

APPLICATION TO BOARD OF APPEALS

Tel. No. _____

Appeal No. 2017-047

Date _____

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

I (we) HOWARD STUTZ of 545 FISHER RD

_____, 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 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 545 FISHER RD. WEST SENECA, N.Y.

3. State in general the exact nature of the permission 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 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: _____

Howard Stutz
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. Minimum front yard for R75A is 40'.

Requesting to build at a 20' setback (detached garage)

2. Zoning Classification of the property concerned in this appeal R75A

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. _____

Doug Be

To: West Seneca Zoning Board

I am respectfully submitting an application for a variance on the requirements for the set back line at 545 Fisher Road. The proposed project is a garage adjacent to the existing structure.

Because the property is situated as such, I am limited to where a garage could be built. Working with Nussbaumer and Clarke Engineers, and also inspectors in the town, an area to the left of the existing (facing ^{to} from the street) garage has been deemed suitable to build. The entire proposed structure will be located in the conveyance shadow as per Nussbaumer and Clarke Surveyors. Because the shadow runs the same direction as the creek, the proposed building must be brought out somewhat from the bank of the creek. Therefore, I am requesting a variance on the set back limit. The nearest part of the building to the street, would still be approximately 30 feet. This property is isolated from neighbors, on the south side of the road, as Smokes Creek runs around the property. On the north side of the road are two homes, who I hope will not object to this project.

I feel the set back of the proposed structure will not infringe on anyone, as the back of this building is lined with trees. The frontage on the Fisher Road side will not cause any sight line problems for motorists. The creek runs on the east and west side of the proposed building. On the east side is also an open area with a deep bowl. I also feel this is a safe distance from the road, as houses to the west on Fisher Road are about the same distance from the road.

Thank you for your consideration in this matter.

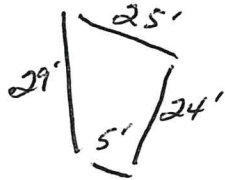
Sincerely,


Howard Stutz

PROPOSED PLAN INCLUDES:

*NOTE - FINAL PLAN WILL BE SUBMITTED BY NUSSBAUMER + CLARKE AT A LATER DATE, IF VARIANCE IS APPROVED, AS PER N+C.

- ① WORK AREA:
- 25' ALONG BACK WALL
 - 5' ALONG FRONT WALL
 - 29' ALONG LEFT WALL
 - 24' ALONG RIGHT WALL

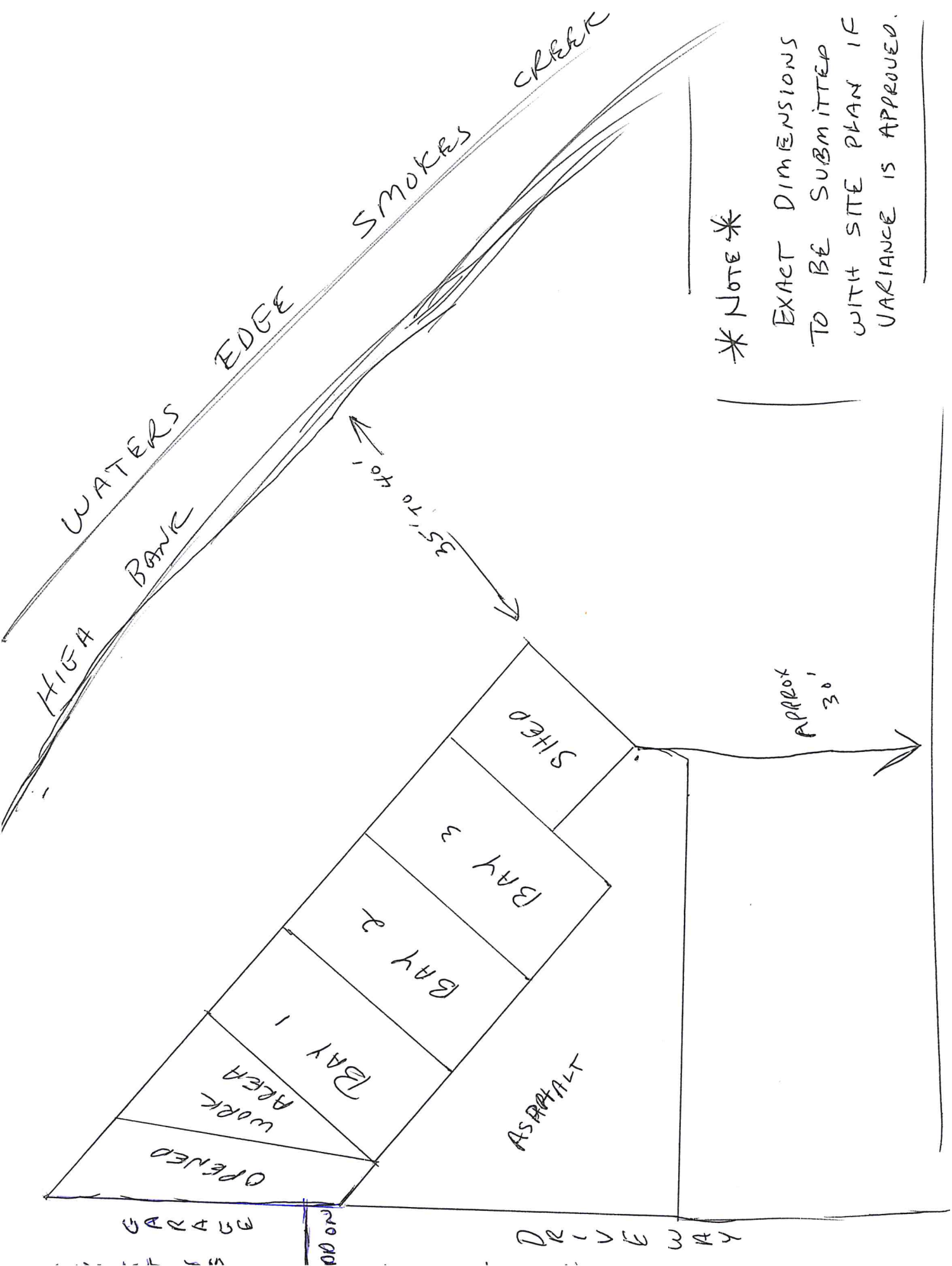


- AREA WILL BE ANGLED TO DRIVEWAY
- PARTLY OPENED W/ FLAT ROOF. 10' WALLS
- RIGHT SIDE WALL 36" MAN DOOR + WINDOW
- REAR WALL - WINDOW

- ② - 3 CAR GARAGE TO RUN 12 WIDE EACH BAY
- TOTAL 36' FRONT AND BACK
 - SIDE WALL APPROX. 21'
 - GABLE ROOF (FRONT TO BACK)
 - 3 9' OR 8' DOORS - 10' HIGH WALLS
 - APPROX. SIZE WINDOWS 24" X 18" EA BAY (REAR)

- ③ - 12' X 12' STEP DOWN SITED
- 8' HIGH WALLS
 - 9' OR 8' DOOR IN FRONT
 - 36" MAN DOOR IN BACK
 - WINDOW - SIDE (SIZE TO BE DETERMINED)
 - GABLE ROOF

- ④ - ADD ON TO THE FRONT EXISTING GARAGE OF ABOUT 5'



NOTE

EXACT DIMENSIONS
TO BE SUBMITTED
WITH SITE PLAN IF
VARIANCE IS APPROVED.

FISHER ROAD

GRASS

WOOD

DRIVEWAY

ASPHALT

APPROX
30'

35' to 40'

HIGH BANK
WATERS EDGE

SMOKERS
CREEK

WORK
AREA

BAY 1

BAY 2

BAY 3

SHED

EDGE