 14207

7.12.21

TO: Town Of West Seneca Zoning Board Of Appeals
1250 Union Rd, West Seneca, NY 14224

RE: Southgate Dental Associates, 1015 Union Rd, West Seneca, NY 14224

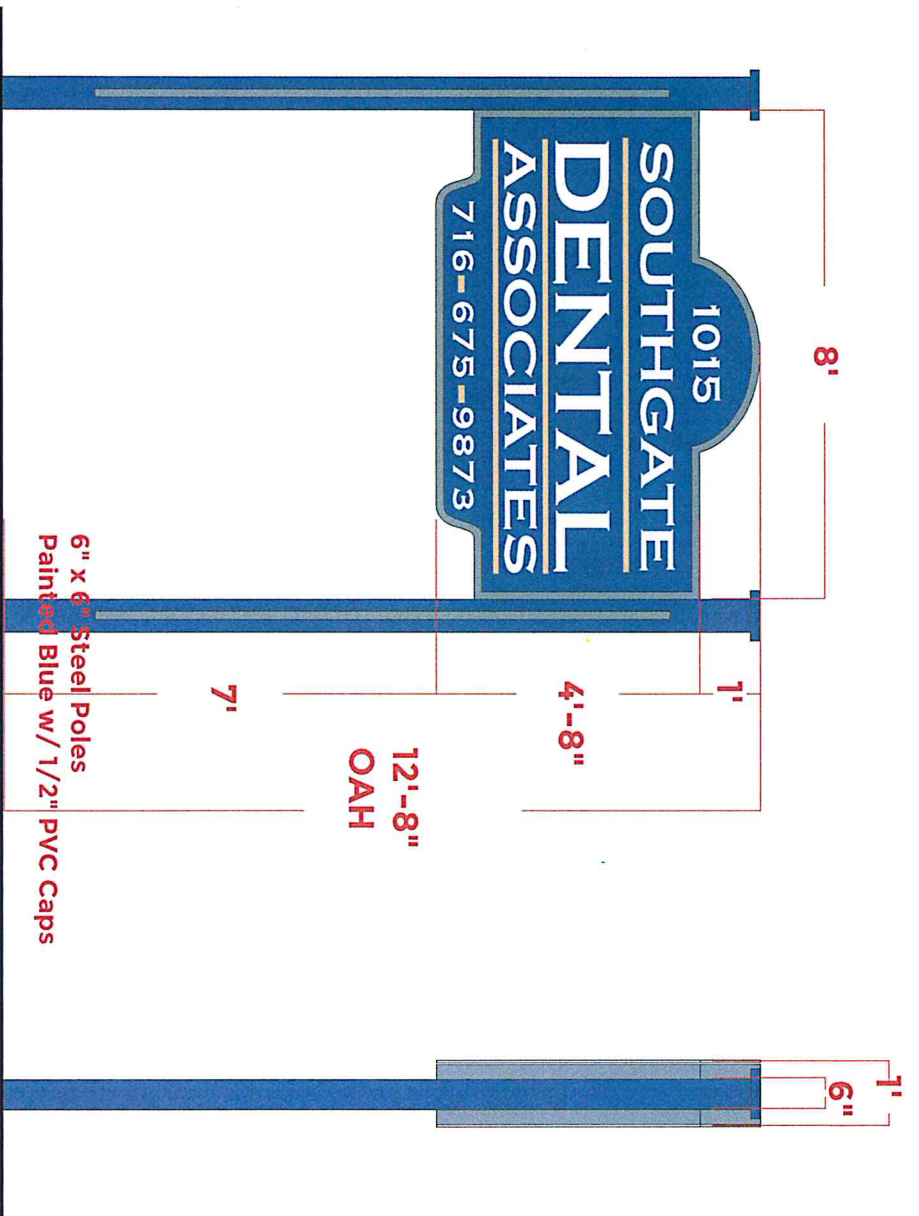
PROJECT SCOPE: ZONED C-1 Union Corridor

Install 1 Double Sided Illuminated Monument Sign

- 1) 2 Poles with open bottom, Height from Grade Requested 7', Allowed 3' Height Variance
- 2) Proposed Setback = 3' East of PL,
- 3) Allowed 24 sf, Requesting 46 Sf
Requires Area Variance, & Set back Variance
- 4) Requesting to keep the existing NON-Illuminated Ground Sign

VARIANCE REQUEST Please consider the following points.

- 1) The Existing Sign is Old and Outdated and the property needs a road side sign to help the business remain competitive and viable.
- 2) There are nearby Branded Competitors with Similar names and we will be at a competitive disadvantage without it.
There are many complaints of people not finding the business until after they pass it and have to turn around.
- 3) There will not be an undesirable change in the character of the neighborhood nor a detriment to nearby properties because this is a standard Commercial sign just like the nearby signs.
- 4) The benefit sought cannot be achieved by any other means and outweighs any negative impact...
The requested height to bottom is to allow Safer Visibility under the sign for ingress and egress.
The 3' Setback is needed to allow cars to drive in the parking lot.
The Overall Size is needed to Identify the Business and easy to read.
Part of the Square footage request is to emphasize the address.
- 5) The requested Variances are not substantial and are the minimal required to make the project viable.
- 6) The Proposed Variance will not have an adverse-affect or negative impact on character of the neighborhood nor the physical or environmental conditions of the neighborhood or district; and the land is not an environmentally sensitive area.
- 7) The proposed sign meets all other Code Criteria and the property is not environmentally sensitive.
- 8) The Height and setback requests are true hardships for Public safety and are not self created.



(2) NEW POLES
 NEW ILLUMINATED SIGN CABINET

ILLUMINATED D/S SIGN CABINET

SPECIFICATIONS:

HEIGHT: 4'-8" LENGTH: 8" DEPTH: 12"

SQ. Ft.: _____

COLOR: Blue# _____

RETAINERS: 1-1/2" Custom "1" s _____

SIGN FACES: QUANTITY (2)

TYPE: _____

MATERIAL: _____ COLOR: _____

THICKNESS: 3/16" CUT SIZE: Custom _____

GRAPHICS: Translucent _____

VISIBLE OPENING: _____

LIGHTING: REPAIR EXISTING NEW

TYPE: LED _____ VOLTS: 24 _____ COLOR: W _____

ORIENTATION: Horizontal _____ QUANTITY: 6:DS _____

POLES: QTY 2 EXISTING NEW

TYPE: STEEL ALUMINUM WOOD

OTHER: SIZES 3/16" x 6" x 6" _____

ELECTRICAL REQUIRED

SIGN CABINET

1 - SEPERATE 20 AMP CIRCUIT

DRAWING TYPE: / STATUS: Concept: <input type="checkbox"/> Sales Survey: <input checked="" type="checkbox"/> After Survey Construction: <input type="checkbox"/> Approved For Fabrication Graphics Pending: <input type="checkbox"/> Approved For Fabrication Graphics Approved: <input type="checkbox"/>		APPROVAL STATUS: Customer: _____ Landlord Required: <input type="checkbox"/> <input checked="" type="checkbox"/> VARIANCE Permit Required: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Approval Date: _____	
Customer: Southgate Dental Associates Job Site: 1015 Union Road West Seneca New York _____ Zip: 14224		*Property of N.A.S. SIGN COMPANY © [2021] all rights reserved 1628 Elmwood Ave Buffalo NY 14207 Date: 4.14.21/5.13/6.9/6.25/6.29 Scale: " = 1" Template# _____ Sales Rep: _____ Designer: _____	
Job # 18518 Job # 18518		Locally Owned! Built In Buffalo! This Sign Is Intended To Be Installed In Accordance With The Requirements Of Article 600 Of The National Electrical Codes. This Includes Binding And Grounding Of The Sign.	



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DRAWING TYPE / STATUS:
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 After Survey Construction:
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 Approved For Fabrication Graphics Approved:

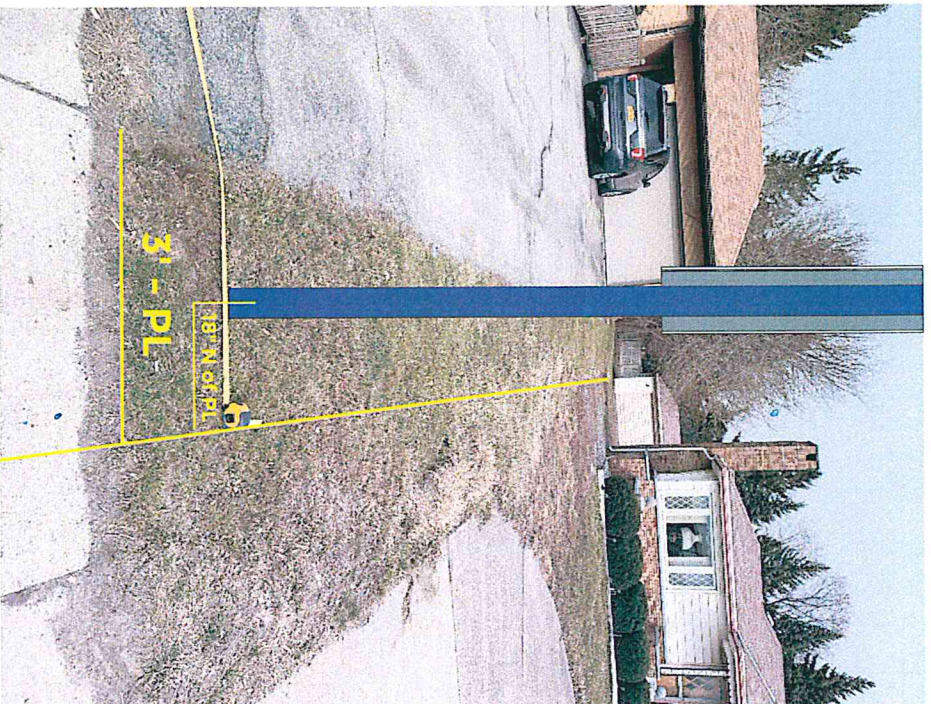
APPROVAL STATUS:
 Customer: _____
 Landlord Required:
 Permit Required: N/A
 Approval Date: _____

Job # 18518
Date: 4.14.21/5.13/6.9/6.25/6.29
Scale: "1" = 1'
Template# _____
Sales Rep: _____
Designer: _____

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 1628 Elmwood Ave Buffalo NY 14207

UL
Locally Owned! Built In Buffalo!
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 In Accordance With The Requirements
 Of Article 600 Of The National Electrical Codes.
 This Includes Binding And Grounding Of The
 Sign.

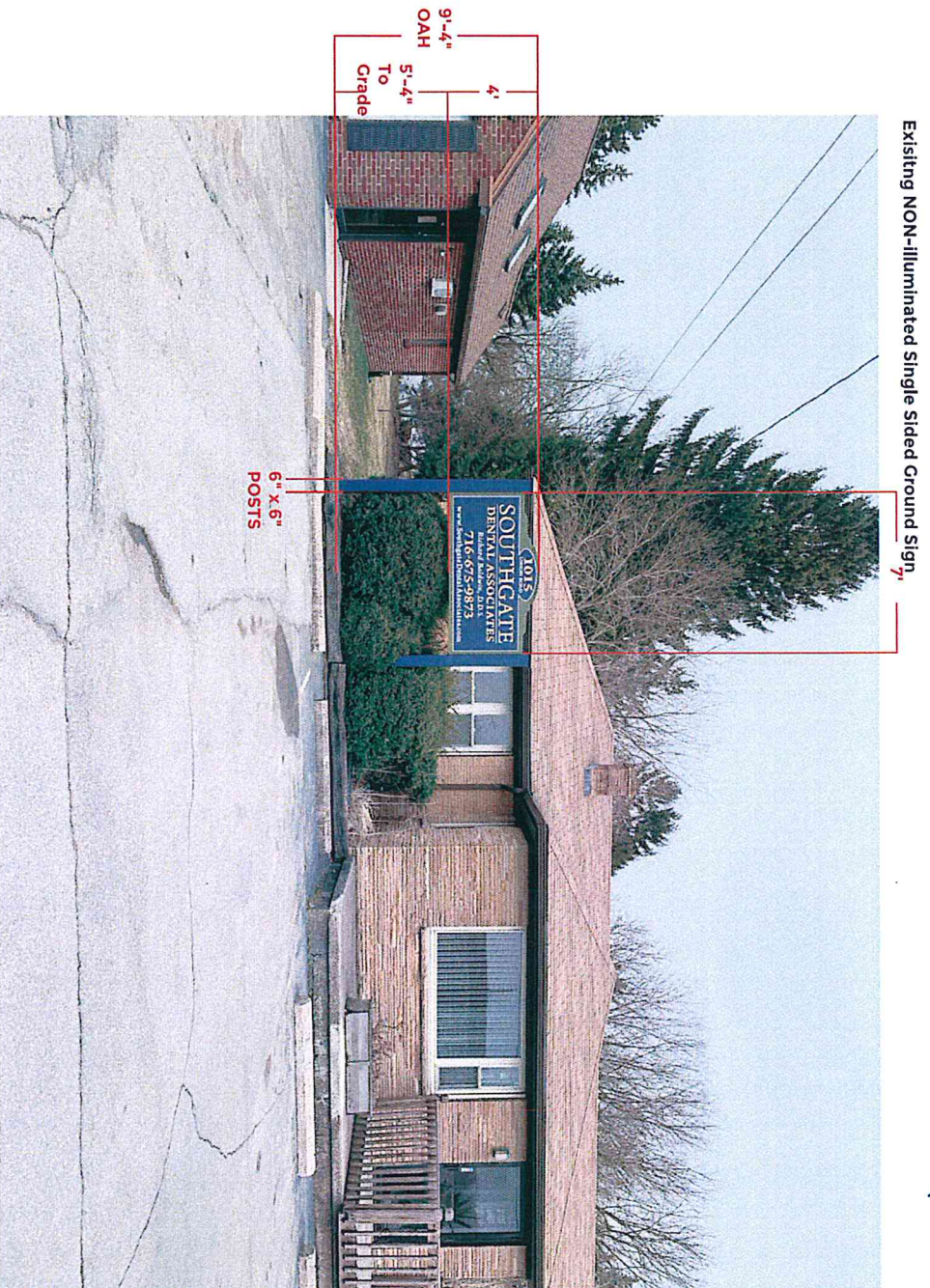




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Property of N.A.S. SIGN COMPANY © 2021 all rights reserved 1628 Elmwood Ave Buffalo NY 14207		Template # _____ Sales Rep: _____ Designer: _____	
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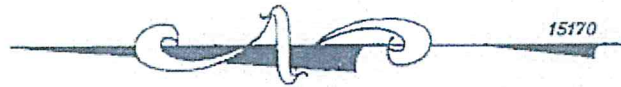
Existing NON-Illuminated Single Sided Ground Sign, 7'

9'-4"
OAH
To
Grade

6" X 6"
POSTS

DRAWING TYPE / STATUS: Concept: <input type="checkbox"/> Sales Survey: <input checked="" type="checkbox"/> After Survey Construction: <input type="checkbox"/> Approved For Fabrication Graphics Pending: <input type="checkbox"/> Approved For Fabrication Graphics Approved: <input type="checkbox"/>		APPROVAL STATUS: Customer: _____ Landlord Required: <input type="checkbox"/> Permit Required: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Approval Date: _____		*Property of N.A.S. SIGN COMPANY © 2021 all rights reserved 1628 Elmwood Ave Buffalo NY 14207	
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UL Locally Owned! Built In Buffalo! This Sign Is Intended To Be Installed In Accordance With The Requirements Of Article 600 Of The National Electrical Codes. This Includes Binding And Grounding Of The Sign.		UL MADE IN AMERICA BBB BETTER BUSINESS BUREAU			





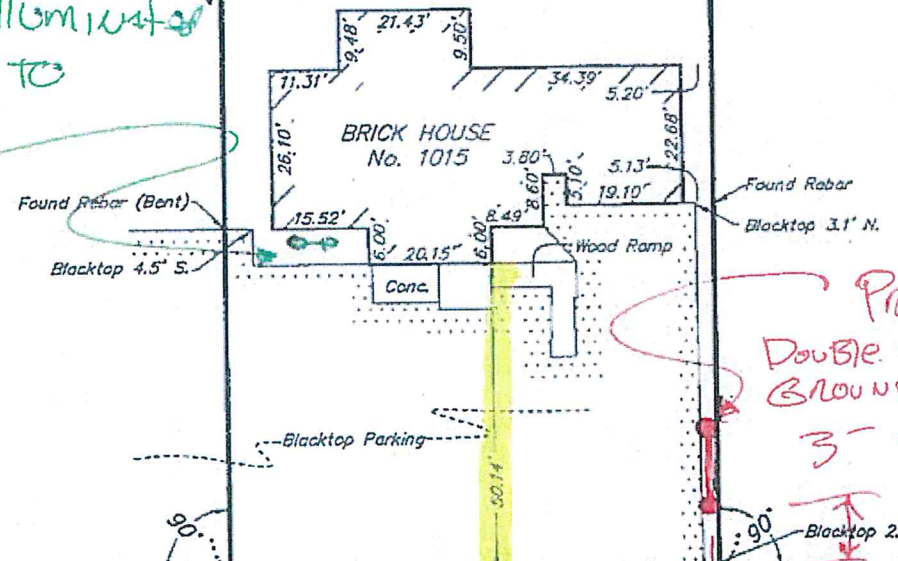
Found Pipe (Bent) 0.1' E
 80.03'
 Found Pin 0.35' E
 Fence 0.65' E
 Fence 0.1' E
 Found Square Iron 3.87' N. & 0.45' W.

3.58'
 FRAME GARAGE
 3.85'

206.17'

208.27'

EXISTING - SINGLE
 SIDED NON-ILLUMINATED
 GROUND SIGN TO
 REMAIN



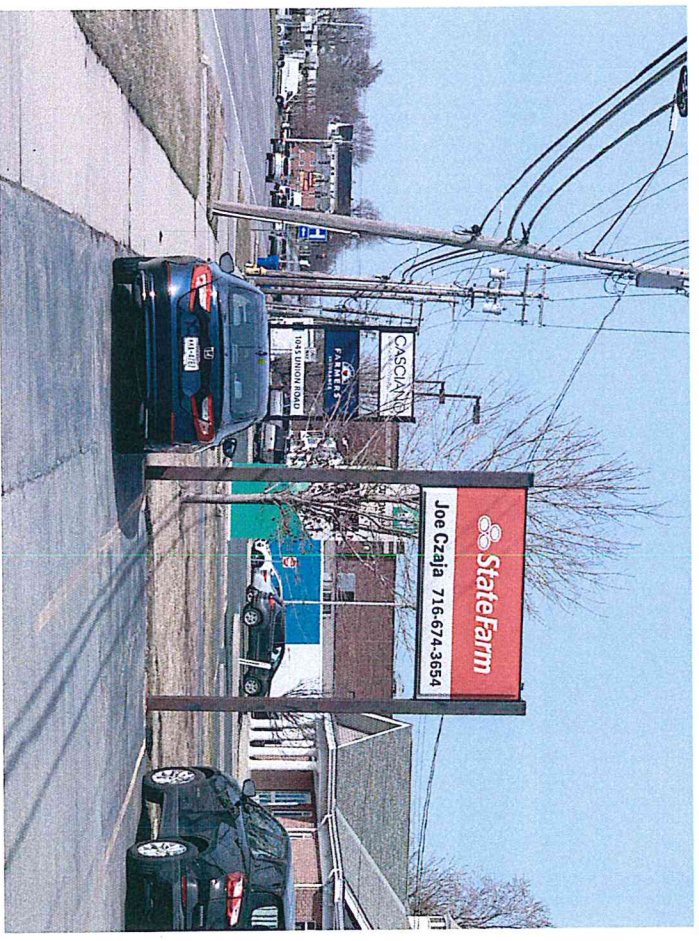
PROPOSED
 DOUBLE SIDED ILLUMINATED
 GROUND SIGN
 3' SET BACK

SIGN - 12" NORTH
 OF PL

785.0' TO THE SOUTH LINE OF SENECA STREET (66' WIDE)
 80.00'
 EAST LINE OF UNION ROAD AS PRESENTLY LAID OUT

SCANNED

UNION (100' WIDE) ROAD



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*Property of N.A.S. SIGN COMPANY
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1628 Elmwood Ave Buffalo NY 14207




Customer: _____
 Job Site: _____ Zip: _____

Est #/Job# _____

Date: _____
 Scale: =1'

Template# _____

Sales Rep: _____
 Designer: _____

Locally Owned! Built In Buffalo!

This Sign Is Intended To Be Installed In Accordance With The Requirements Of Article 600 Of The National Electrical Codes. This Includes Binding And Grounding Of The Sign.



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1574 Kenmore Avenue, Buffalo, NY 14216
716.876.6366

Letter of Authorization for Representation

Date: 7/13/2021

To whom it may concern:

I Richard Baldwin, DDS owner of
Company: Southgate Dental Associates
Address: 1015 Union Road
City: West Seneca State: NY Zip: 14224

Do hereby authorize NAS Sign Company to represent my company for sign permits, variances and any planning or zoning meetings involved with the above

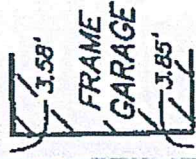
Authorized Signature: [Signature]
Company Name: Southgate Dental Associates Date: 7/13/2021

For 1015 Union
ZBA App.
TKS
Doy



15170

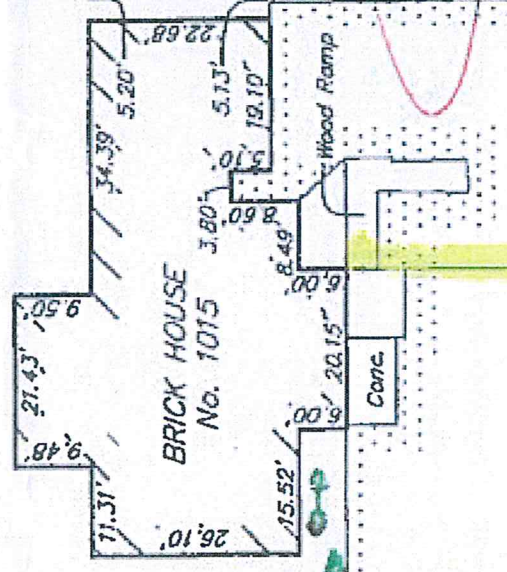
Found Pin 0.35' E
Found Pipe (Bent) 0.1' E
80.03'
Fence 0.65' E
Found Square Iron 3.87' N. & 0.45' W.
Fence 0.1' E



208.27'

206.17'

EXISTING - SINGLE
SIDED NON-ILLUMINATED
GROUND SIGN TO
REMAIN



Found Rebar (Bent) Blacktop 4.5' S.
Found Rebar Blacktop 3.1' N.

PROPOSED
DOUBLE SIDED ILLUMINATED
GROUND SIGN
3' SET BACK



785.0' TO THE SOUTH LINE OF SENECA STREET (66' WIDE)
80.00'
EAST LINE OF UNION ROAD AS PRESENTLY LAID OUT

FOUND SIGN - 12" NORTH
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UNION ROAD (100' WIDE)