

# APPLICATION TO BOARD OF APPEALS

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

Appeal No. 2018-60

Date OCT - 3 2018

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

I (we) EUGENE WACHALIA of 3720 SENECA ST W.S.

\_\_\_\_\_, 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

- 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

RECEIVED  
DEPT. CLERK'S OFFICE  
WEST SENECA, N.Y.  
2018 OCT - 3 PM 1:21

1. Applicant is the  PROPERTY OWNER  
 CONTRACTOR FOR THE WORK CONCERNED HEREIN  
 PROSPECTIVE TENANT  
 OTHER (Describe) \_\_\_\_\_
2. LOCATION OF THE PROPERTY 3710 SENECA ST W.S.
3. State in general the exact nature of the permission required, Requesting a reduction of reqd bulk area Request 1131, Required 8,000
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 ATTACHED

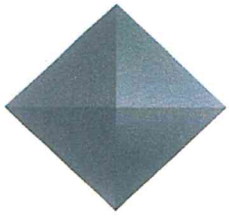
B. Interpretation of the Zoning Ordinance is requested because: C district 1<sup>st</sup> Family home 8,000 sq ft bulk area required

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article \_\_\_\_\_, Section 120, Subsection 29, Paragraph A of the Zoning Ordinance, because: \_\_\_\_\_

Eugene Wachalia  
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 - 29 A
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. [Signature]



# DARYL MARTIN ARCHITECT P.C.

Architects and Planners

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October 3, 2018

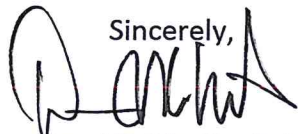
**Town of West Seneca**  
**Zoning Board of Appeals**  
1250 Union Road  
West Seneca, New York 14224

Re: Subdivision of Single Family Residence  
3710 Seneca Street  
West Seneca, New York 14224

Attn: Zoning Board of Appeals

To Whom it may concern:

This letter is in regards to the above mentioned property. The owners of 3710 Seneca Street would like to separate the single family residence on the parcel from the area used for parking at for the restaurant immediate adjacent to the west. The owners no longer wish to be landlords and would like to put the residence up for sale. To separate the residence from the parcel without having to remove or alter any of the much needed parking for the restaurant the "Bulk Area" of the parcel would be 7,131 sq. ft. The Zoning Ordinance for the C-1 Commercial Zone requires a "Bulk Area" of 8,000 sq. ft. minimum. The owners would be asking for a relief of the ordinance of 869 sq. ft. or about 11% +/- . The neighborhood has properties that are of similar size and use. The properties would maintain the present occupancy as they are currently; therefore there would be no change in he character of the district. It is my understanding all other ordinances will be met. If you need any further information please contact me at your convenience.

Sincerely,  
  
Daryl K. Martin, R.A.