

# APPLICATION TO BOARD OF APPEALS

Tel. No \_\_\_\_\_

Appeal No. 2021-067

Date 11/24/21

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

I (we) Nicole Pearce of 50 Cell dr

Cherkouga NY 14207, 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 132 Greenwood

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: \_\_\_\_\_

Nicole Pearce  
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 R50 30' required front yard (Requesting 24' setback)  
120-29 R50 13000 SF lot required for 2 family (Requesting 9200)

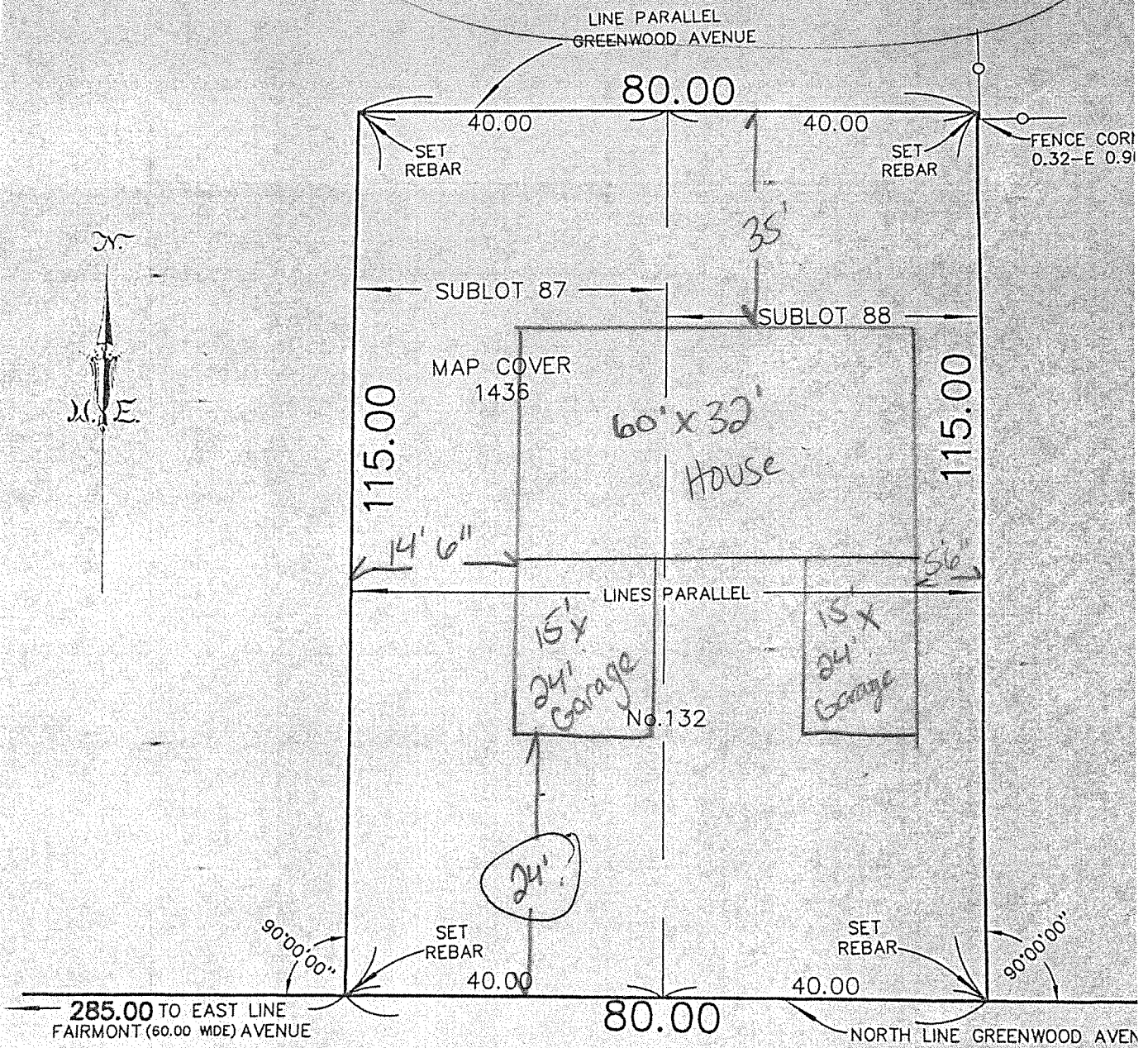
2. Zoning Classification of the property concerned in this appeal R50 No Open Off Street

3. Type of Appeal:  
 Variance to the Zoning Ordinance. 120-44 Parking in front setback. Requesting 13/161  
 Interpretation of the Zoning Ordinance or Zoning Map. Parking 2 vehicles in front setback.  
 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

9200 SF Lot  
13000 Required for Two-Family



285.00 TO EAST LINE  
FAIRMONT (60.00 WIDE) AVENUE

132 GREENWOOD (60.00 WIDE) AVENUE

January 11, 2022

Attn: Zoning Board of Appeals

My name is Nicole Pearce and I have recently just purchased 132 Greenwood Ave. I am applying for 3 different variances. A variance for a two-family home, change in setback, and parking in the setback.

My intentions are to build a two-family home on 132 Greenwood, that is owner occupied. Right now the lot is zoned for two family but it is only 9,200 sq. ft (80x115). For two-family you need 13,000 sq. ft. I would like to apply for this variance because I intend to live on one side and rent the other side out for some extra income to offset my mortgage. Putting a two-family house on this property would not be changing the character of this neighborhood. There are multiple houses on this street that are multifamily and there is a complex behind this street with apartments ranging from 2-4 family units. My plan is to put a ranch 60' long by 32' wide side by side double with each unit having a garage and driveway in front of it.

My second variance I am requesting is to have the front setback changed from 30' to 24'. The main reason is to stay in line with each house next to me. Both houses on each side are 24' set back from the property line. I would like to stay in line with them instead of being 6' set back. Also I would like to gain the extra 6' in my backyard.

The final variance I am applying for is parking within the setback. The garage I intend to put up will be 15' by 24'. That is only room for one parking spot in the garage that is outside of the setback. My driveway will be 24' long and I also have about 10' from the property line to the street that is also additional parking space. I intend to put a 16' wide driveway, which means I can fit two cars side by side in front of my garage. Also other houses on the street have shorter setbacks that are grandfathered in with limited parking, which again I would not be changing the character of this neighborhood by parking in the setback.

Thank you for your time!

Nicole Pearce