



Additional Documents
INCLUDED FOR 12/17/2020
hearing

CASE NO. 1337

DATE OF HEARING 11/19/2020

Town of Aurora Zoning Board of Appeals
300 Glead Avenue, East Aurora, New York 14052

Zoning Board of Appeals Application Form

I. TYPE OF REQUEST

AREA VARIANCE SPECIAL USE PERMIT USE VARIANCE INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name William M. Shanahan + Robin Shanahan
Address 251 Greenwood Dr
City East Aurora State NY ZIP 14052
Phone 802 881 1952 Fax _____ Email Shanahan208@gmail.com
Interest in the property (ex: owner/purchaser/developer) owner

III. PROPERTY OWNER INFORMATION (If different from applicant information.)

Property Owner(s) Name(s) Same
Address _____
City _____ State _____ ZIP _____
Phone _____ Fax _____ Email _____

III. PROPERTY INFORMATION

Property Address 251 Greenwood Dr. East Aurora NY 14052
SBL# 164.11-1-7
Property size in acres .495 Property Frontage in feet 120'00
Zoning District R-1 Surrounding Zoning R-1
Current Use of Property Residential

IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # _____
 Special Use Permit for: _____
 Use Variance for: _____
 Interpretation of _____

Case # 1337
Exhibit # (3)
Date 11/19/20
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PETITIONER'S LETTER OF INTENT

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

A 10' X 12' foot standalone building to be used as storage and workshop. Variance needed because access to backyard is necessary to service septic system.

The structure will be located 20' ft from fence (front) and as close to property line as possible. The building will be wood, metal roof, wood siding, stone base foundation, 5 or 6 windows, and 1 or 2 doors.

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

? →

1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).

Financial Evidence Provided Yes No (financial evidence is required per NYS Town Law)

2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood:

We need access to septic system in backyard. Therefore building needs to be situated in front yard, near side property line.

3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance:

There are other properties in our neighborhood with buildings not located in backyard.

4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: NO

(Attach additional pages if needed)

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ZBA 1337

December 7, 2020

Town of Aurora
Elizabeth Cassidy, Asst Code Enforcement Officer
575 Oakwood Ave.
East Aurora, NY 14052

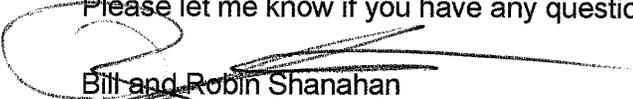
Dear Elizabeth,

The following is the material list for the 12X16 out building that we wish to construct.

2x4 or 2x6 wall studs
Board and Batten siding
Metal roof
Plywood floor
2x8 floor joists
2x6 rafters

I have also included a copy of our survey with the building site drawn. Over the weekend, I emailed photos taken of the site and PDF letters of support from our neighbors.

Please let me know if you have any questions.


Bill and Robin Shanahan
251 Greenwood Dr.
East Aurora, NY 14052

November 28, 2020

Town of Aurora
Elizabeth Cassidy, Asst Code Enforcement Officer
575 Oakwood Ave.
East Aurora, NY 14052

Dear Elizabeth,

I have no problem with the building project proposed by my neighbors, William and Robin Shanahan at 251 Greenwood Ave., East Aurora.

Sincerely,

A handwritten signature in cursive script that reads "Donna Didion". The signature is written in black ink and is positioned below the word "Sincerely,".

Donna Didion
216 Treehaven Dr.
East Aurora, NY 14052

December 2, 2020

Town of Aurora
Elizabeth Cassidy, Asst Code Enforcement Officer
575 Oakwood Ave.
East Aurora, NY 14052

Dear Elizabeth,

I have no problem with the building project proposed by my neighbors, William and Robin Shanahan at 251 Greenwood Ave., East Aurora.
Sincerely,

Mark Fraunfelder
230 Greenwood Dr
East Aurora, NY 14052

A handwritten signature in black ink that reads "Mark E. Fraunfelder". The signature is written in a cursive style with a large, looping 'M' and a long, sweeping underline.

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Shanahan
251 Greenwood

