

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
7500

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1286
Date 10/20/16

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

I, (we) Christine M. Kocur of 2179 Center St, East Aurora NY 14052.
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 Christine M. Kocur
Name of Applicant

OF 2179 Center St, 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 2179 Center Street East Aurora.
SBL # 200.00-4-15.1 ZONING DISTRICT Agriculture.

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 Do not quote the Ordinance)
116-4 Definitions (BUDS INFT YD OF RESIDENCE)

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 _____

Christine M. Kocur
Signature(s)
2179 Center St. East Aurora NY 14052
Mailing Address

Christine M. Kocur, 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 31st
day of August, 2016

Sheryla A. Miller
NOTARY PUBLIC

SHERYLA A. MILLER
Reg. #01M16128663
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 13, 2017

RECEIVED

AUG 31 2016

TOWN OF AURORA
TOWN CLERKS OFFICE

*paid
Receipt # 228486
Jan*

**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** 10/20/2016 **Time** 7pm **Location** 300 Glead 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 2179 Center St., Town of Aurora

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 by Code)

8. Other remarks: (ID#, SBL#, etc.) SBL#200.00-4-15.1

9. Submitted by: Martha Librock, Town Clerk 9/30/2016

300 Glead 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. Libroek
(716) 652-3280
townclerk@townofaurora.com

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

TOWN COUNCIL MEMBERS

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peggy@townofaurora.com

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TOWN JUSTICE
Douglas W. Marky
Jeffrey P. Markello

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

FAX: (716) 652-3507
NYS Relay Number:
1(800) 662-1220

Christine M. Kocur
2179 Center St.
East Aurora, NY 14052

9/12/2016

Re; Accessory building in front yard

Christine,

The Building Department has reviewed your application to erect an accessory structure on your property. We have denied your application because it fails to meet the requirements as stipulated by Aurora Town Code section 116-4 (Definitions).

Required: no buildings shall be erected in any front yard.
Request: an accessory building between the street and the main building.
Variance: an accessory building in the front yard.

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 and any information you need 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



Town of Aurora
300 Gleed Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name

Christine M Kocur

Address

2179 Center St East Aurora

Telephone

716-652-5835

Address of appeal

2179 Center St.

Zoning District

Agriculture

Zoning Code Section

116-4 Definitions

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)

Due to the slope of the land surrounding the house the site chosen is the best spot. The existing driveway is flat to that point and then grades down to the house for the last 300 feet. We are unable to plow this hill down to the house. Many contracted plow services have refused or failed in their attempt to plow this hill. We use the chosen site to park our vehicles in the winter. The chosen site requires minimal excavation + prep work. The structure will not be seen unless one drives back 300 feet through the woods. There are 500 feet of woods between the chosen site and the neighbors' properties on either side.

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

Christine M Kocur

Date

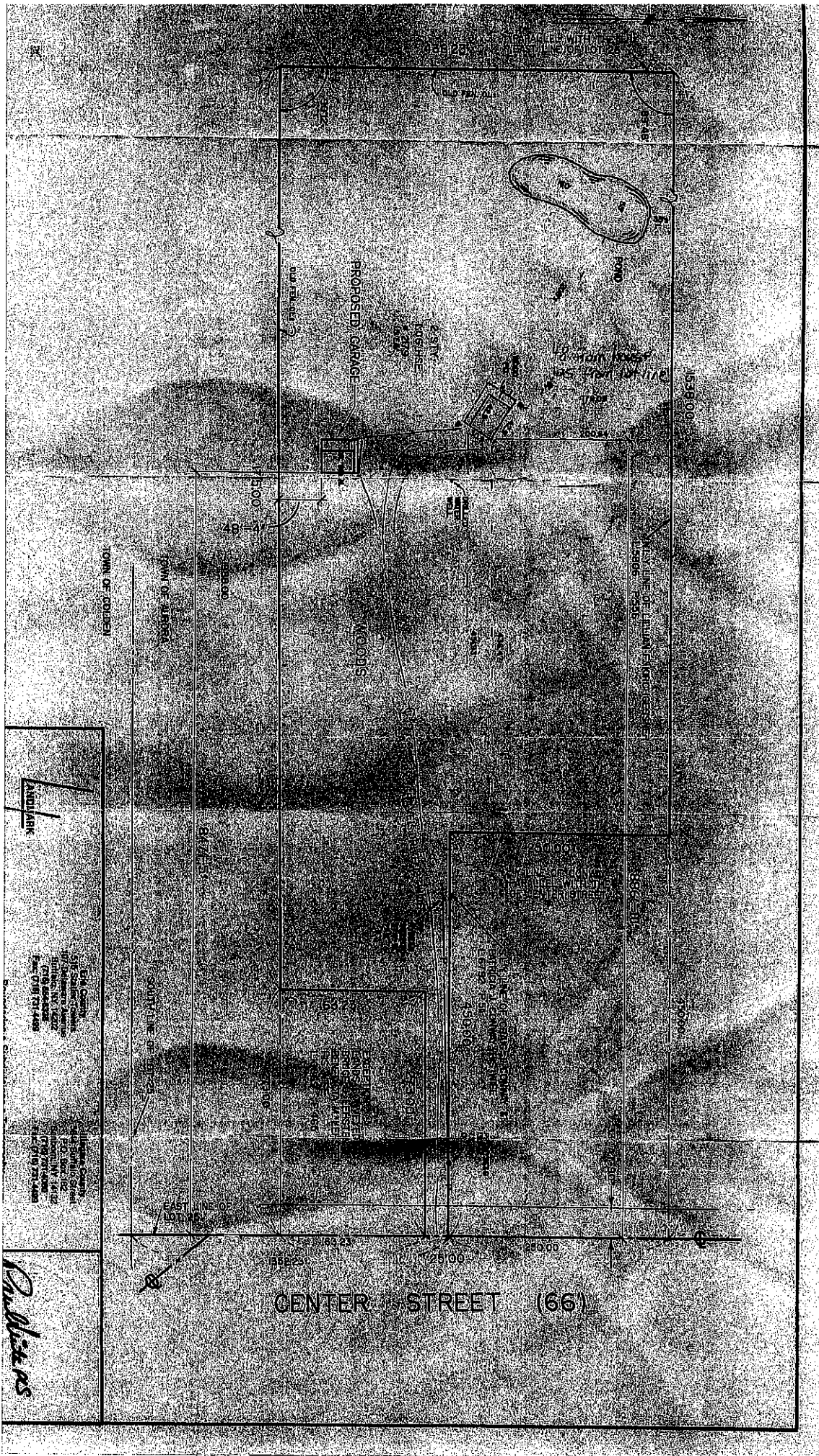
8/31/16

Owners Signature

Christine M Kocur

Date

8/31/16

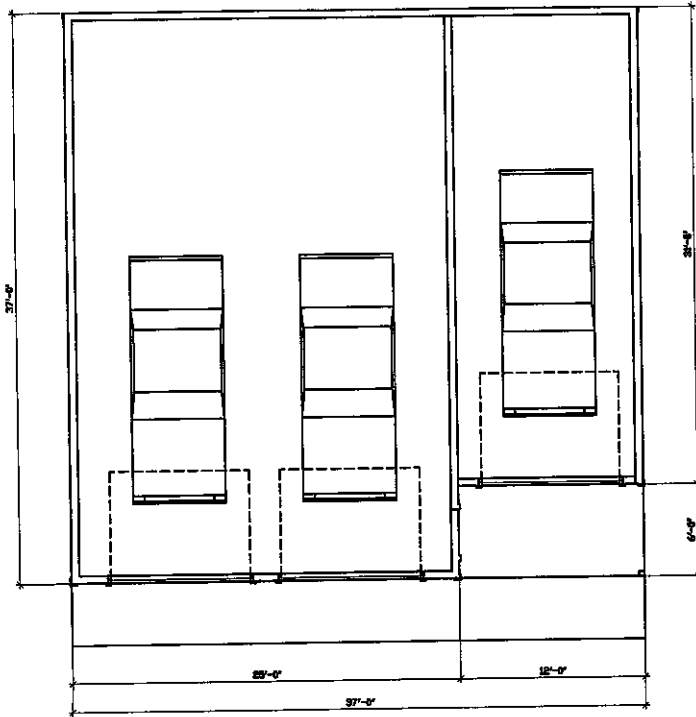
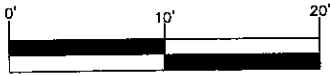


City of Santa Clara
 Planning Department
 2750 Faber Place
 San Jose, CA 95128
 Tel: (408) 299-1449
 Fax: (408) 299-1448

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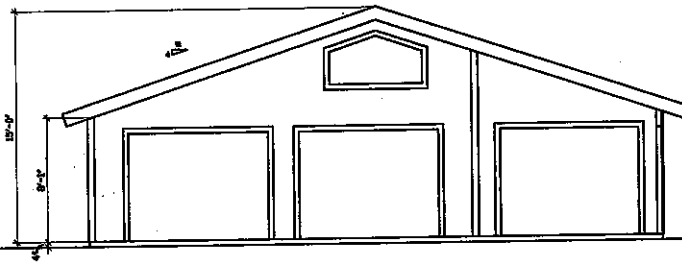
Paul Adams

CENTER STREET (66)



2 FLOOR PLAN
A-01

SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
A-01

SCALE: 1/8"=1'-0"



APEX
Architecture

5001 Lakeshore Road
Hamburg, NY 14075
P: 716.574.2070
E: info@ApexAEC.com
www.ApexAEC.com

SEAL:



-PRELIMINARY-
NOT FOR
CONSTRUCTION

KOCUR RESIDENCE GARAGE
2179 CENTER STREET
EAST AURORA, NY

SITE PLAN, FLOOR PLAN & ELEVATION





APEX
Architecture

100 WEST 17TH STREET
NEW YORK, NY 10011
TEL: 212 279 1234
WWW.APEXARCHITECTURE.COM



PRELIMINARY
NOT FOR
CONSTRUCTION

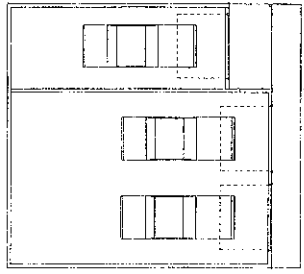
SITE PLAN, FLOOR PLAN & ELEVATION

KOCUR RESIDENCE GARAGE
2179 CENTER STREET
EAST AURORA, NY

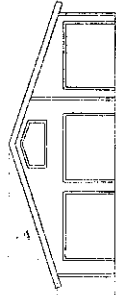
DATE: 08/15/12
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: 12123
DATE: AUGUST 15, 2012
SCALE: PER DRAWING

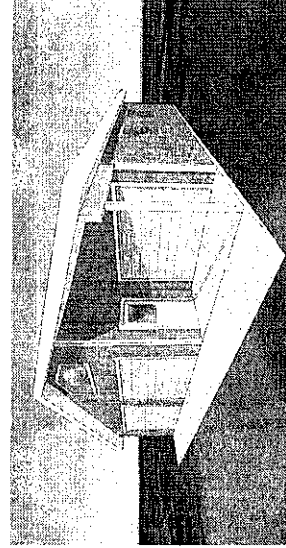
A-01



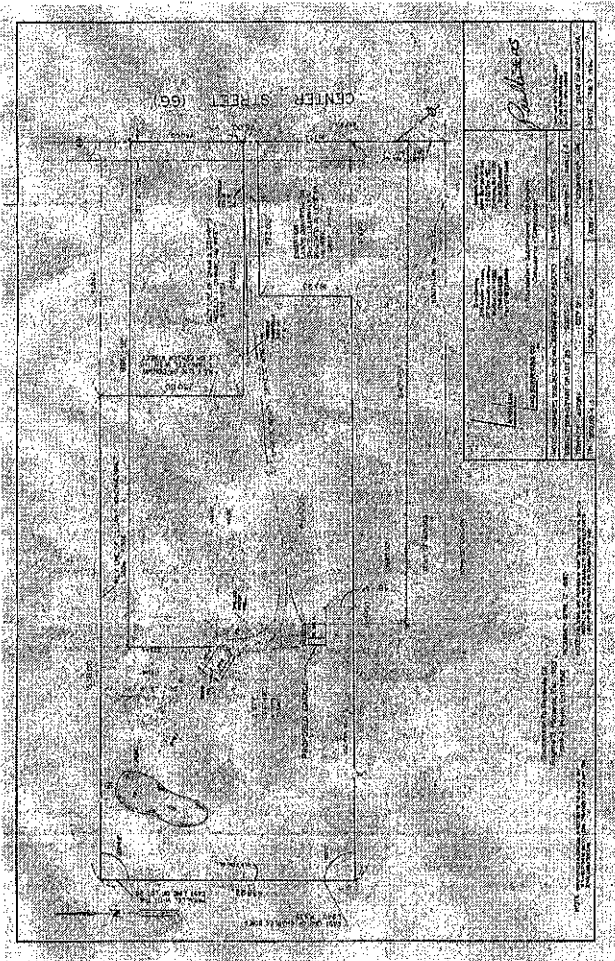
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



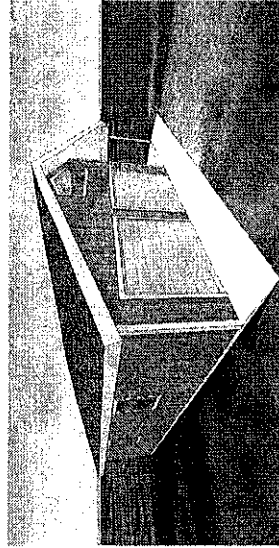
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



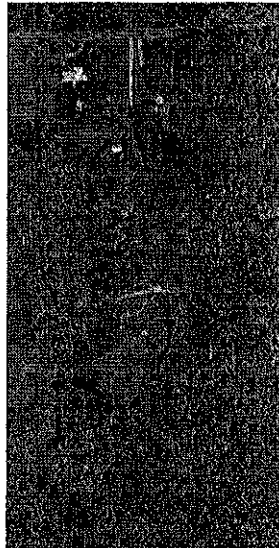
4 NORTHWEST VIEW
SCALE: NOT TO SCALE



3 SITE PLAN
SCALE: 1" = 120'



5 NORTHEAST VIEW
SCALE: NOT TO SCALE



6 AERIAL VIEW
SCALE: NOT TO SCALE

Petitioner: Christine Kocur
2179 Center St
East Aurora, NY 14052

SBL#: 200.00-4-15.1

=====

Abutting Properties: Mailing Address (if different)

SBL: 200.00-4-13
Joseph & June Shimburski
2143 Center St
East Aurora, NY 14052

SBL: 200.00-4-14
Terry White
2171 Center St
East Aurora, NY 14052

SBL: 200.00-4-15.2
Bruce & Benedicta Lehsten
2183 Center St
East Aurora, NY 14052

SBL: 200.00-4-39
Joseph Parlato Jr
V/L Boies Rd
232 Linwood Ave
Buffalo, NY 14209

SBL: 200.00-3-13.1
Joshua & Emily Ulrich
V/L Center St
2251 West Blood Rd
East Aurora, NY 14052



TOWN OF AURORA

300 Gleed Avenue, East Aurora, NY 14052

www.townofaurora.com

ZONING BOARD OF APPEALS

Dear Resident/Property Owner:

The following Notice of Public Hearing appeared in the October 13, 2016 edition of the East Aurora Advertiser. Town Law requires the notice be sent to owners of properties abutting the location where a variance is being requested.

Information regarding this application is available for review during regular business hours, Monday through Friday 8:30 a.m. thru 4:30 p.m., at the Town Clerk's Office or on the town website www.townofaurora.com. Should you wish to express an opinion or concern, you may do so in writing prior to the Zoning Board of Appeals public hearing, or attend the hearing to do so in person.

If you have any questions, please feel free to contact my office at (716) 652-3280 or e-mail townclerk@townofaurora.com

Martha L. Librock
Town Clerk

NOTICE OF PUBLIC HEARING

TAKE NOTICE, THAT, whereas Christine Kocur has presented to the Zoning Board of Appeals of the Town of Aurora, County of Erie and State of New York, an application for a front yard variance for an accessory building (garage) at 2179 Center Street, East Aurora, NY.

A hearing will be held by the Zoning Board of Appeals on such request at 7:00 p.m. on the 20th day of October 2016 in the Town Auditorium (Southside Municipal Center), 300 Gleed Avenue, East Aurora, New York, at which time all persons interested will be heard.

Martha L. Librock
Town Clerk

Christine Kocur

2179 Center St

East Aurora

SBL: 200.00-4-15.1

