

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request



Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1228
Date 10/16/14

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) JOSEPH D. QUINN of 1224 East Main St
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING
INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO JOSEPH D. QUINN
Name of Applicant

OF 1224 EAST MAIN STREET, EAST AURORA NY 14052.
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY 1224 Bu Tree
SBL# 165-00-1-27-1 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section, and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)
Table of District Regulations - Mean Height

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
/ of /

[Signature]
signature
1224 EAST MAIN ST. EAST AURORA NY 14052
mailing address

Joseph Quinn, being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

Sworn to before me this 29th day of September, 2014
signature / /

[Signature]
NOTARY PUBLIC
SHERYL A. MILLER
Reg. #01M16128663
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 13, 2017

Rept# 687236
9/30/14
SF 75.00

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



TOWN CLERK
Martha L. Librock
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA
Southside Municipal Center
300 Gleed Avenue, East Aurora, NY 14052
www.townofaurora.com

Joseph Quinn
1224 East Main St.
East Aurora NY 14052

RE: 1224 East Main St.

Dear Mr. Quinn:

The Building Department has reviewed your application to build an accessory building at your Quaker Rd. property. We have denied your application because it violates our local zoning code that deals with accessory buildings and their placement on your property. According to Town Of Aurora Table Of District Regulations, Maximum Height for an accessory Building is 1 story not to exceed 15 feet to the mean of the roof. (The mean described as the mid-point between the ridge and the eaves, measured vertically.)

Required Mean Height	=	15 feet
<u>Requested Height</u>	=	<u>22 feet</u>
Variance requested	=	7 feet

If you wish to pursue relief from this Code due to unique circumstances, an application to the Aurora Zoning Board of Appeals must be submitted as well as a \$75 fee and a letter addressed to the ZBA explaining your need for this relief. If you have any other questions or comments, feel free to contact me at (716) 652-7591.

Patriek Blizniak

A handwritten signature in black ink, appearing to read 'Patriek Blizniak', written over a white background.

Superintendent of Building



Town of Aurora
300 Gleed Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name JOSEPH D. QUINN
 Address 1224 EAST MAIN ST. EAST AURORA NY. 14052
 Telephone 710-474-5819.
 Address of appeal 1224 Big Tree 1224 EAST MAIN ST. EAST AURORA NY. 14052.
 Zoning District A
 Zoning Code Section Table of District Regulations

Type of Appeal:

- A PERMIT FOR USE
- A CERTIFICATE OF EXISTING USE
- A VARIANCE FROM ZONING ORDINANCE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF

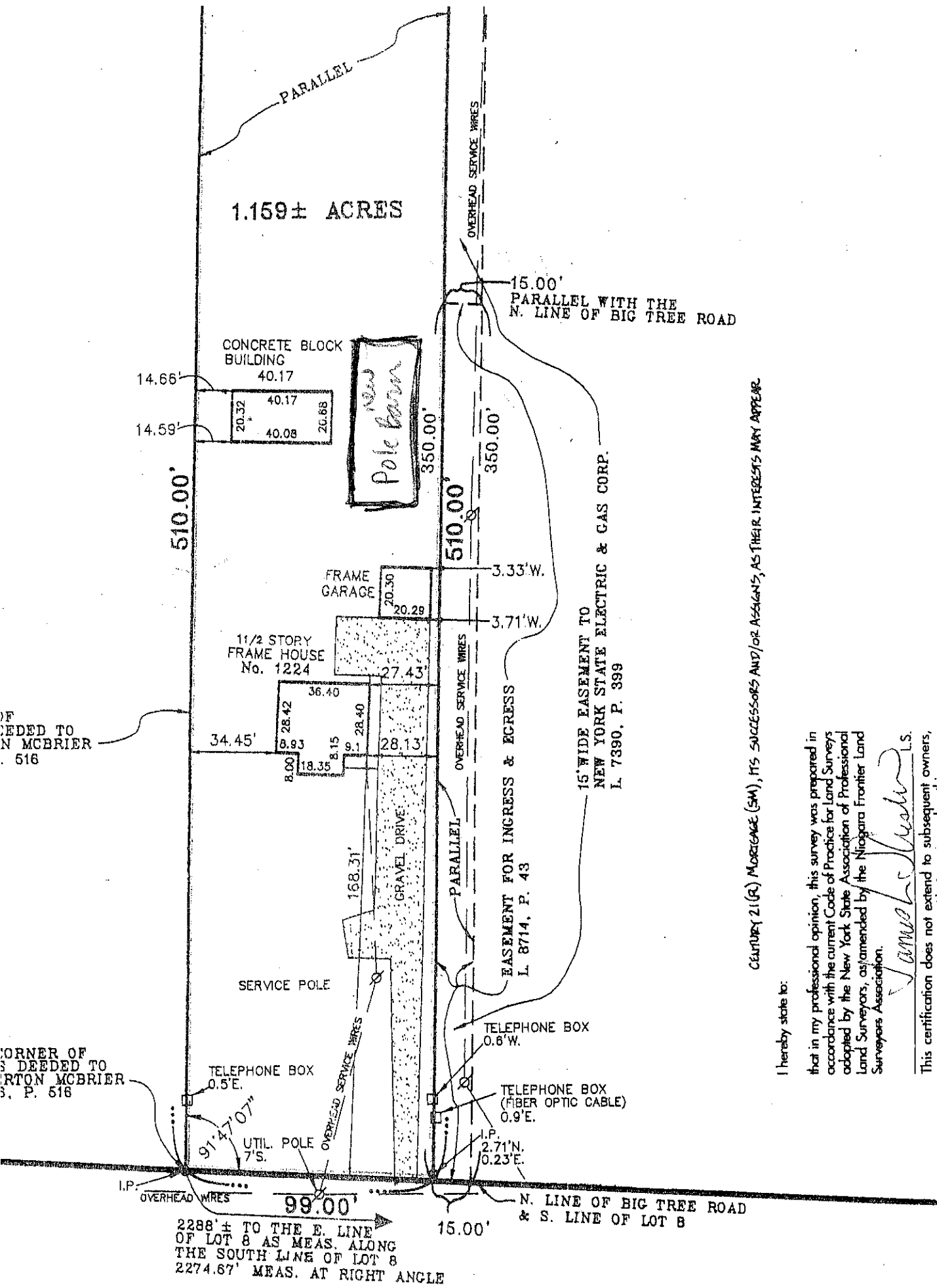
GROUND FOR VARIANCE: (may continue on separate sheet)

BUILD METAL STORAGE BUILDING (POLE BUILDING) WITH 16" FOOT HIGH WALLS WITH A 14 FOOT DOOR TO STORE MOTOR HOME.

ACKNOWLEDGMENT:

Pursuant to Section 809 of the New York State General Municipal Law, the appellant shall state in his written appeal that to the best of his knowledge, no state officer or officer or employee of the Town of Aurora, has any interest in the appellant as defined in Section 809 of the General Municipal Law. If this statement cannot be made, the nature of any such interest must be disclosed as required by said State Law

Petitioners Signature [Signature] Date _____
 Owners Signature [Signature] Date 9-24-14.



OF
EDED TO
N MCBRIER
. 516

CORNER OF
S DEEDED TO
RTON MCBRIER
S, P. 516

CENTURY 21 (G) MORTGAGE (SM), ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR.

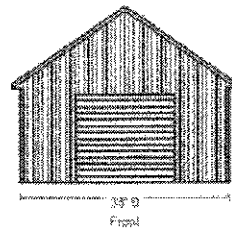
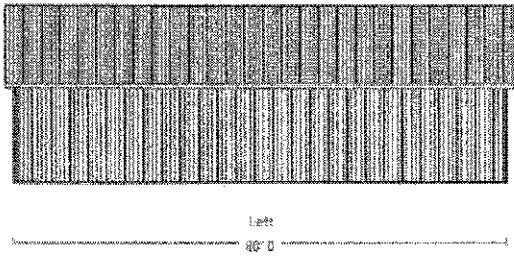
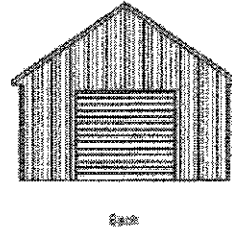
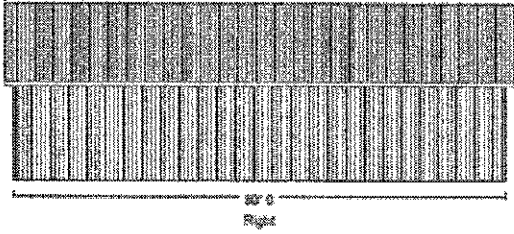
I hereby state to:

that in my professional opinion, this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, as amended by the Niagara Frontier Land Surveyors Association.

JAMES H. LUSH L.S.

This certification does not extend to subsequent owners, mortgagees, mortgagors, or title insurers, unless this survey has been resurveyed for this purpose by the surveyor.

BIG TREE (66' WIDE) ROAD



GENESEE LUMBER CO. INC.

76 FRANKLIN ST Tel. 716-343-0777 Fax 716-343-0779
BATAVIA, NY 14020

Project Description: None

Date: 10/1/2014

Estimate Number: DEWEYS-928

Salesman No.:

Estimator No.:

For:

Comments:

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
9752

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1229
Date 10/16/14

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK

I, (we) Larry Castanza of 940 Quaker Rd
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING
INSPECTOR on APPLICATION NO. _____ WHEREBY THE BUILDING INSPECTOR DID DENY

TO LARRY CASTANZA
Name of Applicant

OF 940 QUAKER, AURORA, N.Y.
(Street & Number) (Municipality) (State)

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A PERMIT FOR OCCUPANCY

1. LOCATION OF THE PROPERTY 940 QUAKER
SBL # 174.00-2-13.212 ZONING DISTRICT A

2. PROVISION(S) OF THE ZONING ORDINANCE APPEALED. (Indicate the Article, section, sub-section,
and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance)
110-18A(1)

3. TYPE OF APPEAL. Appeal is made herewith for:
 An interpretation A variance - to the Zoning Ordinance
 An exception A temporary permit

4. A PREVIOUS APPEAL has has not been made with respect to this decision of the Building Inspector
or with respect to this property

NAMES AND ADDRESSES OF OWNERS OF ABUTTING PROPERTIES ARE:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
Town of Aur of Aur
Larry Castanza
signature
940 QUAKER RD E. AURORA N.Y. 14052
mailing address

LARRY CASTANZA, being duly sworn, deposed and says that he is the petitioner in this
action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the
knowledge of deponent.

Sworn to before me this 30th
day of September, 2014
Martha L. Libro
NOTARY PUBLIC

MARTHA L. LIBROCK
COMM. #01LI5028312
QUALIFIED IN ERIE COUNTY
MY COMMISSION EXPIRES MAY 31, 2018

signature

Receipt # 687235
9/30/14
875.00

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202. Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: _____

Received: _____

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal Action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality: Town of Aurora

2. Hearing Schedule: **Date** 10/16/2014 **Time** 7:15pm **Location** 300 Gleed Ave., E. Aurora, NY

3. Action is before: Legislative Body Board of Appeals Planning Board

4. Action consists of: New Ordinance Rezone/Map Change Ordinance Amendment

Site Plan Variance Special Use Permit Other

5. Location of Property: Entire Municipality Specific as follows 940 Quaker Road (aka Route 20A)

East Aurora, NY 14052

6. Referral required as Site is within 500' of: State or County Property/Institution Municipal Boundary Farm Operation located in an Agricultural District

Expressway County Road State Highway Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: (be specific) Accessory building in front yard of residence not allowed per Town Code

8. Other remarks: (ID#, SBL#, etc.) SBL#174.00-2-13.212

9. Submitted by: Martha Librock, Town Clerk 10/2/2014

300 Gleed Avenue, E. Aurora, NY 14052

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. The proposed action is not subject to review under the law.
2. Form ZR-3, Comment on Proposed Action is attached hereto.
3. The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4. No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning: _____ Date: _____

SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



TOWN CLERK
Martha L. Librock
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA
Southside Municipal Center
300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

Larry Castanza
940 Quaker Rd.
East Aurora NY 14052

RE: 940 Quaker Rd.

Dear Mr. Castanza:

The Building Department has reviewed your application to build an accessory building at your Quaker Rd. property. We have denied your application because it violates our local zoning code that deals with accessory buildings and their placement on your property. According to Town Of Aurora Code 116-18A(1), "No accessory Building shall be erected or altered so as to be in any front yard..."

If you wish to pursue relief from this Code due to unique circumstances, an application to the Aurora Zoning Board of Appeals must be submitted as well as a \$75 fee and a letter addressed to the ZBA explaining your need for this relief. If you have any other questions or comments, feel free to contact me at (716) 652-7591.

Patrick Blizniak

A handwritten signature in black ink, appearing to read "Patrick Blizniak".

Superintendent of Building



Town of Aurora
300 Glead Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name LARRY CASTANZA
Address 940 QUAKER RD
Telephone 716-481-0589

Address of appeal 940 QUAKER RD
Zoning District A
Zoning Code Section 116-18 A(1)

Type of Appeal:

- A PERMIT FOR USE A CERTIFICATE OF EXISTING USE
 A VARIANCE FROM ZONING ORDINANCE A PERMIT FOR OCCUPANCY
 A TEMPORARY PERMIT OR EXTENSION THEREOF

GROUNDS FOR VARIANCE: (may continue on separate sheet)

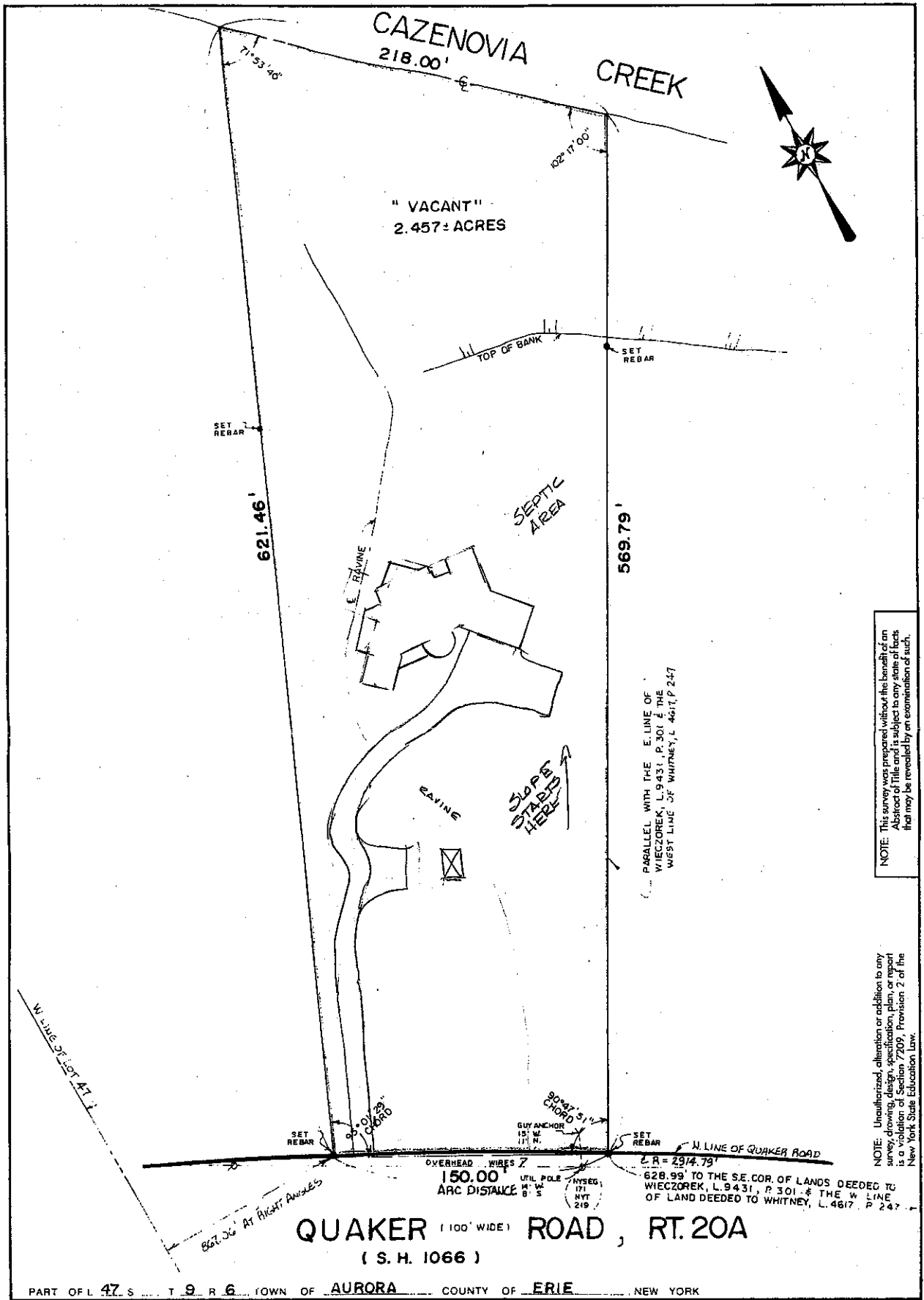
REAR PROPERTY IS SLOPED AND
SEPTIC SYSTEM IS MAJORITY OF AREA
POOR ACCESS

ACKNOWLEDGMENT:

Pursuant to Section 809 of the New York State General Municipal Law, the appellant shall state in his written appeal that to the best of his knowledge, no state officer or officer or employee of the Town of Aurora, has any interest in the appellant as defined in Section 809 of the General Municipal Law. If this statement cannot be made, the nature of any such interest must be disclosed as required by said State Law

Petitioners Signature _____ Date _____

Owners Signature L. Castanza Date SEPT. 20, 2014



PART OF L. 47 S. T. 9 R. 6. TOWN OF AURORA COUNTY OF ERIE NEW YORK

RESURVEY		
DATE	JOB	DESCRIPTION

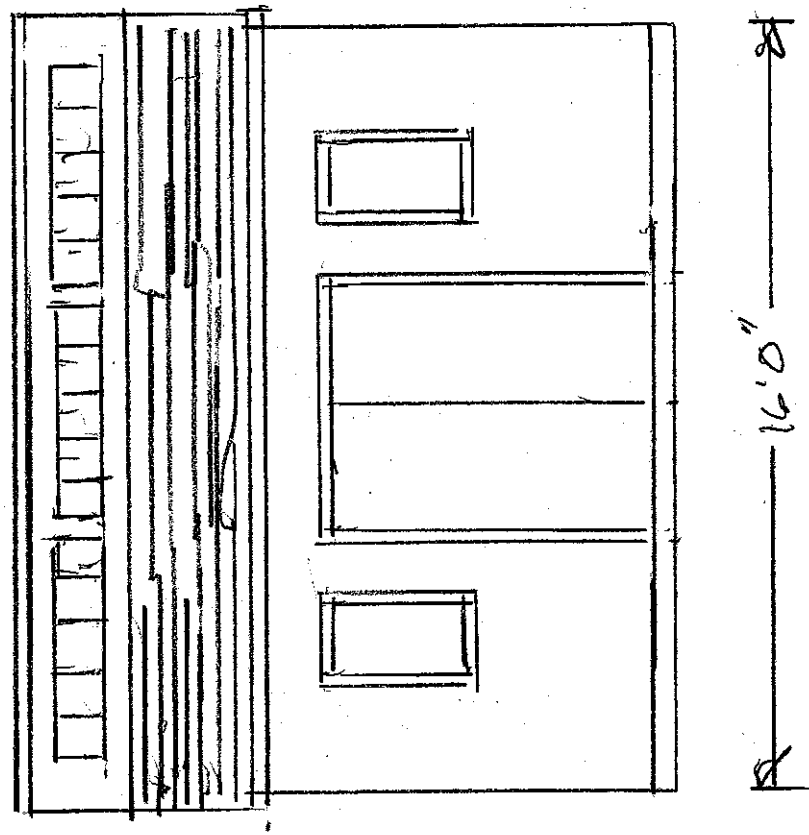
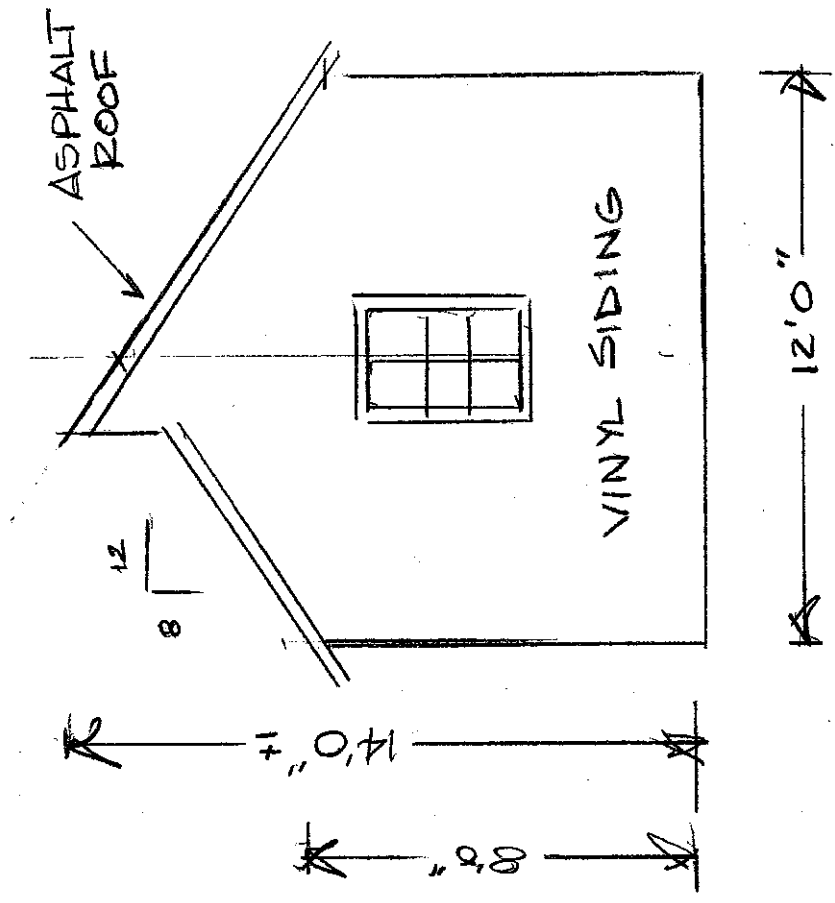
JAMES L. SHISLER, L.S., P.C.
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 516
 EAST AURORA, NEW YORK 14052-0516 716-655-1058

DRAWN BY DMS SCALE 1" = 50'
 CHECKED BY JLS DATE JAN. 6, 2003

JOB 02433 SHEET C-3177

James L. Shisler

REPRODUCTION



$\frac{1}{4}" = 1'6"$

STORAGE SHED

ASPHALT ROOF

2x6' RAFTER
1/2" CDX

2. 7/4 LVL RIDGE

2x4 16" OC.

1/2" CDX

VINYL SIDING OVER
HOUSEWRAP

2x8 TREATED

4" CRUSHED STONE

2x4 TREATED

