

APPLICATION TO BOARD OF APPEALS

Tel. No. X

Appeal No. 2021-059

Date X 10/12/21

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

I (we) X Jennifer Kelchlin of X 37 E. Center Rd.

W. Seneca, NY 14224, 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: addition in required setback.

- 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 37 E. Center Rd., W. Seneca, NY

3. State in general the exact nature of the permission required, Reduction in setback
front 30 require 20.6' requested side 5' reqd 2' requested

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: _____

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 30, Paragraph _____ of the Zoning Ordinance, because: _____

Required Setbacks

X Jennifer Kelchlin
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 120-20

2. Zoning Classification of the property concerned in this appeal R-75

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. Two Front Yards

Building Inspector JSTL

Jennifer Kelchlin

37 East Center Road

West Seneca, NY 14224

To: Zoning Board of Appeals

Date: October 10, 2021

Re: Letter of intent for proposed variances for the October 27th meeting

It is my intention to build a kitchen on my existing driveway that will require a 2 foot 1 ½ inch variance to build the kitchen I have been planning for years.

It is also my intention to build a 3-car garage attached to the existing house. To build the garage, that will require a 9-foot 6-inch variance.

We have lived at 37 East Center Road for 27 years and the need for an updated larger kitchen and attached garages has been on our bucket list for many years. Since the pandemic started my husband and I have spent most of our time outside work at home and we feel this is the perfect time to get this project completed.

If the variances are approved the value of the property will increase and the curb appeal for the neighborhood will be enhanced all positives for the Town of West Seneca.

Variance for the Garage:

I will not be able to build the attached garages without an approved variance due to the setback. I am requesting a 9-foot 6-inch variance. For safety reasons I need an attached garage. My husband and I leave for work very early and it is extremely dark, and we would feel safer if our cars were parked in an attached garage.

Cleaning the cars in the winter is a hardship and the attached garages would eliminate the need to scrap the ice and clean the snow from the cars. I have arthritis which makes cleaning off my car in the winter a hardship for me.

We have 2 cars and 2 snowmobiles thus the need for a 3-car garage is much needed. We are also losing our detached garage for the kitchen buildout. The existing detached garage will be used as a shed.

The attached garages will also create privacy for our backyard where we like to spend a considerable amount of time. We built a covered patio a few years ago and the noise and dirt kicked up from the increased traffic on our street is a hardship.

Variance for the Kitchen:

I am requesting a 2-foot 1 ½ inch variance to be able to build a kitchen with ample seating, cabinets, and a pantry. Without the variance it will be very hard to make the transition to the dining and living room area. The very small variance request for the kitchen will make or break my list of must haves for the kitchen addition.

We need the increased seating and room in our home as our youngest daughter and her family stay with us when she visits from Colorado. We also have my daughter's family which includes my 2 young grandchildren that are local which we babysit often. It has been a hardship not to have the increased room to have my immediate family over for dinner and get together.

Building the kitchen to line up with the existing garage structure will give us privacy in our backyard. The increased traffic on our street along with the lack of privacy and noise pollution have been issues we have been dealing with for years. I believe the kitchen addition will cut down on the noise and give us the privacy we are looking for.

