

# APPLICATION TO BOARD OF APPEALS

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

Appeal No. 2020-37

Date 6/3/20

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

I (we) Tim + Christine Trapp of 48 John Alex Dr.

\_\_\_\_\_, 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 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 48 John Alex Dr.

3. State in general the exact nature of the permission required, \_\_\_\_\_

Requesting 6' fence in side yard.  
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. 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: \_\_\_\_\_

Tim + Christine Trapp  
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  
120-39(B) Fences shall not exceed 4' in side yard.

Requesting 6' in height

2. Zoning Classification of the property concerned in this appeal R275

## 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 \_\_\_\_\_

Doug Jones

West Seneca Town Hall

1250 Union Road

West Seneca, NY 14224

Attn: Code Enforcement Office

June 1, 2020

Dear Mr. Jeffrey Schieber,

I am writing to seek a fence variance for my single-family home at 48 John Alex Dr, West Seneca, NY 14224. Current code enforcement rules state that fences shall not exceed 4 feet in any front or side yards; I respectfully request to install a white vinyl fence that is 6 feet tall in both my left-side and right-side yards.

The main rationale for installing a higher fence is for the safety of my three young children who are 3, 6, and 9 years old. The children often play outside in the yard and the security of a fence will provide my wife and I piece of mind that they are safe in the backyard and do not have access to the street. The taller fence will also help to keep the sound level of the kids playing down for my direct neighbors. There is a side man door off the garage that would be inside the fence by installing it in the side yard. Extending the fence into the side yard will allow me the ability to extend the usable area of the backyard and the ability to store some of the kid toys obscured from the street and sidewalk traffic. Finally, we have a concrete patio and the 6 feet tall fence in the side yard will provide added privacy.

There are many other homes in in the Camelot Square neighborhood that have 6 feet tall fences in their side yards. I have spoken to my next door and across the street neighbors. They are all supportive of my plan to install the 6 feet tall fences in my side yard.

I have signed a contract with Iroquois Fence, Inc. of West Seneca to install the fence in August 2020. The fence material will be Bufftech Chesterfield Smooth White Vinyl. This is the same style fence my next-door neighbor has. I have included a marked-up copy of my survey with the details of the fence.

I hope you agree that my request would produce an aesthetically proper addition if not an enhancement to my neighborhood. Should you have any questions, please do not hesitate to contact me. Thank you for your thoughtful consideration of this request.

Respectfully,

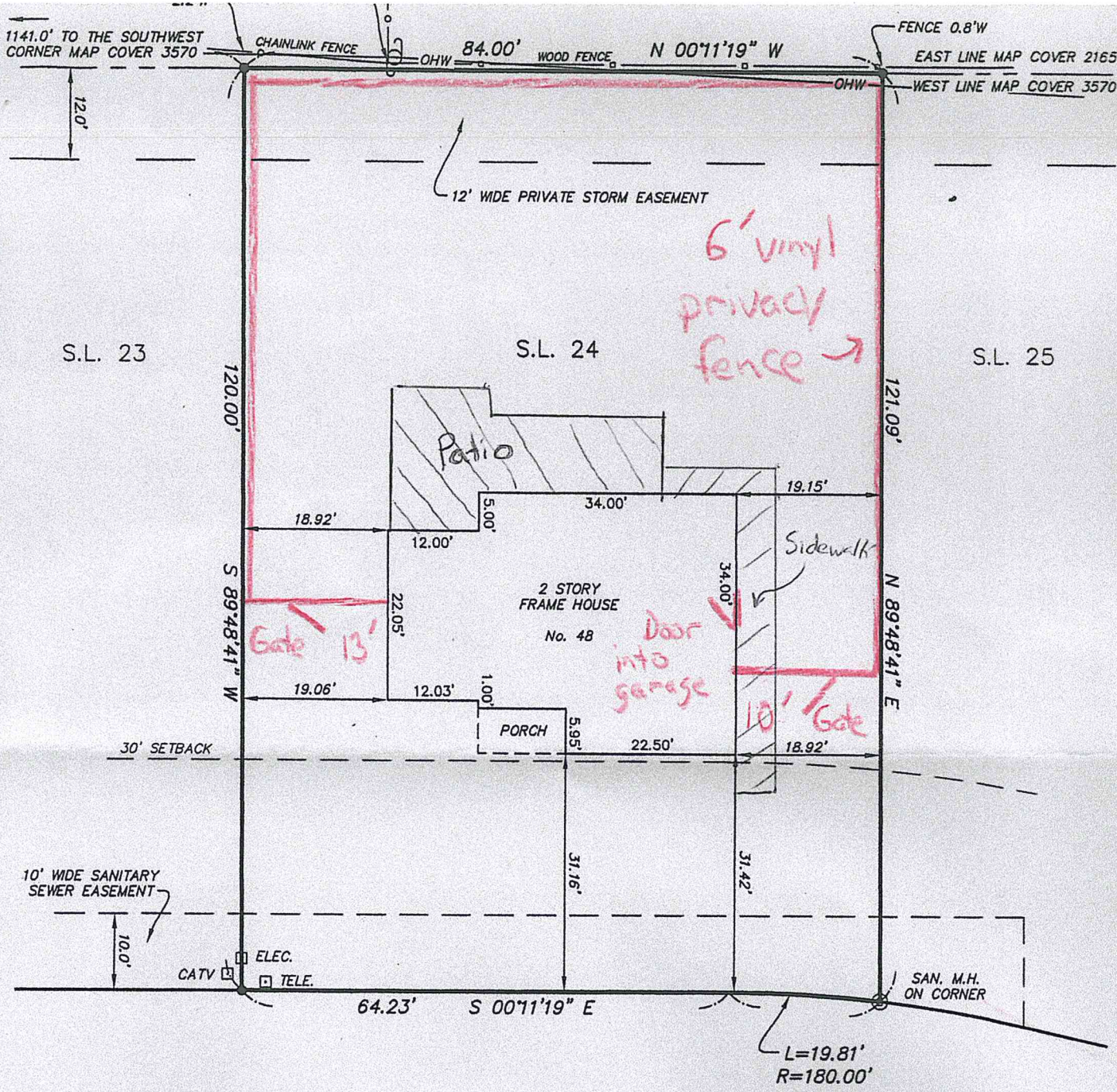


Timothy J Trapp

48 John Alex Dr

West Seneca, NY 14224





# JOHN ALEX (60' WIDE) DRIVE

SURVEY OF  
 SUB LOT 24, MAP COVER 3570  
 CAMELOT SQUARE PART III  
 BEING PART OF LOT 386, TOWNSHIP 10, RANGE 7  
 BUFFALO CREEK RESERVATION  
 TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK

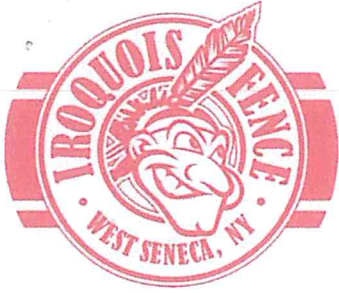
*Handwritten signature*

DATE	REVISION/TYPE



GPI ENGINEERING & SURVEYING, LLP  
 FORMERLY PRATT & HUTH ASSOCIATES, LLP  
 ENGINEERING • SURVEYING • PLANNING





# IROQUOIS FENCE, INC.

51 North America Drive  
West Seneca, New York 14224  
Phone: 674-5745 Fax: 674-3557

[www.IroquoisFence.com](http://www.IroquoisFence.com)  
[Sales@IroquoisFence.com](mailto:Sales@IroquoisFence.com)

Name Tim Trapp Home Ph \_\_\_\_\_ Date 5/26/20  
Address 48 John Alex Drive City West Seneca Work Ph \_\_\_\_\_ Zip 14224  
Work Site Same  
Cross Streets \_\_\_\_\_

CHAIN LINK	NOTES	ORNAMENTAL
Total ft _____ Height _____ Wire _____ Terms _____ Lines _____ Top rail _____ Gates _____ Other: _____	-All posts will be set in wet mix concrete  **Private electric on site...call Pipedream Service Co (Steven Craft) to locate...894-9236	Type _____ Total ft _____ Height _____ Style _____ Posts _____ Gates _____ Color _____ Other: _____
<u>WOOD</u> Total ft _____ Height _____ Style _____ Type _____ Gates _____ Post _____ Facing: In <input type="checkbox"/> Out <input type="checkbox"/> Other: _____		<u>VINYL</u> Total ft <u>205'</u> Height <u>6'</u> Style <u>Chesterfield</u> Texture <u>Smooth</u> Color <u>White</u> Gates <u>2-4' wide</u> Caps _____ Other: _____
Remove Existing Fence: Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Type _____ Total Cost – If Paying w/ Credit: _____ \$9,950.00 Total Cost – If Paying w/ Check: _____ \$9,650.00 Deposit: _____ Balance: _____		

Customer agrees to provide a lot survey, applicable building permit, and applicable variance. If a lot survey is not provided, customer assumes all responsibility for location and accuracy of lot lines. Iroquois Fence, Inc. will call to have the public underground utilities located. Customer assumes all responsibility for the location and accuracy of all unmarked utilities – both public and private (including, but not limited to...gas, electric, cable, phone, satellite, pool equipment, sprinkler system, drain tile, etc.). Iroquois Fence, Inc. will not be held liable for any damage, subsequent repair, and/or loss of goods and services, resulting from damage to unmarked, or incorrectly marked, utilities/lines. Owner may cancel contract, with no penalty, within 3 business days of signing. Please pay balance, in full, upon completion.

All excavated dirt will remain on site.

I have read and agree to the terms in this paragraph. TST Initial

Sales Professional Dan Reardon

Print Timothy J Trapp

Sign Timothy J Trapp

Date 5/29/20



ENFORCEMENT OFFICE  
"SAFETY IS NO ACCIDENT"

# TOWN OF WEST SENECA

TOWN SUPERVISOR  
GARY A. DICKSON

TOWN COUNCIL  
WILLIAM BAUER  
JOSEPH J. CANTAFIO  
WILLIAM P. HANLEY JR.  
JEFF PIEKAREC

Dear Neighbor,

I am writing to inform you we will be installing/constructing

a 6' privacy fence in side yard.

If you do not have any objections to the additions to our property as described above and shown in the attached plans, please print and sign your name below and include your address.

Meeting date: 6/24/20 7:00 PM. Community Center Building  
1300 Union Road

Name

Signature

Address

Angela Delechi  
Jennifer Martin  
Kerri Lustan  
JOHN FADELEY  
EARL STAN

Angela Delechi  
Jennifer Martin  
Kerri Lustan  
John Fadeley  
Earl Stan

45 John Alex Dr.  
41 John Alex Drive  
44 John Alex Dr.  
52 JOHN ALEX DR.  
49 John Alex.

Sincerely,

Tim Trapp  
48 John Alex Dr  
West Seneca, NY 14224

TOWN HALL • 1250 UNION ROAD • WEST SENECA, NEW YORK 14224 • (716) 558-3242 • FAX (716) 677-4488  
www.westseneca.net

For Amy