

TOWN OF AURORA  
Zoning Board of Appeals Request

**PAID**  
\$75.00

Building Application \_\_\_\_\_  
Building Permit \_\_\_\_\_

Zoning Appeal Case No. 1167  
Date 6.21.12

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

I, (we) Thomas + Carol Cotton of 66 Castle Hill  
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: Thomas Cotton  
Name of Applicant

OF: 66 Castle Hill, East Aurora, NY  
(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 66 Castle Hill Dr  
SBL # 176.06-1-7 ZONE DISTRICT R-1
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 Do not quote the Ordinance)  
Sect 116-26B

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 #169 - Denied (Special Use Ordinance) 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 Aurora

WENDY K. POTTER-BEHLING  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires Jan. 3, 2013

Thomas E. Cotton  
signature of petitioner

66 Castle Hill Rd, East Aurora, NY  
mailing address

Thomas Cotton, 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 25  
day of May, 2012

Thomas E. Cotton  
signature of petitioner

Wendy Potter-Bebling  
NOTARY PUBLIC

receipt #  
096293



Town of Aurora  
 5 South Grove St  
 East Aurora NY 14052



**Zoning Board of Appeals Petitioner's Letter of Intent**

Applicants Name THOMAS F. COTTON  
 Address 66 CASTLE HILL RD, E. AURORA, N.Y.  
 Telephone 1-716-652-8595

Address of appeal 66 CASTLE HILL RD, E.A.  
 Zoning District R1  
 Zoning Code Section 116-36B

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)

Dear Zoning Board of Appeal members,  
We have had our motor home on the same location in  
our yard for the past 24 years. During this time we  
have never had any of our neighbors complaints.  
As you can see by the pictures of my property our  
house is set at a right angle to the road and is on  
a steep hill. There is no way that we can put our motor  
home anywhere else on our lot.  
We have always maintained our home and property to have  
a neat and orderly appearance. For these two reasons we  
are requesting that our motor home can be left where it is  
located.  
If any zoning board members would like to view my property  
you are welcome.

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 Thomas F. Cotton - Carol Cotton Date May 25-2012  
 Owners Signature Thomas F. Cotton - Carol Cotton Date May 25-2012

# SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y. 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.: ZR-12-310

Received: 6/1/12

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 6-21-12 Time 7pm Location 5 SOUTH GROVE ST, E AURORA
3. Action is before:
 

<input type="checkbox"/> Legislative Body	<input checked="" type="checkbox"/> Board of Appeals	<input type="checkbox"/> Planning Board
---	--	---
4. Action consists of:
 

<input type="checkbox"/> New Ordinance	<input type="checkbox"/> Rezone/Map Change	<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
		<input type="checkbox"/> Other
5. Location of Property:
 

<input type="checkbox"/> Entire Municipality	<input checked="" type="checkbox"/> Specific as follows <u>606 CASTLE HILL RD,</u> <small>(Location/Sketch Map Required)</small> <u>E. AURORA NY 14052</u>
--	---
6. Referral required as site is within 500' of:
 

<input type="checkbox"/> State or County Property/Institution	<input checked="" type="checkbox"/> Municipal boundary	<input type="checkbox"/> Farm Operation located in an Agricultural District
<input type="checkbox"/> Expressway	<input type="checkbox"/> County Road	<input type="checkbox"/> State Highway
		<input type="checkbox"/> Proposed State or County Road, Property, Building/Institution, or Drainageway
7. Proposed change or use (be specific): RV/MOTOR HOME IN FRONT YARD.
8. Other remarks: (ID#, SBL#, etc.) SBL# 176.06-1-7
9. Submitted by: MARTHA L LIBROCK, TOWN CLERK 6-1-12  
(Name & Title) (Date)  
5 SO. GROVE ST., E. AURORA NY 14052  
(Mailing Address-Please include zip code)

### Reply to Municipality by Erie County Division of Planning

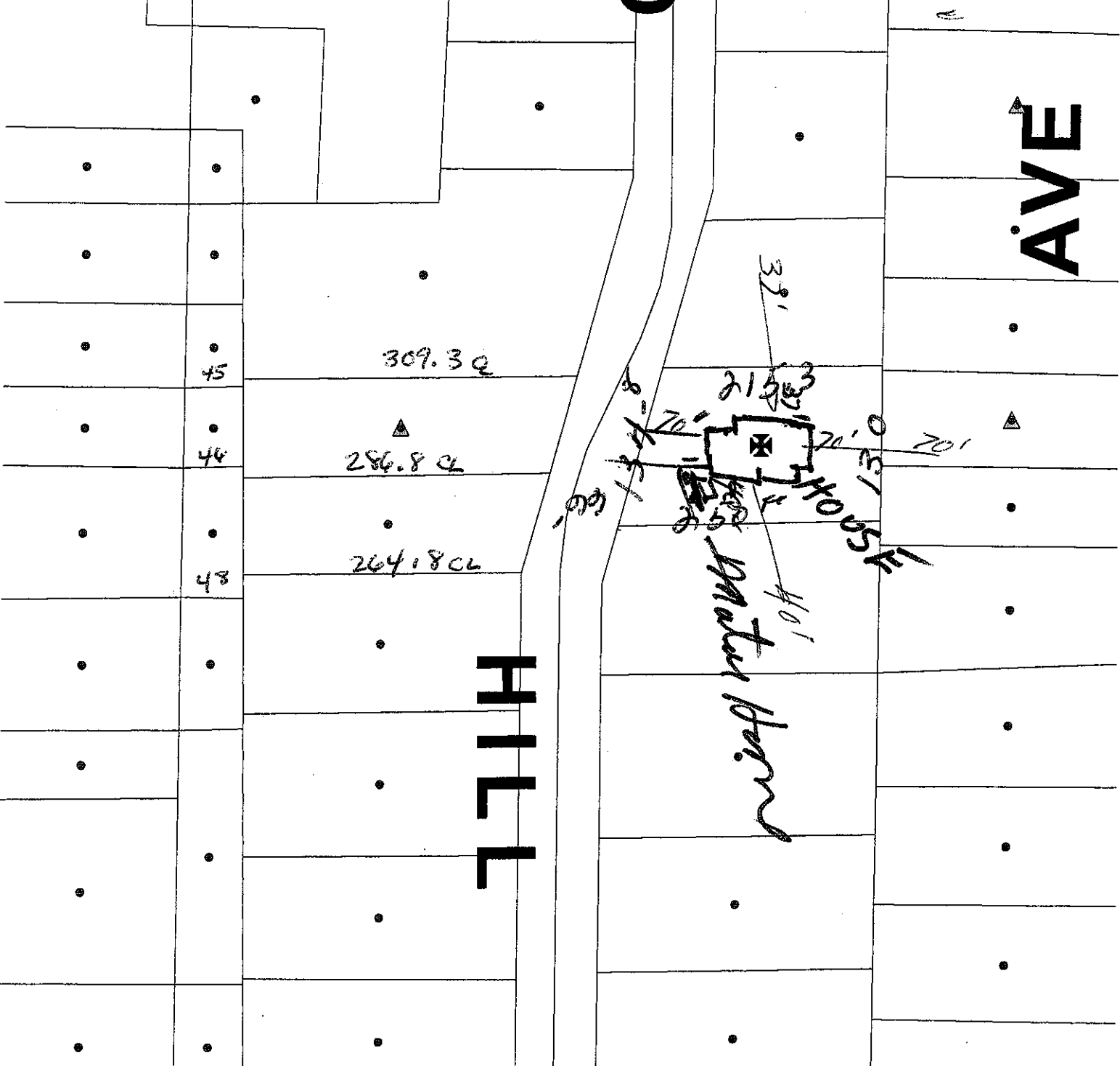
Receipt of the above-described proposed action is acknowledged on 6/1/12. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

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: Rachel Chrostowski Date: 6/6/12  
ZR-1; ECDEP (Rev. 12/95)

AVE

HILL



*PK*

**PAID**  
8750

**TOWN OF AURORA  
Zoning Board of Appeals Request**

Building Application \_\_\_\_\_  
Building Permit \_\_\_\_\_

Zoning Appeal Case No. 1168  
Date 6-21-12

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

I, (we) Robert + Marybeth Nicholson of 670 Quaker  
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: Robert + Marybeth Nicholson  
Name of Applicant

OF: 670 Quaker East Aurora NY  
(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 670 Quaker  
SBL # 175.05-1-3 ZONE DISTRICT R-2

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)

① 116-18A(1) Acc bldg in front yard; ② 116-18A(3) Acc bldg nearer than 10' to any dwelling; ③ Stable of District rego-

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 interior side lot line

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 Aurora

Robert Nicholson  
signature of petitioner

670 Quaker Rd. E.A. NY 14052  
mailing address

R Nicholson, 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 30 day of May 2012

Robert Nicholson  
signature of petitioner

Wendy K. Potter-Bebling  
NOTARY PUBLIC

WENDY K. POTTER-BEHLING  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires Jan. 3, 2013

Receipt #  
90296



Town of Aurora  
5 South Grove St  
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name: ROBERT & MARYBETH NICHOLSON  
Address 670 QUAKER ROAD EAST AURORA, NY 14052  
Telephone (716) 714-5604

Address of appeal \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Zoning Code Section \_\_\_\_\_

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)

~~MY HUSBAND AND I ARE APPLYING FOR A VARIANCE TO BUILD A POLE BARN TO USE AS A SECOND GARAGE. WE WOULD LIKE TO A PLACE TO PROTECT HIS CAR FROM THE ELEMENTS, ESPECIALLY IN WINTER. ALSO, WE HAVE SOME RATHER LARGE PIECES OF EQUIPMENT FOR USE IN MAINTAINING OUR PROPERTY AND WOULD LIKE A CONVENIENT PLACE TO STORE THEM. (AS YOU PROBABLY KNOW, OUR PROPERTY IS QUITE SUBSTANTIAL. ON A PERSONAL NOTE, I AM A DISABLED PERSON AND CANNOT WALK MY PROPERTY AND NEED USE OF A GOLF CART TO NAVIGATE IT. WE ALSO NEED STORAGE FOR THAT. WE APPRECIATE ANY CONSIDERATION YOU WILL GIVE US ON THIS MATTER. ALSO PLEASE KNOW THAT IN TALKS AND CONSIDERATIONS WE HAVE WITH OUR INTENDED CONTRATOR, WE ARE TRYING TO MAKE SURE ANY BUILDING MATERIALS WE USE WILL TRY TO MATCH AS CLOSELY AS POSSIBLE TO OUR EXISTING HOME. THANK YOU, MARYBETH NICHOLSON~~

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 Marybeth Nicholson Date 5-30-12  
Owners Signature Marybeth Nicholson Date 5-30-12

SUPERVISOR  
JOLENE M. JEFFE  
(716) 652-7590  
[jjeffe@townofaurora.com](mailto:jjeffe@townofaurora.com)



TOWN CLERK  
**MARTHA L. LIBROCK**  
(716) 652-3280  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

## TOWN OF AURORA

5 South Grove Street, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

Robert & Marybeth Nicholson  
670 Quaker Rd.  
East Aurora, N.Y. 14052

5/31/2012

Re: variance for accessory building at 670 Quaker Rd.

Mr. & Mrs. Nicholson,

The Building Dept has reviewed your application to build an accessory building at 670 Quaker Rd. We have denied your application because you fail to meet the requirements as stipulated by the Town of Aurora Table of District Regulations and Town of Aurora Code 116-18A(1) & 116-18A(3).

116-18A(1)- Required: No accessory building erected or altered so as to be in any front yard.  
Request: Build an accessory building in the front yard.  
Variance: an accessory building in the front yard.

116-18A(3)- Required: No accessory building closer than 10' to any dwelling.  
Requested Separation: 9.9"  
Variance Requested: 0.1'

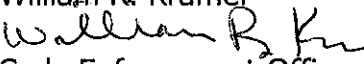
### District Regulations-

Required: An accessory building shall be at least 10' from an interior lot line unless in a rear yard.

Requested side yard: 8.45'

Variance required: 1.55'

If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an area variance. You must include your application, application fee, a letter to the ZBA members explaining your difficulty, and any information to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R. Kramer  
  
Code Enforcement Officer

DOLE BARN

**BUILDING DEPARTMENT**  
Town of Aurora/Village of East Aurora  
5 South Grove Street, East Aurora, NY

Permit # \_\_\_\_\_  
Reissue from \_\_\_\_\_

Phone (716) 652-7591  
Fax (716) 652-3507

Circle one <u>Town</u> or Village	Date <u>5-29-12</u>
Permit Fee \$	Public Hearing and/or Mailing
ZBA (\$75/\$100) Y or N	\$50.00/\$100.00

**APPLICATION FOR BUILDING PERMIT**

<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Demolition	<input type="checkbox"/> Solid Fuel Appliance
<input type="checkbox"/> Alteration-Renovation	<input checked="" type="checkbox"/> Accessory Building	<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Special Use
<input type="checkbox"/> Temporary Accessory Building	<input type="checkbox"/> Tower	<input type="checkbox"/> Generator	

Location 670 Quaker SBL# 175.05-1-3  
Property Owner Name \_\_\_\_\_

1. Give a brief description of request/intention for building permit: DOLE BUILD  
DOLE BARN FOR 2ND GARAGE
2. Existing use and occupancy Residential  Commercial \_\_\_\_\_ (Check which applicable)  
Intended use and occupancy Residential  Commercial \_\_\_\_\_ (Check which applicable)  
Is there more than one dwelling on the parcel? NO
3. Size of completed building 16 ft wide 24 ft long 10 ft high 1 stories Total sq ft 384
4. Estimated Cost (determined by Building Department) \* \_\_\_\_\_
5. Zone or use district in which premises are situated R-2
6. Does proposed construction violate any zoning law, ordinance or regulation? \_\_\_\_\_
7. Name of Architect SELF  
Address of Architect \_\_\_\_\_ Phone Number \_\_\_\_\_
8. Name of Contractor HIRAM GLAYSON  
Address of Contractor 105 WEST ST. AIRCADE Phone Number 790-0081
9. Name of Contractors Compensation Insurance Carrier \_\_\_\_\_  
Number of Policy \_\_\_\_\_ Date of Expiration \_\_\_\_\_
10. Will electrical work be inspected by, and a Certificate of Approval obtained from an inspection agency approved by the Town of Aurora. Yes \_\_\_\_\_ No
11. DPW Action Required WATER TAP \_\_\_\_\_ SEWER TAP \_\_\_\_\_ CURB CUT \_\_\_\_\_ BACKFLOW PREVENTER \_\_\_\_\_  
GREASE TRAP \_\_\_\_\_

Bldg Dept Use Only	ZBA
Examined _____ 20	Reason _____
Approved _____ 20	Approved/Denied _____
Disapproved _____ 20	Case # _____

..... Signature of Code Enforcement Officer/Building Inspector

Receipt is hereby acknowledged of the sum of \$..... equal to the permit fee established by the Town Board of the Town of Aurora NY

..... Town Clerk/Deputy Clerk

**PLEASE READ BEFORE SIGNING APPLICATION**

- A) This application must be completely filled in by typewriter or in ink and submitted to the Building Department.
- B) Survey showing location of lot and of buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application. Indicate distance to nearest building on adjoining lot.
- C) This application must be accompanied by 2 complete set of plans (3 sets for commercial applications) showing proposed construction and 1 complete set of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical, electrical and plumbing installations.
- D) The work covered by this application may not be commenced before the issuance of Building Permit.
- E) Upon approval of this application, the Building Department will issue a Building Permit to the applicant. Such permit shall be kept on the premises available for inspection throughout the progress of the work.



# SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y. 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.: ZR-12-311

Received: 6/1/12

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 6-21-12 Time 7pm Location 5 So. GROVE ST., E. AURORA
3. Action is before:
 

<input type="checkbox"/> Legislative Body	<input checked="" type="checkbox"/> Board of Appeals	<input type="checkbox"/> Planning Board
---	--	---
4. Action consists of:
 

<input type="checkbox"/> New Ordinance	<input type="checkbox"/> Rezone/Map Change	<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
		<input type="checkbox"/> Other
5. Location of Property:
 

<input type="checkbox"/> Entire Municipality	<input checked="" type="checkbox"/> Specific as follows <u>670 QUAKER RD, E. AURORA</u>
--	---

(Location/Sketch Map Required)
6. Referral required as site is within 500' of:
 

<input type="checkbox"/> State or County Property/Institution	<input type="checkbox"/> Municipal boundary	<input type="checkbox"/> Farm Operation located in an Agricultural District
<input type="checkbox"/> Expressway	<input type="checkbox"/> County Road	<input checked="" type="checkbox"/> State Highway
		<input type="checkbox"/> Proposed State or County Road, Property, Building/Institution, or Drainageway
7. Proposed change or use (be specific): ACCESSORY BLDG IN FRONT YARD LESS THAN 10' FROM LOT LINE + HOUSE
8. Other remarks: (ID#, SBL#, etc.) SBL# 175.05-1-3
9. Submitted by: MARTHA L. LIBROCK, TOWN CLERK 6-1-12  
(Name & Title) (Date)  
5 SOUTH GROVE ST., E. AURORA NY 14052  
(Mailing Address-Please include zip code)

### Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 6/1/12. 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: Rachel Chrostowski Date: 6/6/12  
(Signature) (Date)

# Pole Barn

16x24x10 high

11- 6x6x16 #2 TR At 42' Deep with 12"x48" Hand Form with a 6" Base using 80" Quikrete  
18" Hole Poles are 8" apart

2x6x16 PT For Bottom Perline  
2x4x16 S-Dry SPF/HF For Perline on side walls at 24" on center  
7/16x4x8 OSB Sidewall sheathing  
2x10x16 For headers  
LVL 1x16 For Garage Door Header  
19x32x4x8 OSB For Roof

16 FT Truss 5/12 P  
2' on center

D5 Siding on walls

IKO shingles on Roof

12x9 Garage Door

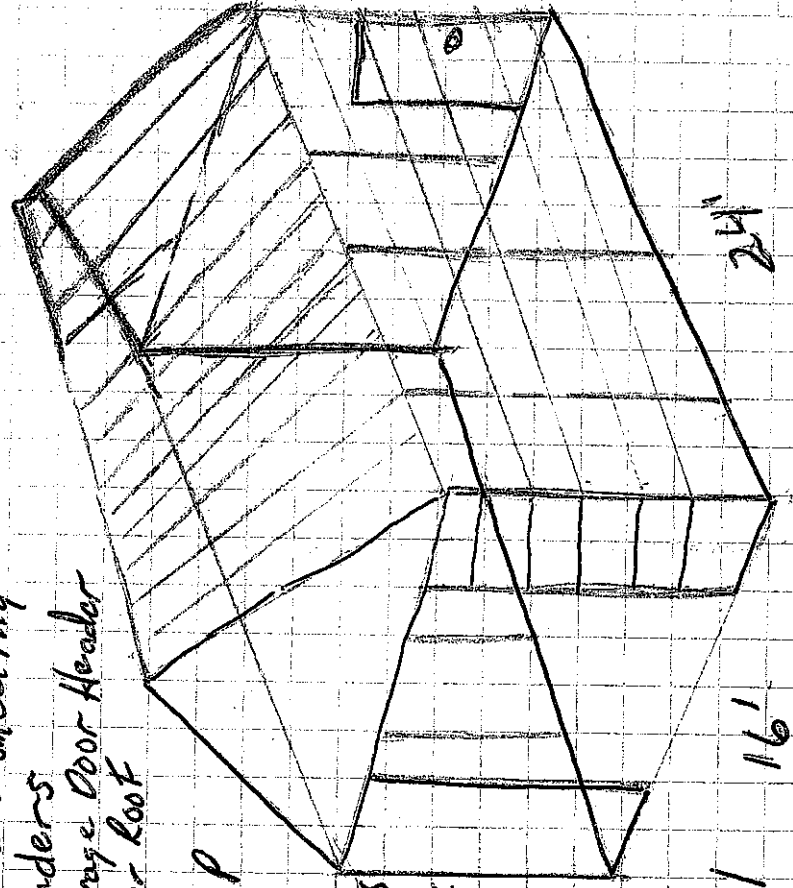
36x36 windows

Service Door 6 Panel

1' Overhangs

Flee and water shield

#15 Felt Paper



24"

16'

OK AS TO FORM ONLY

BK

PAID  
75.00

TOWN OF AURORA  
Zoning Board of Appeals Request

Building Application \_\_\_\_\_  
Building Permit \_\_\_\_\_

Zoning Appeal Case No. 1169  
Date 6-21-12

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

I, (we) William Jr + Meggen Keefe of 174 Roycroft Circle  
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: William Jr + Meggen Keefe  
Name of Applicant

OF: 174 Roycroft, East Aurora, NY  
(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 174 Roycroft  
SBL # 164.16-4-21 ZONE DISTRICT R-1
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)  
sect 116-36 B one travel or camping trailer in the rear of the lot
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 ARIE

TOWN of Aurora

M Keefe  
signature of petitioner

174 Roycroft Cir. E. Aurora, NY 14052  
mailing address

M Keefe, being duly sworn, deposed and says that she is the petitioner in this action; that she 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 31 day of May 2012

Wendy K. Potter-Behing  
NOTARY PUBLIC

WENDY K. POTTER-BEHLING  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires Jan. 3, 2013

M Keefe  
signature of petitioner

receipt #  
96300



Town of Aurora  
5 South Grove St  
East Aurora NY 14052



652-7591

**Zoning Board of Appeals Petitioner's Letter of Intent**

Applicants Name Bill Keefe  
Address 174 Roycroft Circle EAST AURORA NY 14052  
Telephone 716 863 7388

Address of appeal 174 Roycroft Circle EAST AURORA NY 14052  
Zoning District \_\_\_\_\_  
Zoning Code Section 116-36 B

Type of Appeal:

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

X GROUND FOR VARIANCE: (may continue on separate sheet)

Due to the layout of our lot (See attached lot survey) and the fact that the rear of my lot is all that we are able to park our camping travel trailer in the rear of our lot. I have located it on the side, towards the rear (see survey). It does not and is not possible to park this camper on the left side of my property due to our septic and the large maple tree that takes up our property. I am seeking this variance because we have exhausted all other avenues to park our camper on our property. See Attached letter of intent (typed version)

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 5/30/12  
Owners Signature [Signature] Date 5/30/12

05/30/2012

### Letter of Intent Form

Let this letter serve as my Letter of Intent form, as I am seeking relief from Section 116-36B of the Town of Aurora Code, based upon the fact that I am unable to comply with the code due to the layout of my lot.

Unfortunately the rear of my property sits on a fairly steep hill un-allowing me to store my Family's Camping Travel Trailer, I have plenty of room to the right of my property which is where I currently have the said Trailer, it is well within my property and is not imposing on my neighbors property and based upon the layout and location of my house, this Travel Trailer does sit towards the rear of my lot.

The left side of my house is occupied by a very large Maple tree which prohibits storage as well as this is the same area where my septic tank is housed this area also prohibits storage, lastly the remaining section to the left of my lot is once again a hill, prohibiting storage.

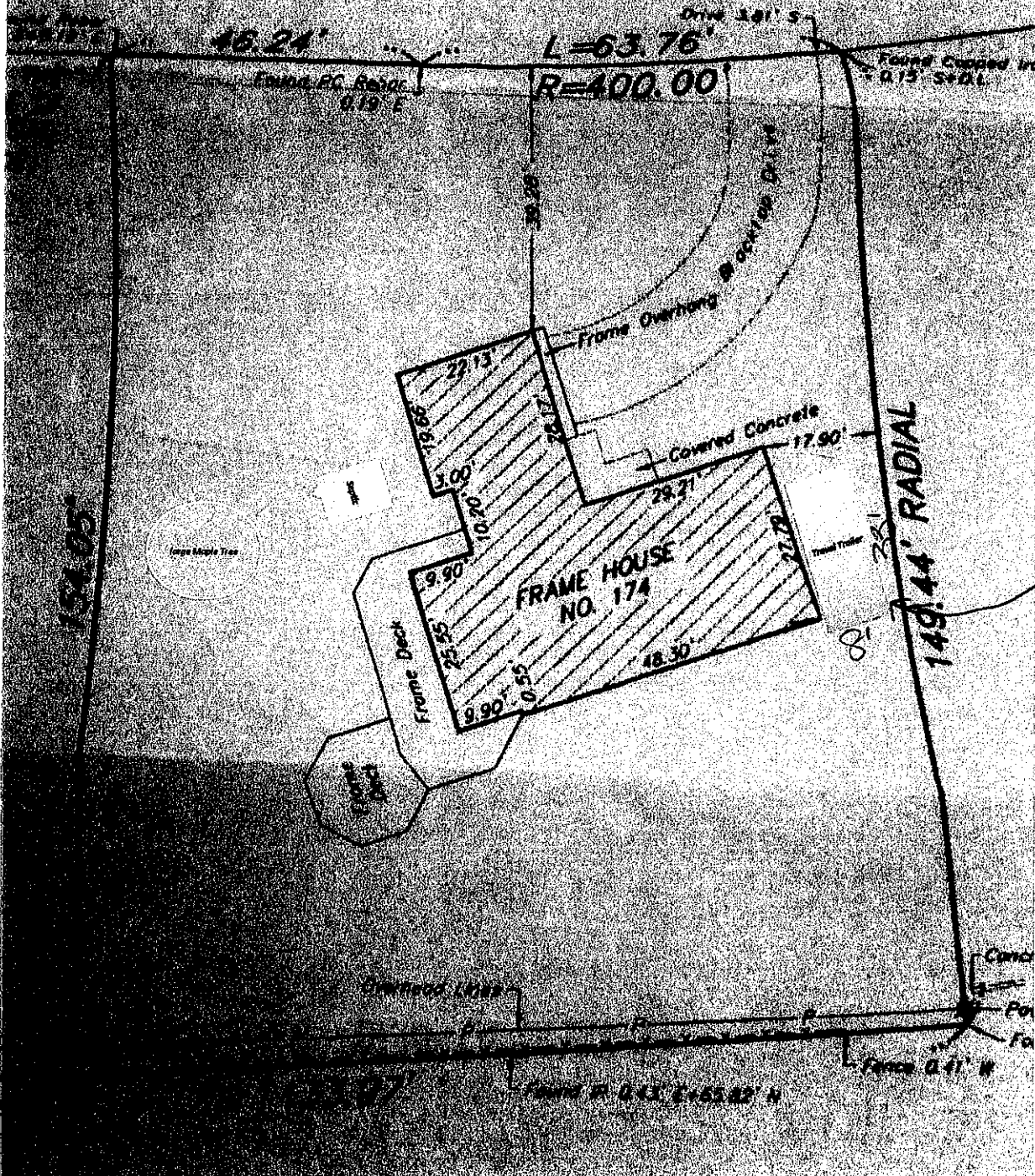
Obviously the front of my lot is off limits so this leads me to ask for a variance to the code, as there is not any other area of my lot that would allow me to store my camper.

Please know that we do not occupy this Travel Trailer for sleeping, nor dwelling, and it is not connected with water, electric, nor sewer nor any other utilities. This camper just sits on our property and every chance we get, my family and I load up go camping and enjoy Western New York.

I have attached a copy of my Land Survey as evidence of my lot layout.

Bill Keefe  
174 Roycroft Circle  
East Aurora NY 14052

# AVCROFT (50' WIDE) CIRCLE



Review

Zoning Appeal Case # 1146  
Approved/Denied Date \_\_\_\_\_

Review  
Hearing Date 6-21-12

ZONING BOARD OF APPEALS  
TOWN OF AURORA, ERIE COUNTY, NY  
SPECIAL USE PERMIT APPLICATION

TO THE ZONING BOARD OF APPEALS:

The undersigned hereby applies to the Zoning Board of Appeals for a special use permit pursuant to Article VI, Section 116-61C, of the Zoning Ordinance of the Town of Aurora affecting the following described premises in manner and on grounds here-in-after set forth:

Owner: Tim + Laura Mance  
Address: 655 Porterville Rd, East Aurora NY  
Agent: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contractor: \_\_\_\_\_

GENERAL INFORMATION

1. Location of property: 655 Porterville SBL# 165.10-2-B zone A
2. State present use: 3-5 hens kept on property (contained)
3. State the nature of the permission requested: same as past year
4. ATTACH recent copy of SURVEY of property.
5. ATTACH DETAILED PLANS showing site, elevations and plans of structures and accessory use areas and landscaped development of the entire parcel devoted to the Special Permit use.

APPLICANT'S ALLEGATIONS

The applicant alleges that the proposed Special Permit use:

1. would be in harmony with the orderly development of the district in which it is located because: \_\_\_\_\_
2. and that it would not be detrimental to the property or persons in the neighborhood because: \_\_\_\_\_
3. and that it would not increase the traffic flow in the area to the extent that traffic safety would be endangered because; \_\_\_\_\_
4. and furthermore that it would conform to the standards as prescribed by the Town Board so as to promote the general health and welfare of the community and preserve the property values thereof.

OTHER INFORMATION REQUIRED

1. The undersigned further states that no rezoning or other matter relating to said property or the proposed use has been recently or is now the subject of proceedings before the Zoning Board of Appeals, Town Board or Planning Board of the Town of Aurora, except as follows: \_\_\_\_\_
2. If application signed by agent a statement by the owner of the site stating that he approves of and is a party to the proposed special use application must be provided.

The undersigned solemnly swears that all statements made herein are true and that all drawings submitted correctly show the situation involved in this appeal. Herewith, the sum of \$75.00, which incorporates the cost of Zoning Board Fee. Further, it is understood that additional information may be required by the Zoning Board of Appeals of the Town of Aurora, NY.

Signature: [Signature] Address: 655 Porterville Rd.  
East Aurora NY 14052

State of New York SS.:  
County of Erie  
Town of Aurora

Subscribed and sworn to before me  
this 9 day of April, 2012

[Signature]  
Notary Public

WENDY K. POTTER-BEHLING  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires Jan. 3, 2013

variance

MINUTES OF A MEETING AS HELD BY THE  
ZONING BOARD OF APPEALS OF THE  
TOWN OF AURORA

April 21, 2011

**CASE #1146-Magee, Timothy & Laura,**  
**655 Porterville Road, East Aurora, New York**

After due deliberation by the members of the Zoning Board of Appeals of the Town of Aurora, County of Erie and State of New York, the following motion was made by Jay Marshall and seconded by James Whitcomb to grant a use <sup>Permit</sup> variance to have 4-6 chickens in a residential zone with a review in one year at 655 Porterville Road, East Aurora, New York.

Whitcomb This is a special use permit to keep hens located in a R-1 zone. The petitioner identified the environmental issue was the waste which the petitioner has stated that they intend to compost it, therefore I recommend that we should amend the declaration in respect to this application under SEQR.

Marshall Second.

Upon a vote being taken.

Aubrecht	aye			
Salter	aye			
Nowocin	aye			
Marshall	aye			
Whitcomb	aye	ayes-five	noes-none	Motion carried.

Aubrecht Now for the original motion by Jay Marshall and upon a vote being taken.

Aubrecht	aye			
Salter	aye			
Nowocin	aye			
Marshall	aye			
Whitcomb	aye	ayes-five	noes-none	Motion carried.