

# APPLICATION TO BOARD OF APPEALS

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

Appeal No. 2021-007

Date 2/26/21

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

X I (we) Dawn and Joseph Orzano of 16 N. Windmill Road  
West Seneca

, 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 type="checkbox"/> AREA PERMIT                        |

1. Applicant is the ☒ PROPERTY OWNER  
☐ CONTRACTOR FOR THE WORK CONCERNED HEREIN  
☐ PROSPECTIVE TENANT  
☐ OTHER (Describe) \_\_\_\_\_

- X 2. LOCATION OF THE PROPERTY 16 North Windmill Road
3. State in general the exact nature of the permission required, Requesting 15' rear setback  
30' 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 Attached 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: \_\_\_\_\_

X Dawn M. Orzano  
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 Rear yard setback R75 is 30'

2. Zoning Classification of the property concerned in this appeal R75

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 DJB

Town of West Seneca  
Zoning Board of Appeals  
1250 Union Road  
West Seneca, NY 14224

Dear Members of the Zoning Board of Appeals:

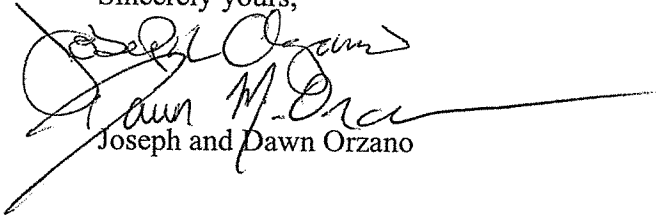
We are writing to seek a setback variance for our single-family residence at 16 North Windmill Road in West Seneca. Current zoning rules say that backyard setbacks must be 30 feet; we respectfully request to build an addition that will reduce the setback.

We currently have a 39' setback and we are seeking to add on a 24' x 24' master suite at the rear of our ranch, therefore reducing our setback to 15'. The addition would include a bedroom, bathroom and walk in closet. We will be keeping in line with the height of the existing structure. We have no rear neighbors, but instead a wooded space behind that will not be developed on. The space sits between our neighborhood and West Elementary School.

We have watched the neighborhood grow and improve over the years and would love to add similar value to our home in this way. In doing so, it will allow us to meet the needs of our family for many years to come. It has been Joseph's dream to raise our children in the same home he grew up in while continuing to enjoy this beautiful community.

We hope you agree that our request would produce an aesthetically pleasing addition, if not an enhancement to our neighborhood. Thank you for your thoughtful consideration of this request.

Sincerely yours,

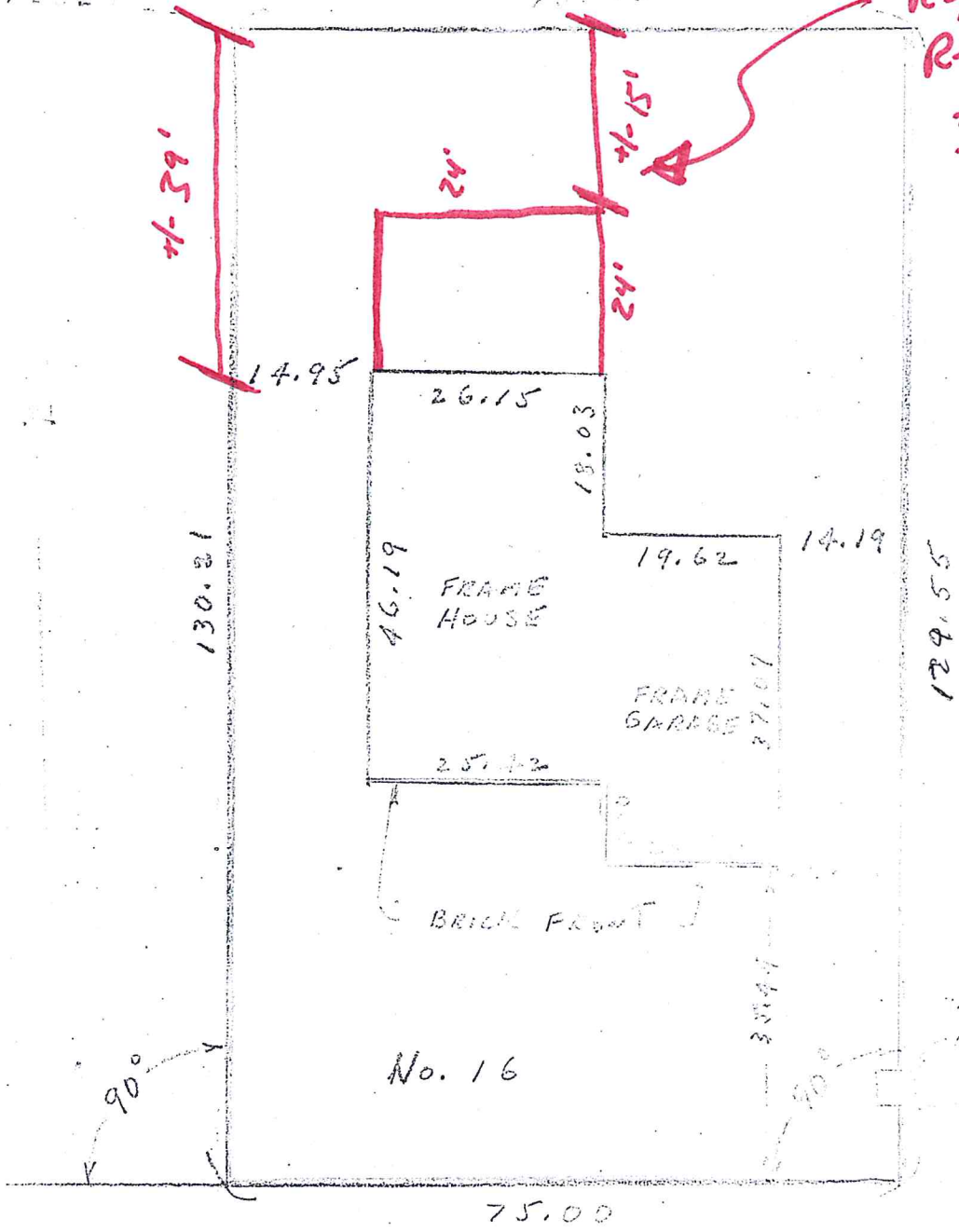


Joseph and Dawn Orzano

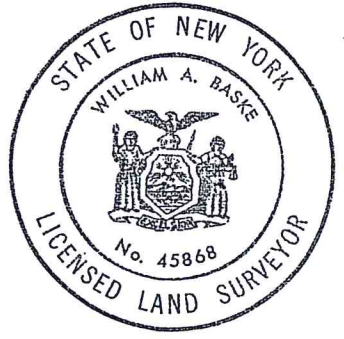
154.54 70  
N.W. 1/4 1st 420  
M.C. 2327

1141 1st 420  
70.00

Requesting 15'  
Rear yd Setback  
30' Required.



WIND MILL ROAD 60.00' NORTH



RESURVEY 34-1174 No. 7112  
SURVEY OF S. 1/4 T. 34 N. R. 11 E. S. 1/4  
LOCAL TO NEW YORK STATE, L.R. 11-10-1915  
No. 7368