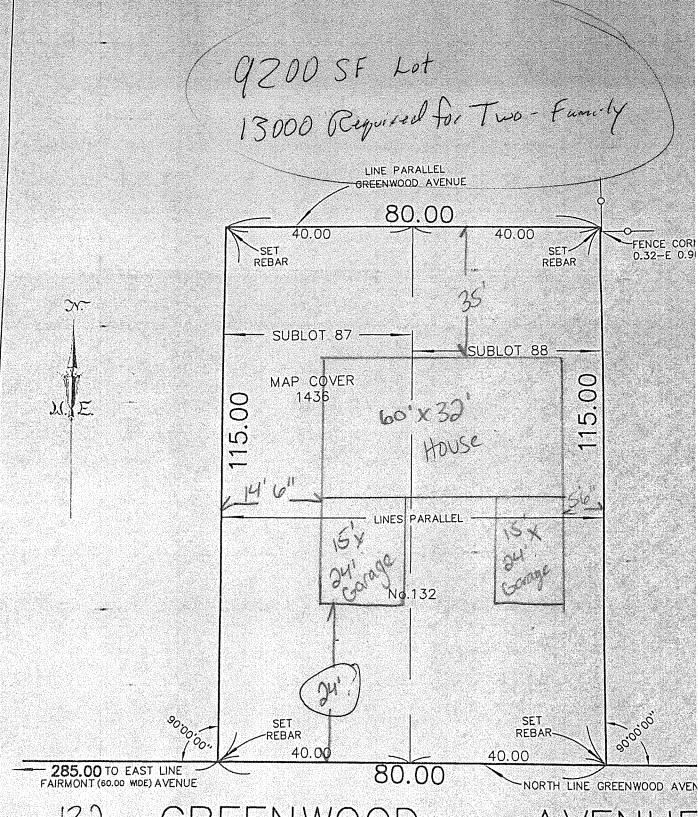
APPLICATION TO BOARD OF APPEALS

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TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK: (1906) COL COL							Date	1/24/2	
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Section	4	PREVIOUS APPEAL. No previous app	eal has been	made with re	espect to	this decision	of the Building	Inspector	or with respect
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: Attendament] 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, ection, Subsection, Paragraph of the Zoning Ordinance, because: [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								_	_
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C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article		See Attachma	nt]	•					
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132 GREENWOOD (60.00 WIDE) A VENUE

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