

# APPLICATION TO BOARD OF APPEALS

Tel. No. 716-241-3837

Appeal No. 2017-11

Date 03/08/2017

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

I (we) Kioeney Architects of 143 GENESEE ST  
Buffalo NY 14203, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE  
DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT NO. \_\_\_\_\_,  
DATED \_\_\_\_\_, 20\_\_\_\_, WHEREBY THE BUILDING INSPECTOR DID DENY 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 300 HARLEM RD - WEST SENECA NY SPCA.

3. State in general the exact nature of the permission required, FREET BIGGER SIGN.

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: \_\_\_\_\_

SEE ENCLOSED - LETTER

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: \_\_\_\_\_

MAILED INFO.  
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 120-40.7 (C) (3) GROUND SIGN 5' HEIGHT // 8'-6" REQUESTED.

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

## 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.

NO VARIANCE REQ'D FOR ELECTRONIC PORTION

March 8, 2017

Mr. Jeffrey Scheiber  
Code Enforcement Officer  
Town of West Seneca  
1250 Union Road  
West Seneca, New York 14224

Re: Erie County SPCA Zoning Board of Appeals – main ID sign  
KA No. 2011002.02

Dear Mr. Scheiber:

On behalf of the property owner, the SPCA Serving Erie County, we are requesting a variance to the Town of West Seneca's ground sign regulations. A drainage ditch and vegetated area along Harlem Road require a deeper setback for the proposed location. Therefore we are seeking approvals to increase the allowable height and area to maintain visibility from and along Harlem Road. The proposed sign also includes full color LED monitors on both faces, which will adhere to the Town's electronic message sign design and operational/management requirements.

Along with the application, we are submitting location drawings, details, and elevations of the proposed sign and associated project specifications.

Should you have any questions or comments, please contact me.

Respectfully submitted,

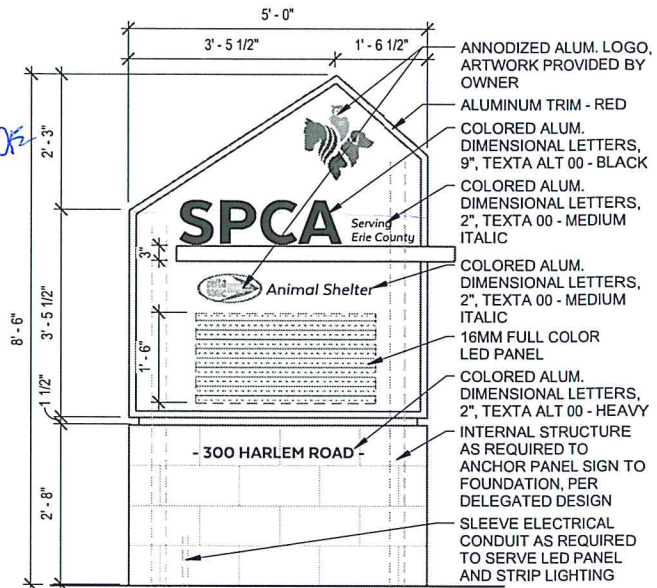


Leanne N. Stepien, AIA, LEED AP  
Associate

P:\General\2011002.00\Admin\agencies\2011002.02.Scheiber.ltr(zoning appeal)3.8.2017.docx



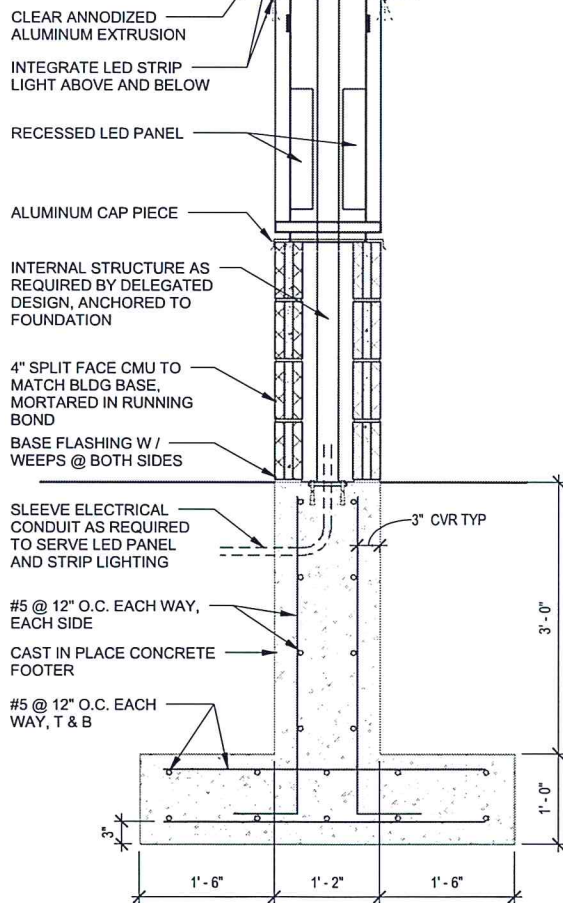
SIGN IS  
19.5 SF/100



## SOUTH ELEVATION

SCALE: 1/2" = 1'-0"

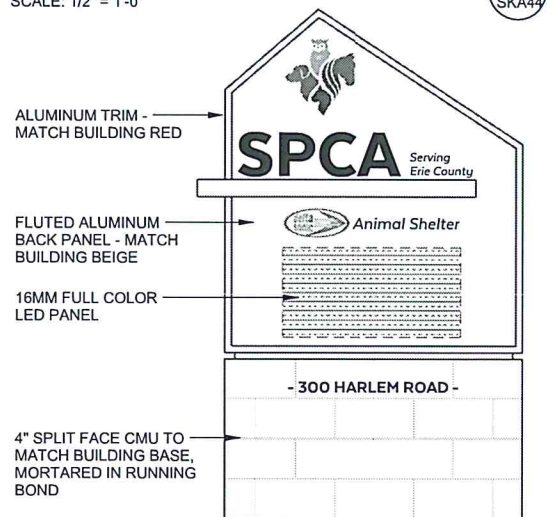
1  
SKA44



## SECTION

SCALE: 3/4" = 1'-0"

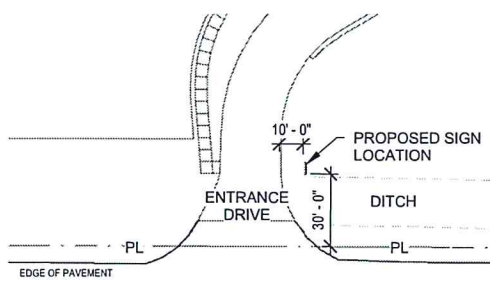
4  
SKA44



## NORTH ELEVATION

SCALE: 1/2" = 1'-0"

3  
SKA44



HARLEM ROAD

## LOCATION PLAN

SCALE: 1" = 50'-0"

2  
SKA44



KideneyArchitects



Kideney Architects, P.C.

113 Corporate Square, Suite 200, West Seneca, NY 11558-1134  
716.219.5637 | kideney.com

SPCA SERVING ERIE COUNTY NEW FACILITY

300 HARLEM ROAD WEST SENECA, NY

ENTRANCE SIGNAGE

2011002.05

PROJECT NO.

AS NOTED

SCALE

SRF

DRAWN BY

LNS

CHECKED BY

02/20/2017

DATE

SKA44

DRAWINGS

1/20/2017 3:47:56 PM