



Zoning Board of Appeals

AGENDA

July 8, 2020 at 6:00 PM

New Business:

ZBA Log # 2020-ZBA-4

Area variance

51 Evans St. (R-3)

Owner wishes to install a front yard fence around garden beds at a height of 4' where 3' max is required.

ZBA Log # 2020-ZBA-5

Area variance

46 N. Long St. (R-3)

Owner wishes to construct new garage to replace existing garage at a setback of 1', where 2' minimum is required.

ZBA Log # 2020-ZBA-6

Area variance

151 Garrison Rd. (R-2)

Owner wishes to construct a new garage to replace existing garage at a height of 20' where 14' maximum is allowed.

ZBA Log # 2020-ZBA-7

Area variance

33 Brookside Dr. (R-2)

Owner wishes to install a front yard fence around garden beds at a height of 4' where 3' max is required.

If you are unable to attend, please contact the Building Department at 632-7747.

51 Evans St. (R-3)

Items in the file:

1. ZBA application dated May 29, 2020
2. Permit Denial Letter from Code Enforcement Officer
3. Legal Notice, published in the Amherst Bee on July 1, 2020
4. List of and letter to notified neighbors
5. Letter to applicant announcing hearing
6. Agenda

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.com

Application for Zoning Board of Appeals

For Official Use Only

ZBA #: _____ **Zoning:** _____ **Total Fees: \$** _____

**Materials Received by
Building Department**

Verified by _____ Date _____

Denial Letter Written

Verified by _____ Date _____

Referral to Erie County

Verified by _____ Date _____

Legal Notice Published

Verified by _____ Date _____

Notices Sent to Neighbors

Verified by _____ Date _____

Fee Paid to Village Clerk

Verified by _____ Date _____

Fees:

Residential Variance Request **\$100.00**

Commercial Variance Request **\$150.00**

**Mark
Appropriate Fee**

☐☐

To Be Completed By Applicant

Application for:

- ☐ A Variance for the use of a structure or lot ☐ A Special use Permit
- ☒ A Variance from a requirement of the Zoning Code ☐ Other _____

The undersigned, owner of the property located at 51 Evans St. Williamsville
Address

SBL # 69.17-5-50 (_____) in Zoning District R3
Business/Development Name

appeals from the ruling of the Building Inspector not to approve the issuance of a _____

for a height variance as per plans, data, and application heretofore filed and

which are attached and made part of this appeal.

If application is for a Variance, the reason for non-approval is that proposed height exceeds code.

Application for Zoning Board of Appeals (Cont.)

Is a Full SEQR review required?

☐ Yes

☒ No

The undersigned alleges, upon information and belief, that he or she is entitled to relief for the following reasons:

My husband and I are teachers and we often teach remotely. We need space to have an office where we can do this without interruptions. My husband and daughters play classical string instruments and give lessons. They are often conducted remotely also, however we would like to have space where they could give in person lessons to individual students.

Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by granting the variance?

The garage will be built to resemble the other existing older barn type structures in the neighborhood. The doors will be barn style as well as the roof pitch so that the new structure keeps as much of the old style feel as possible.

Can benefits sought by the applicant be achieved by some method other than the variance? Please explain.

We need the additional height for proper acoustics as well as space to properly insulate/soundproof the structure so that there is no negative impact on our neighbors.

Is the requested variance substantial? Please describe.

No

Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Please explain.

The proposed variance will not have an adverse effect on the conditions in the neighborhood because there will be soundproofing and because there are at least other 2 story garage structures in the immediate neighborhood including the four consecutive adjoining properties on Evans St.

Is the alleged difficulty or hardship self-created? Please explain describe.

This is not self created. The current garage is well below the level of the neighbors driveway and the water enters into the garage. The garage roof also needs to be replaced and it makes more sense to build a new structure.

Provide evidence to demonstrate that under the applicable Zoning regulations, the applicant cannot realize a reasonable return from the property in question, provided that the lack of return is established by competent financial evidence.

We will be replacing the deteriorating garage structure in place and this is a significant investment. Adding the second floor allows us to add usable space to our property and the cost is not significantly higher to add the space at the time of construction.

Application for Zoning Board of Appeals (Cont.)

Provide evidence to demonstrate that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.

The four adjacent properties already have barn/garage structures. I don't believe that people will be replacing existing garages due to cost. My garage is old but is also low in relation to neighbors driveway and the drainage issue that caused the damage will be rectified when building the new structure

What is the minimum variance deemed necessary and adequate?

I am requesting a variance to have a mean roof height of 20' feet with the peak height of 24' 8".

Signed: Rimne St. George Date: 5/29/2020
Owner/Lessee
Address: 51 Evans St. Williamsville, NY 14221
Phone: 716-603-6517 Email: rimne.st.george@gmail.com

Signed: _____ Date: _____
Owner/Lessee (If other than above)
Address: _____
Phone: _____ Email: _____

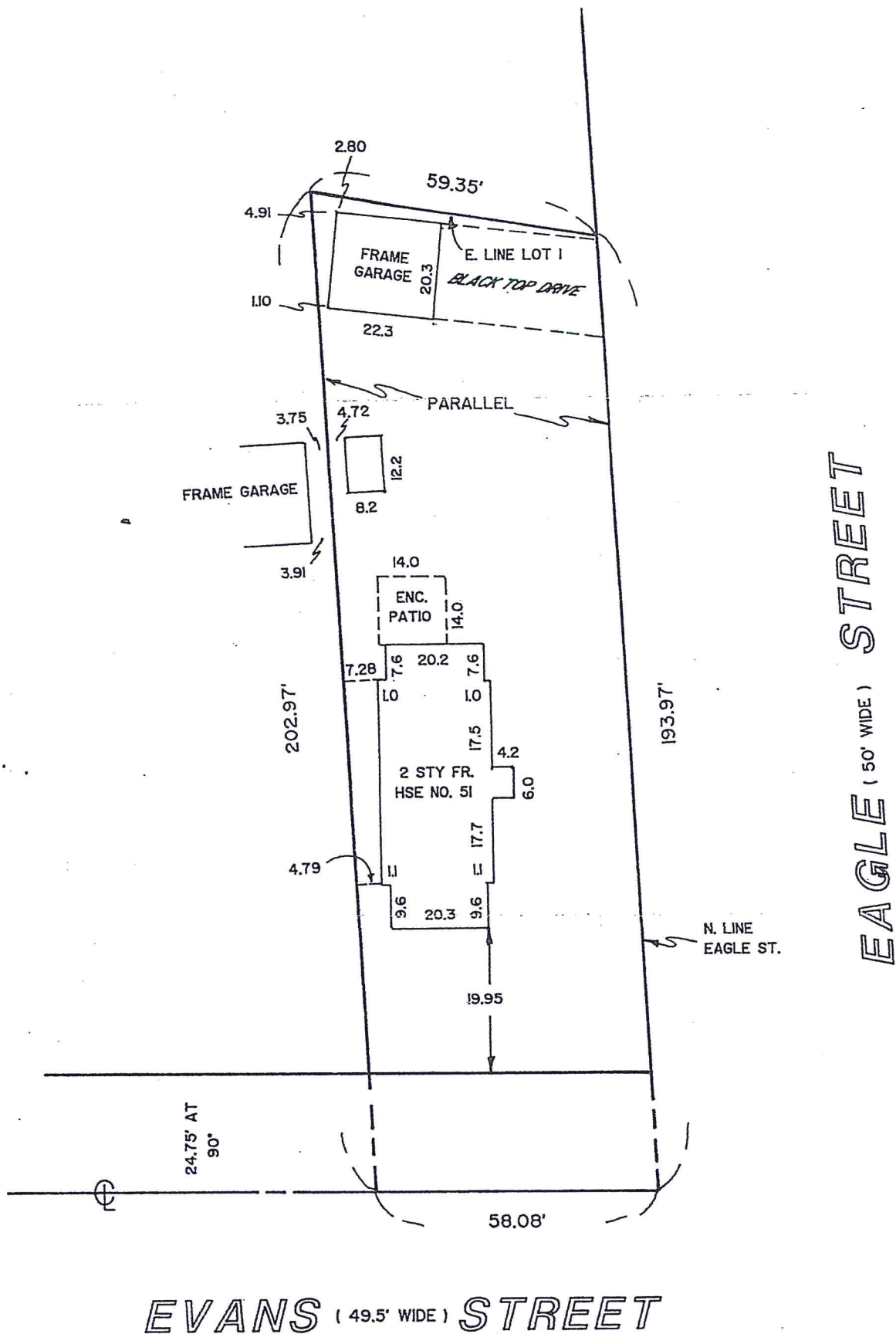
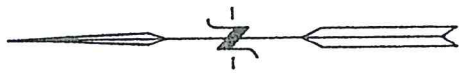
Subscribed to and sworn before me, etc.

I hereby certify that this notice of appeal was received by me by: ☐ mail ☐ personal delivery

on the _____ day of _____, 20____.

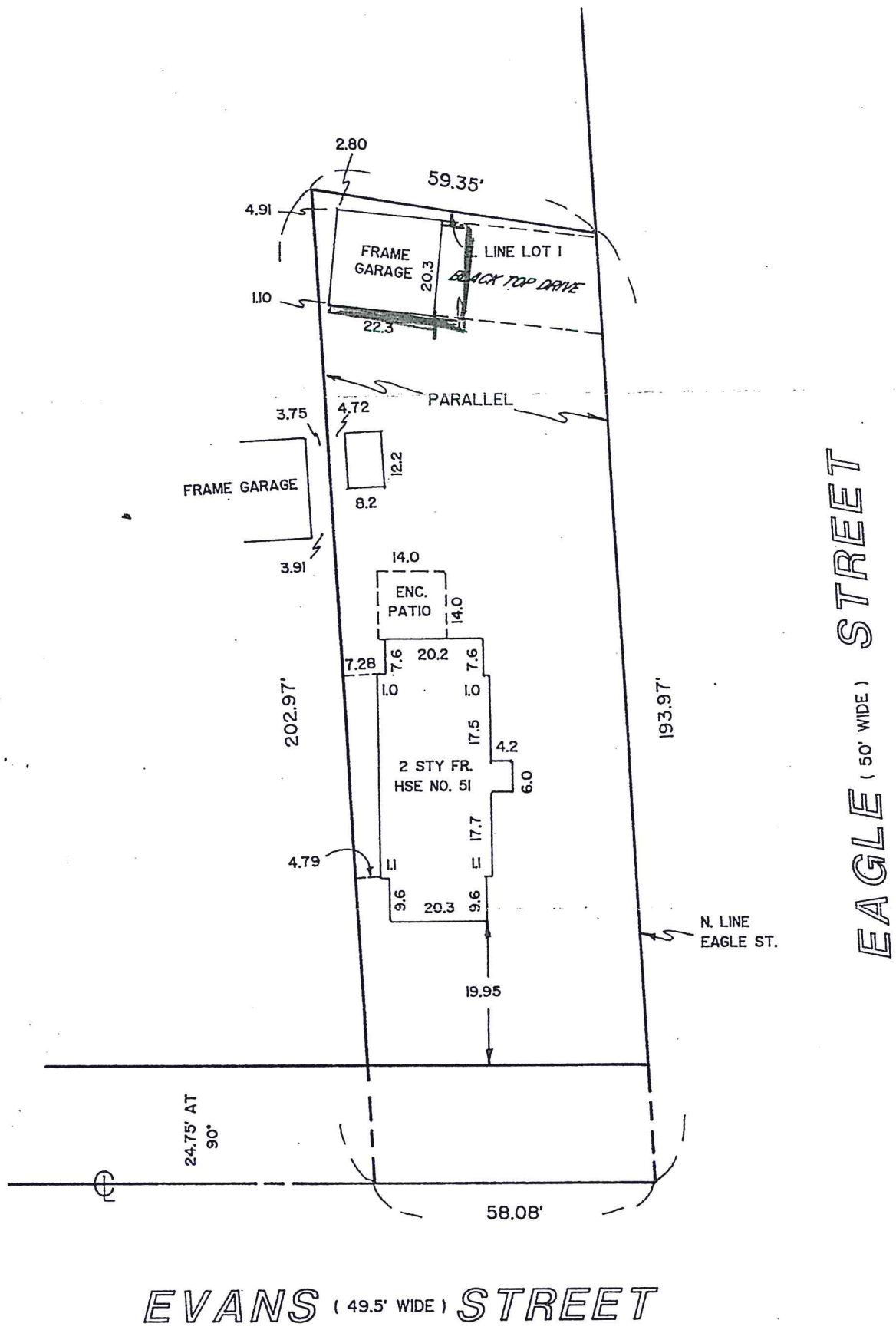
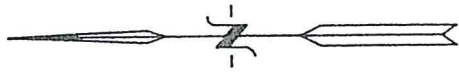
Signed: _____

Building Department Clerk
Village of Williamsville, New York



NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT.
MAP IS NOT VALID AND VOIDS ALL LIABILITY WITH UNAUTHORIZED REPRODUCTION,
ALTERATION AND/OR ADDITION TO THIS SURVEY MAP. IT IS A VIOLATION OF SECTION
7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED
ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT
MAY BE REVEALED BY AN EXAMINATION OF SUCH.



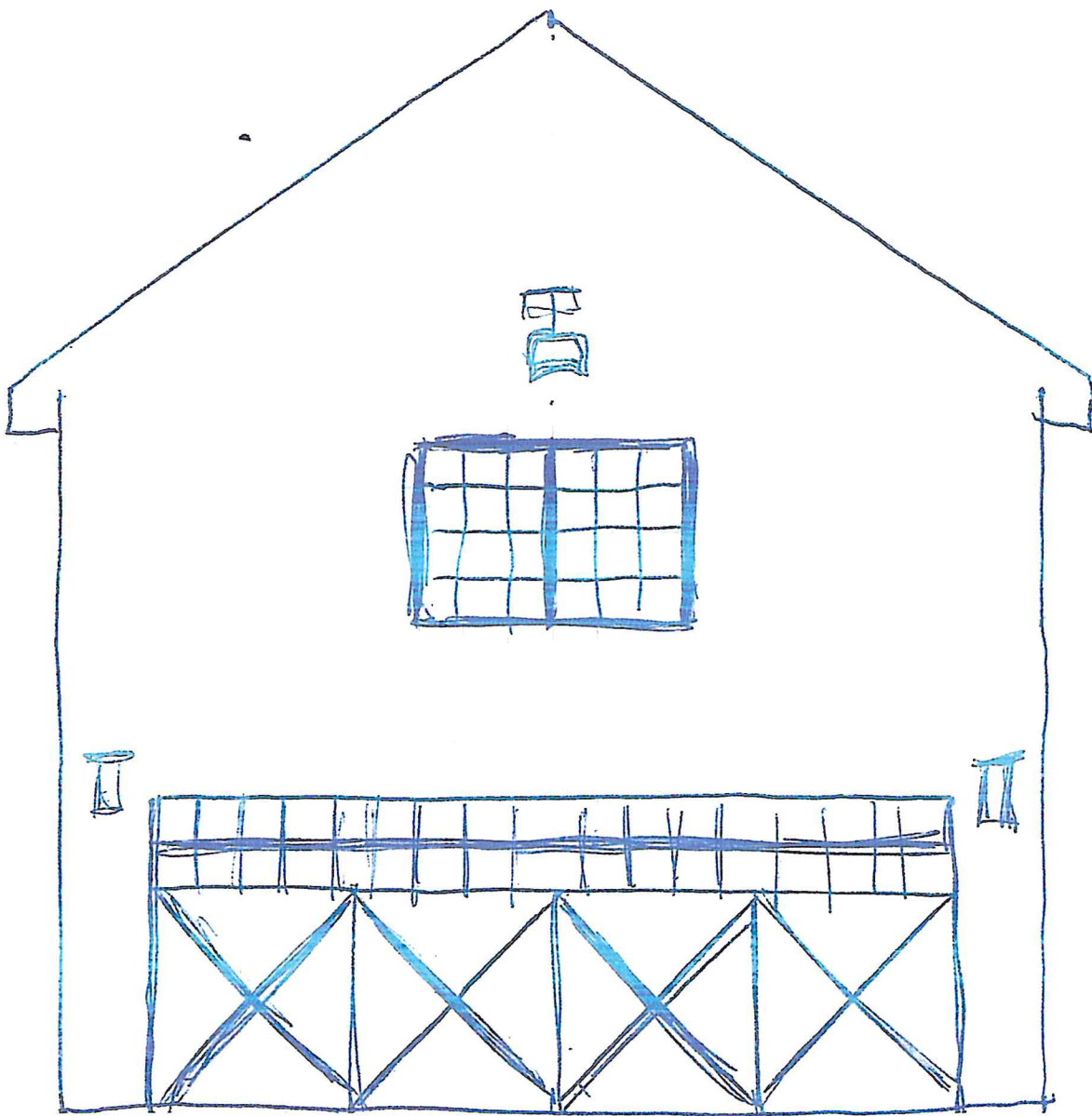
EAGLE STREET
(50' WIDE)

EVANS STREET
(49.5' WIDE)

NOTE: THIS SURVEY MAP IS VALID ONLY FOR THE DATED INTENT.
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51 Evans St



Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewilliamsville.com

Accessory Structure Permit Application

Jobsite Location: 51 Evans St. Williamsville, NY 14221 SBL: 64.17-5-50

Applicant/Contractor:

Name: <u>Ivy Lea Construction Inc.</u>	Phone: <u>716-875-8654</u>
Address: <u>765 Walck Rd. North Tonawanda, NY 14120</u>	E-mail: <u>www.ivyleaconstruction.com</u>
Estimated Cost: <u>30,000, 40,000</u>	License #: <u>164.20</u>

Property Owner:

Name: <u>Rimme St. George</u>	Phone: <u>716-603-6517</u>
Address: <u>51 Evans St. Williamsville, NY 14221</u>	E-mail: <u>rimme.st.george@gmail.com</u>

Requirements prior to issuance of permit:

- | | |
|--|--|
| 1. Survey of property with location of proposed structure accurately indicated* | ☒ Supplied |
| 2. Two (2) Sets of Plans | ☒ Supplied |
| 3. For pre-engineered structures, submit a copy of manufacturer's brochure | ☐ Supplied |
| 4. Proof of Valid Insurance (liability, disability, and workers' compensation or NYS exemption)
(on file) | ☐ Supplied |

Dimensions of Proposed Structure:

Length: 27 feet Width: 22 feet Height: 20 feet Square Footage: 594 feet

Use of Building: Garage w/ second floor room. Not to be used for living space (no plumbing)

Applicant hereby affirms that all work shall be performed in accordance with applicable codes, regulations, and manufacturer's installation instructions and authorizes the Code Enforcement Officer and his deputy or assistants to enter the premises listed herein in any reasonable time to perform all required inspections of the permitted work.

Applicant Signature: Rimme St. George Date: 5/29/2020

For Official Use Only

Received By: _____

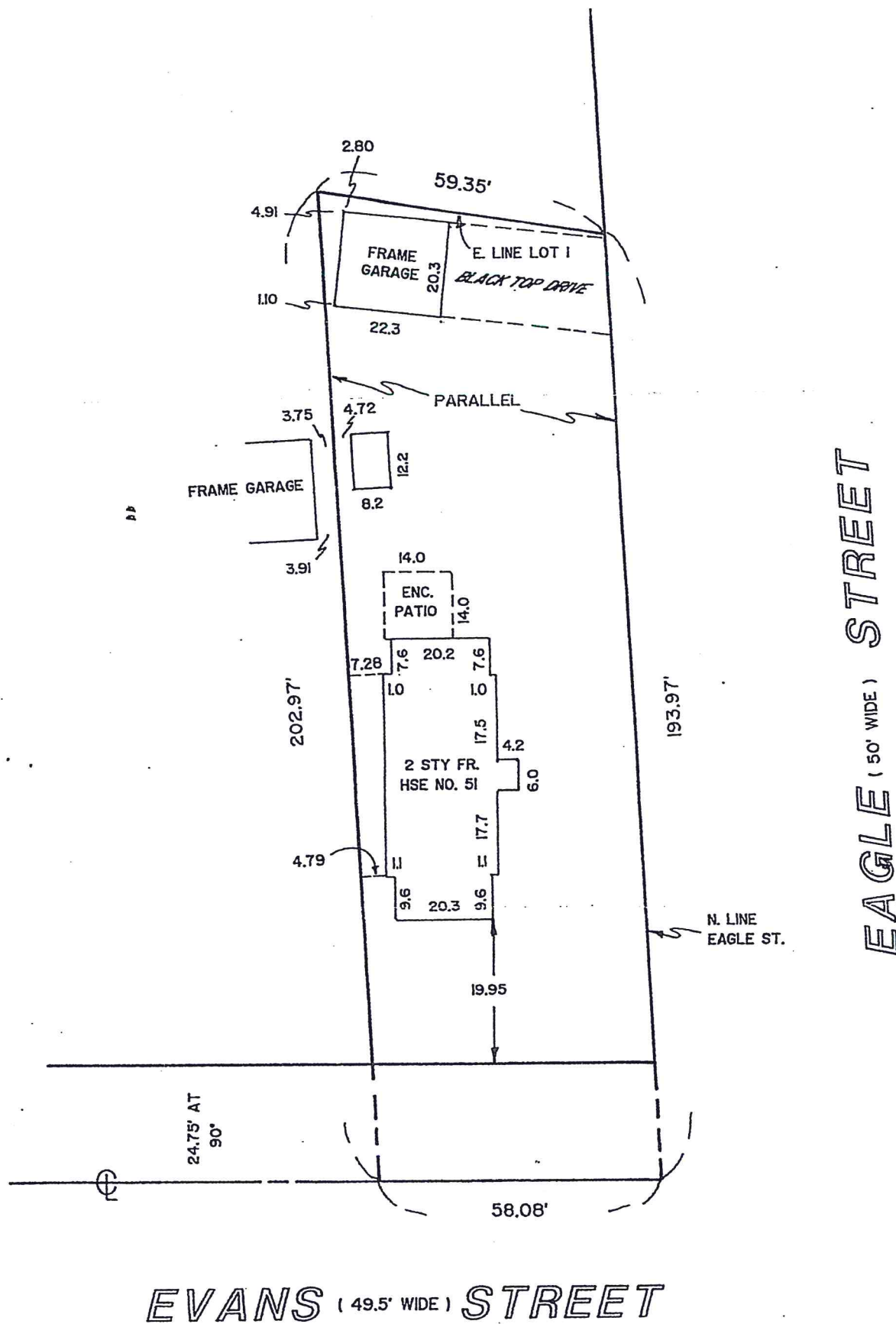
Date Received: _____

Zoning: _____

Permit #: _____

Approved: _____ Denied: _____ Date: _____

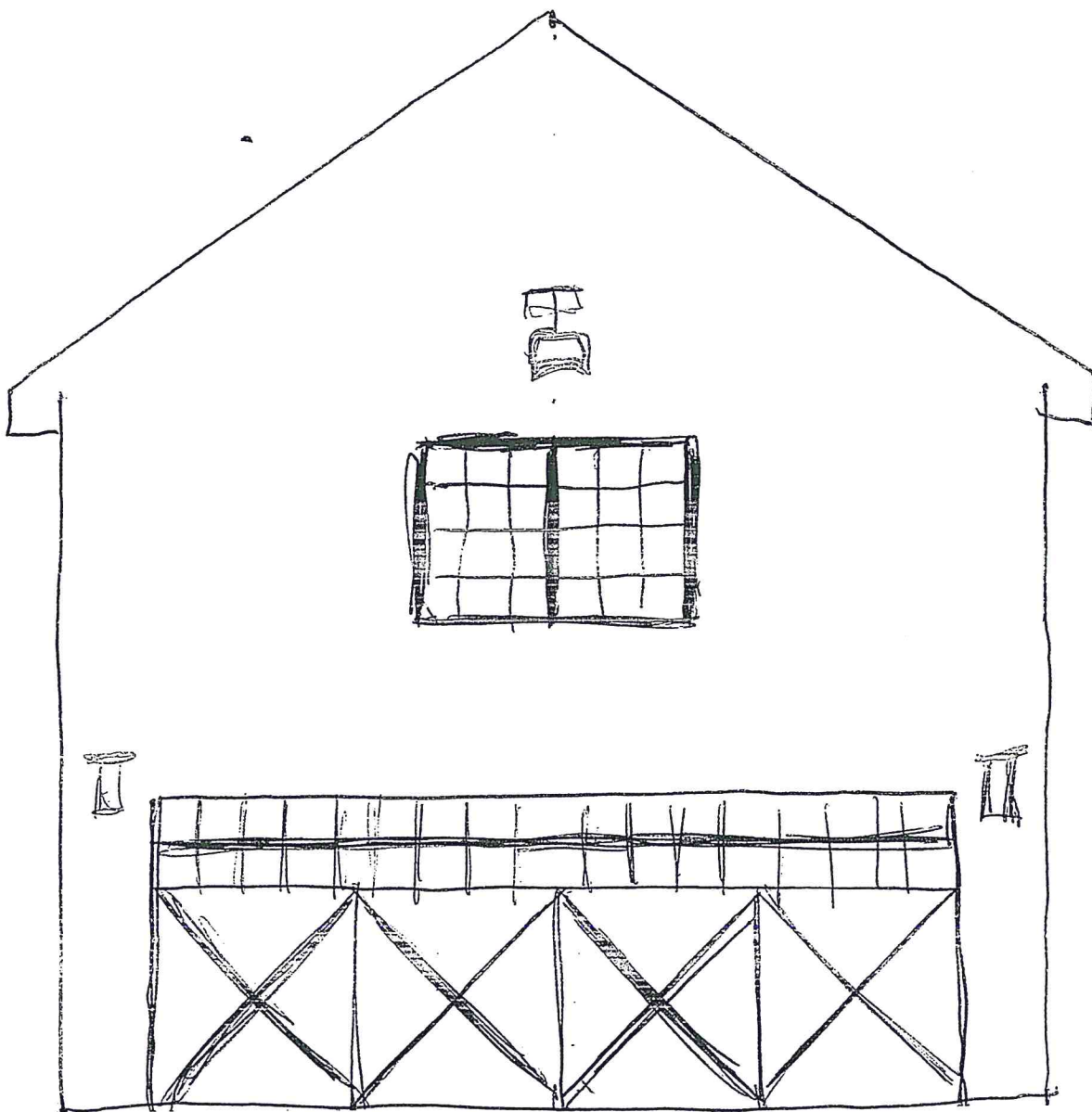
Total Fees: _____ Date Paid: _____



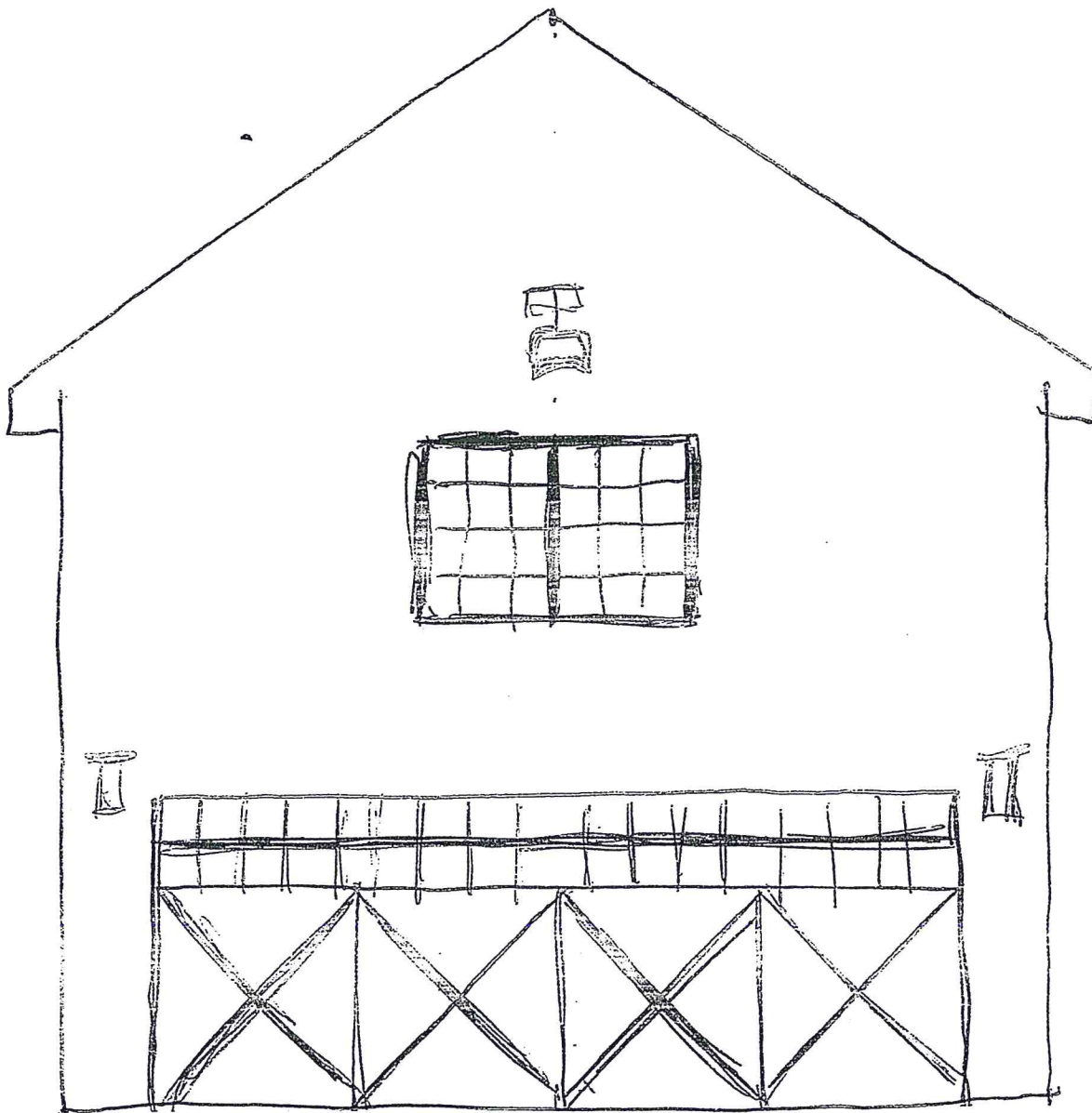
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51 Evans St



51 Evans St.



Village Of Williamsville

Phone: 716-632-4120
Fax: 716-632-6009
www.village.willamsville.ny.us



5565 Main St
Williamsville, NY 14221

Permit Denial

Date 6-4-2020

Re: 51 Evans.

From: Building Department

To whom it may concern:

Your project to construct an Accessory Structure on your property has been found to be in non-compliance with the Village of Williamsville code. Your structure would be considered non-compliant for the following reasons:

1. As per Village of Williamsville Code 112-12C(3)(d) it requires that Accessory Buildings be no higher than 14'. Your proposal would exceed the maximum limit by 6'.

A Variance for the above will be required to proceed with the project.

Please contact the Building Department with any questions you may have regarding this project.

Thank You

Code Enforcement Officer

LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Appeals of the Village of Williamsville in Village Hall, 5565 Main Street, Williamsville, New York on Wednesday, July 8, 2020 at 6:00 PM for the purpose of considering the request of applicant Rimme St. George, owner of 51 Evans St., for relief from code 112-12C(3)(d), which limits the maximum height of an Accessory Structure to 14 Feet. Owner wishes to replace existing Accessory building with a new one at a height of 20 feet.

Said Board of Appeals will at said time and place hear all persons interested in said requested variances from existing Zoning Code.

Tim Masters

Code Enforcement Officer

FOR PUBLICATION IN THE JULY 1, 2020 ISSUE OF THE AMHERST BEE.

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewilliamsville.c

June 4, 2020

Dear Village Resident:

Because you are the owner of property within 150 feet of **51 Evans St. (R-3)**, please be advised of the following Legal Notice, published in the **Amherst Bee on July 1, 2020**:

LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Appeals of the Village of Williamsville on Wednesday, July 8, 2020 at 6:00 PM for the purpose of considering the request of applicant Rimme St. George, owner of 51 Evans St., for relief from code 112-12C(3)(d), which limits the maximum height of an Accessory Structure to 14 Feet. Owner wishes to replace existing Accessory building with a new one at a height of 20 feet.

Said Board of Appeals will at said time and place hear all persons interested in said requested variances from existing Zoning Code.

Tim Masters
Code Enforcement Officer

Should you have any questions regarding the Public Hearing for **88 Reist St.**, scheduled for **Wednesday, July 8, 2020 at 6:00 PM**, please call this office at 632-7747. Office hours are 8 AM to 3 PM, Monday through Friday.

Sincerely,

Tim Masters
Code Enforcement Officer

Village Resident
65 Evans St.
Williamsville NY, 14221

Village Resident
59 Evans St.
Williamsville NY, 14221

Village Resident
57 Evans St.
Williamsville NY, 14221

Village Resident/Applicant
51 Evans St.
Williamsville NY, 14221

Village Resident
41 Evans St.
Williamsville NY 14221

Village Resident
35 Evans St.
Williamsville NY 14221

Village Resident
66 Evans St.
Williamsville NY 14221

Village Resident
120 Eagle St.
Williamsville NY 14221

Village Resident
116 Eagle St.
Williamsville NY 14221

Village Resident
37 Eagle St.
Williamsville NY 14221

Village Resident
141 Eagle St.
Williamsville NY 14221

Village Resident
150 Eagle St.
Williamsville NY 14221

Village Resident
156 Eagle St.
Williamsville NY 14221

Village Resident
151 Eagle St.
Williamsville NY 14221

Village Resident
145 Eagle St.
Williamsville NY 14221

Village Resident
40 Evans St.
Williamsville NY 14221

Village Resident
144 Eagle St.
Williamsville NY 14221

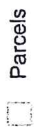
Village Resident
155 Eagle St.
Williamsville NY 14221



Erie County On-Line Mapping Application



Legend



Parcels

Streets and Highways

Interstate

Primary State Road

Secondary State Road

County Road

Local Road

0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,257



Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewilliamsville.com

June 4, 2020

Rimme St. George
51 Evans St.
Williamsville, New York 14221

VILLAGE OF WILLIAMSVILLE ZONING BOARD

Dear Zoning Board Applicant:

Your application is on the agenda of the July 8, 2020 Zoning Board of Appeals Hearing. The hearing will be held at 6:00 PM Via a Zoom online meeting due to the restrictions put in place from the Coronavirus Pandemic. Sign on information for Zoom will be emailed to you at a later date prior to the meeting.

Should you have any questions, please contact the Building Department at 632-7747.

Thank you,

A handwritten signature in black ink, appearing to read "T. Masters".

Tim Masters
Code Enforcement Officer

Enclosures (1)

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.com

VILLAGE OF WILLIAMSVILLE ZONING BOARD

Dear Zoning Board Applicant:

At the Zoning Board Hearing, you will be asked to address the following criteria for the Board. Please be prepared to do so. If you have any questions, please contact this office at 632-7747.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the *area* variance.
2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area/use variance.
3. Whether the requested area/use variance is substantial.
4. Whether the proposed variance will have an adverse effect or impact on the physical and/or environmental conditions in the neighborhood or district.
5. Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area/use variance.

Thank you,

The Building Department

33 Brookside Dr. (R-2)

Items in the file:

1. ZBA application dated March 26, 2020
2. Permit Denial Letter from Code Enforcement Officer
3. Legal Notice, published in the Amherst Bee on July 1, 2020
4. List of and letter to notified neighbors
5. Letter to applicant announcing hearing
6. Agenda

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.com

Application for Zoning Board of Appeals

<u>For Official Use Only</u>	
ZBA #: _____	Zoning: _____ Total Fees: \$ _____
Materials Received by Building Department	Verified by _____ Date _____
Denial Letter Written	Verified by _____ Date _____
Referral to Erie County	Verified by _____ Date _____
Legal Notice Published	Verified by _____ Date _____
Notices Sent to Neighbors	Verified by _____ Date _____
Fee Paid to Village Clerk	Verified by _____ Date _____
<u>Fees:</u>	
Residential Variance Request	\$100.00
Commercial Variance Request	\$150.00
	Mark Appropriate Fee ☒ ☐

2020 MAR 26 AM 9:42
RECEIVED

To Be Completed By Applicant

Application for:

- ☐ A Variance for the use of a structure or lot
☒ A Variance from a requirement of the Zoning Code
☐ A Special use Permit
☐ Other _____

The undersigned, owner of the property located at 33 Brookside Drive, Wmsvl. 14221
Address

SBL # _____ (_____) in Zoning District _____
Business/Development Name

appeals from the ruling of the Building Inspector not to approve the issuance of a _____

for a _____ as per plans, data, and application heretofore filed and

which are attached and made part of this appeal.

If application is for a Variance, the reason for non-approval is that the fence is higher than
3 feet, to be 4 feet and black chain link around 2
small foundation gardens next to Brick home. (Front Garden)

Application for Zoning Board of Appeals (Cont.)

Provide evidence to demonstrate that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.

Upon information and belief, it only applies to homes along Ellicott Creek and in immediate proximity thereto.

Other Comments:

What is the minimum variance deemed necessary and adequate?

4 feet - as explained on previous page

Signed: *Vicki J. Hayes* Date: *3-24-2020*
Owner/Lessee
Address: *33 Brookside Drive, Wm. I. 14221*
Phone: *716 (308-8200)* Email: *~~VJH~~ vjh@jmicahelhayes.com*

Signed: _____ Date: _____
Owner/Lessee (If other than above)
Address: _____
Phone: _____ Email: _____

Subscribed to and sworn before me, etc.

I hereby certify that this notice of appeal was received by me by: ☐ mail ☐ personal delivery

on the _____ day of _____, 20____.

Signed: _____

Building Department Clerk
Village of Williamsville, New York

Application for Zoning Board of Appeals (Cont.)

Is a Full SEQR review required?

☐ Yes

☒ No

The undersigned alleges, upon information and belief, that he or she is entitled to relief for the following reasons:

Fence Needs to be at least 4' high, because any lower will allow deer to lean into garden to browse. Because it is close to foundation - 5' away & because they have poor depth perception, they are unlikely to jump it. Black Chain Quince is the most attractive and pet through - not very visible from street. Our property is set back - so not too visible.

Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by granting the variance?

Not in the least. It will improve visuals + gardens & I have lovely gardens that have been destroyed by 9-12 deer visiting our property several x's a day.

Can benefits sought by the applicant be achieved by some method other than the variance? Please explain.

No, I have tried repellents & numerous types of plants over last 8-10 yrs. Problem gets worse every year! I was on deer management Committee for several years in past. I also am an Erie County Master Gardener & have a degree in horticulture.

Is the requested variance substantial? Please describe.

No - essentially inconsequential.

It is minor - foundation gardens are smaller & near house.

Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Please explain.

No - It will improve landscape quality.

Is the alleged difficulty or hardship self-created? Please explain describe.

No - Due to deer proliferation + excess population. Many others in the Village have the same issues. The deer also carry ticks, diseases & excrement is excessive.

Provide evidence to demonstrate that under the applicable Zoning regulations, the applicant cannot realize a reasonable return from the property in question, provided that the lack of return is established by competent financial evidence.

N/A

Village Of Williamsville

Phone: 716-632-4120
Fax: 716-632-6009
www.village.williamsville.ny.us



5565 Main St
Williamsville, NY 14221

Permit Denial

Date 6-4-2020

Re: 33 Brookside Dr.

From: Building Department

To whom it may concern:

You applied for a permit to install two fencing sections in your front yard to protect garden areas from Deer. The proposed height of the fencing does not comply with the Village of Williamsville Code:

1. As per Village of Williamsville Code 25-4A(3)(c) it requires that fencing installed in a front yard be no higher than 3' tall.

A Variance for the above will be required to proceed with the project.

Please contact the Building Department with any questions you may have regarding this project.

Thank You

Code Enforcement Officer

LEGAL NOTICE

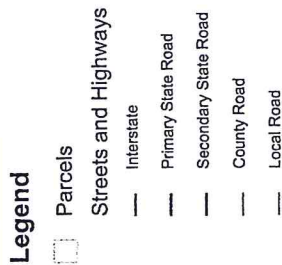
PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Appeals of the Village of Williamsville in Village Hall, 5565 Main Street, Williamsville, New York on Wednesday, July 8, 2020 at 6:00 PM for the purpose of considering the request of applicant Vicky Hayes, owner of 33 Brookside Dr., for relief from code 25-4A(3)(c), which limits the maximum height of a fence in the front yard to 3 ft. in height. Owner wishes to install two fencing sections to surround gardens by the house at a height of 4 Ft.

Said Board of Appeals will at said time and place hear all persons interested in said requested variances from existing Zoning Code.

Tim Masters

Code Enforcement Officer

FOR PUBLICATION IN THE July 1, 2020 ISSUE OF THE AMHERST BEE.



WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 2,257



Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.c

June 29, 2020

Dear Village Resident:

Because you are the owner of property within 150 feet of **33 Brookside Dr. (R-2)**, please be advised of the following Legal Notice, published in the **Amherst Bee on July 1, 2020**:

LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Appeals of the Village of Williamsville on Wednesday, July 8, 2020 at 6:00 PM for the purpose of considering the request of applicant Vicky Hayes, owner of 33 Brookside Dr., for relief from code 25-4A(3)(c), which limits the maximum height of a fence in the front yard to 3 ft. in height. Owner wishes to install two fencing sections to surround gardens by the house at a height of 4 Ft.

Said Board of Appeals will at said time and place hear all persons interested in said requested variances from existing Zoning Code.

Tim Masters
Code Enforcement Officer

Should you have any questions regarding the Public Hearing for **33 Brookside Dr.**, scheduled for **Wednesday, July 8, 2020 at 6:00 PM** via Zoom, please call this office at 632-7747. Office hours are 8 AM to 3 PM, Monday through Friday.

Sincerely,

A handwritten signature in black ink, appearing to be "Tim Masters", written over a horizontal line.

Tim Masters
Code Enforcement Officer

Village Resident
237 Monroe Dr.
Williamsville NY, 14221

Village Resident
30 Brookside Dr.
Williamsville NY, 14221

Village Resident
22 Brookside Dr.
Williamsville NY, 14221

Village Resident
18 Brookside Dr.
Williamsville NY, 14221

Village Resident
23 Brookside Dr.
Williamsville NY 14221

Village Resident
43 Brookside Dr.
Williamsville NY 14221

Village Resident
57 Brookside Dr.
Williamsville NY 14221

Village Resident
61 Brookside Dr.
Williamsville NY 14221

Village Resident/ Applicant
33 Brookside Dr.
Williamsville NY 14221

Village Of Williamsville

Building Department

5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747

Fax: 716-626-4964

www.walkablewillamsville.com

June 29, 2020

Vicky Hayes
33 Brookside Dr.
Williamsville, New York 14221

VILLAGE OF WILLIAMSVILLE ZONING BOARD

Dear Zoning Board Applicant:

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Thank you,

Tim Masters
Code Enforcement Officer

Enclosures (1)

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



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Fax: 716-626-4964
www.walkablewillamsville.com

VILLAGE OF WILLIAMSVILLE ZONING BOARD

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2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area/use variance.
3. Whether the requested area/use variance is substantial.
4. Whether the proposed variance will have an adverse effect or impact on the physical and/or environmental conditions in the neighborhood or district.
5. Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area/use variance.

Thank you,

The Building Department

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.com

Front-side yard gardens

Fence Permit Application

Project Address: 33 Brookside Drive, Wmsvl. 14221 SBL: _____

Applicant/Contractor: Sadler Fence & Staining LLC

Name: <u>Colin Sadler</u>	Phone: <u>(716) 696-0920</u>
Address: <u>128 EAST Felton Street, N.Y. 14120</u>	E-mail: <u>sadlerfence@aol.com</u>
Estimated Cost: <u>2,075.00</u>	License #: _____

Property Owner:

Name: <u>J. Michael & Vicky J. Hayes</u>	Phone: <u>716-308-8200</u>
Address: <u>33 Brookside Dr. Wmsvl. 14221</u>	E-mail: <u>vjh@jmmichaelhayes.com</u>

Requirements prior to issuance of permit:

1. Survey of Property Indicating Location of Proposed Fence: ☒ Supplied
2. Proof of Valid Insurance (Liability, Disability, and Workers Comp or NYS Exemption): ☐ Supplied

Fence Location: ☒ Front Yard ☒ Side Yard ☐ Rear Yard

Fence Use: ☒ Decorative / Protective ☐ Privacy ☐ Retaining Wall ☐ Pool

Fence Style: ☒ Solid ☐ Picket ☐ Split Rail ☐ Ornamental ☒ Chain Link (Black)

Fence Material: ☐ Wood ☐ Vinyl ☐ Brick/Stone ☐ Wrought Iron ☒ Steel

Fence Height: 4 feet Date Work Will Begin: upon approval from Village Completion Date: _____

Applicant hereby affirms that all work shall be performed in accordance with applicable codes, regulations, and manufacturer's installation instructions and authorizes the Code Enforcement Officer and his deputy or assistants to enter the premises listed herein in any reasonable time to perform all required inspections of the permitted work.

Applicant Signature: Vicky J. Hayes Date: 3-22-2020

For Official Use Only

Received By: _____

Date Received: _____

Zoning: _____

Permit #: _____

Approved: _____ Denied: _____ Date: _____

Total Fees: _____ Date Paid: _____

ing Member
East Felton Street
1 Tonawanda, NY 14120
e: Vicky Hayes
3-20-2020
e: 308-8200

☐ Estimate/Quote ☐ Final Contract

Address: 33 Brookside Dr

Cross Streets:

Email: sadlerfence@gmail.com
Web: www.sadlerfence.com

City: Williamsville

Zip: County:

Fence Installation:

New ☐ Repair ☐ Wood ☐ Vinyl ☐ Chain Link ☐ Staining ☐ Other ☐

Underground: exp.

age:
ght:
erial:
or
/Cap Style:
Height:
et Style:
el Style:
id or Spaced—Picket Spacing:
ls In/Out:
e of nails:
ision wire:
re-drilling:
es:
rdware:
ol Code?:
n Level or To Grade:
erage height off of ground:
x. height off of ground:
cation for dirt:
read under?:
structions:
ar Down:
ul Away:
rvey:
rmit:
stall Date:
ustomer To Do list:
pecial Instructions:

Job Description

6 foot high
black
chain link →
backyard

\$1582

33 Brookside

4' gate

6.5

8.5

1-21

3' gate

15

5

9.5

7

2.5

12

7.5

GARDEN

Picket Fence

Together \$3657
Back only \$1897

4' high
black chain link
front yard

\$2075

Staining:
Type:
Color:

Total:

Deposit:

Balance Due on
Completion:

Terms and Conditions are found on the back of this document. Please read and understand this entire document before signing below. A signature below signifies legally-binding contract. Please Pay foreman upon job completion. If payment is not made within 30 days of job completion, a 1.5% per month (18% per year) interest rate will apply to remaining balance.

Wrt/Spoils remain on site. We will spread dirt piles along fence free of charge (this may require landscaping after installation to return as to current conditions). We can move the piles to another place in yard for a charge of \$5.00 per post hole.

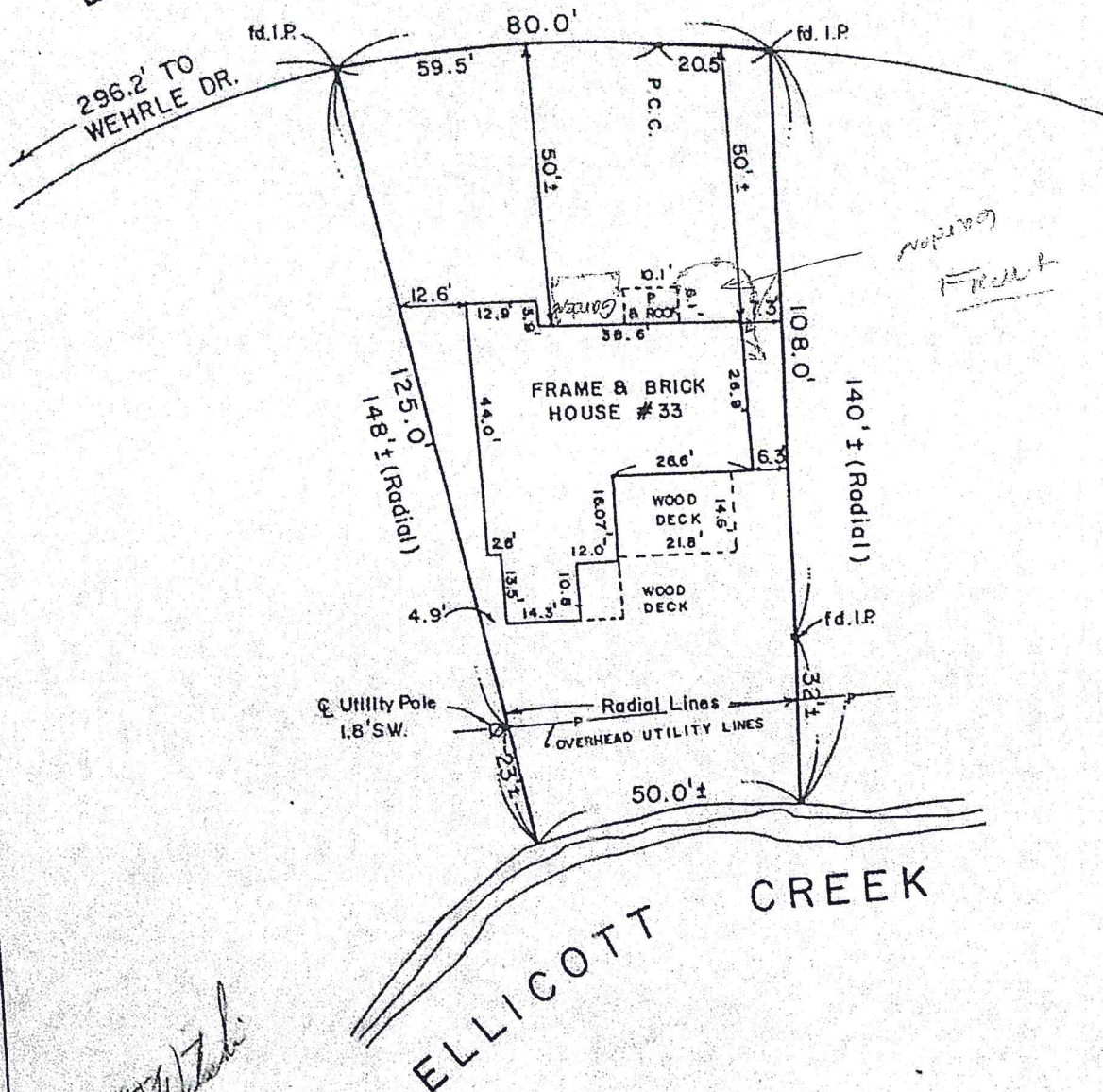
Owner: Date:

Sold by: Date:

Accepted by Sadler Fence and Staining LLC: Date:

cash and checks are accepted. Credit Cards are not accepted at this time. Please make checks payable to Sadler Fence and Staining LLC.

BROOKSIDE (60' WIDE) DRIVE (FORMERLY MEADOWBROOK DR.)



VILLAGE OF WILLIAMSVILLE

SURVEY OF 33 BROOKSIDE DRIVE				RESURVEYED	
TOWN OF AMHERST				ERIE CO., N.Y.	
PART OF LOT 9				T. 11	R. 7
SUB LOT: Part of S.L. 71 & More					
MAP COVER 1171 & 1457				Block "B"	
SCALE 1" = 30' FT		DATE APR. 3, 1993		LIBER	PAGE
JOB NO 93-134		F.B.		DESCRIP	

KENNETH D. WITSCHI
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 649941

37 JEFFREY DRIVE, AMHERST, NEW YORK 14224
PHONE (716) 831-2888

151 Garrison Rd. (R-2)

Items in the file:

1. ZBA application dated June 1, 2020
2. Permit Denial Letter from Code Enforcement Officer
3. Legal Notice, published in the Amherst Bee on July 1, 2020
4. List of and letter to notified neighbors
5. Letter to applicant announcing hearing
6. Agenda

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.com

Application for Zoning Board of Appeals

For Official Use Only

ZBA #: _____ **Zoning:** _____ **Total Fees: \$** _____

**Materials Received by
Building Department**

Verified by _____ Date _____

Denial Letter Written

Verified by _____ Date _____

Referral to Erie County

Verified by _____ Date _____

Legal Notice Published

Verified by _____ Date _____

Notices Sent to Neighbors

Verified by _____ Date _____

Fee Paid to Village Clerk

Verified by _____ Date _____

Fees:

Residential Variance Request **\$100.00**

Commercial Variance Request **\$150.00**

Mark
Appropriate Fee



To Be Completed By Applicant

Application for:

- | | |
|--|---|
| ☐ A Variance for the use of a structure or lot | ☐ A Special use Permit |
| ☒ A Variance from a requirement of the Zoning Code | ☐ Other _____ |

The undersigned, owner of the property located at 151 Garrison Rd, Williamsville NY 14221,
Address

SBL # _____, (_____) in Zoning District _____,
Business/Development Name

appeals from the ruling of the Building Inspector not to approve the issuance of a work permit

for a turnaround driveway as per plans, data, and application heretofore filed and

which are attached and made part of this appeal.

If application is for a Variance, the reason for non-approval is that this driveway will take up more than 20% greenspace in front yard

of property.

Application for Zoning Board of Appeals (Cont.)

Is a Full SEQR review required?

☐ Yes

☐ No

The undersigned alleges, upon information and belief, that he or she is entitled to relief for the following reasons:

- The safety of our family and neighborhood pedestrians.
- Allow homeowners to safely pull out onto Garrison Rd rather than backing out into traffic that is often traveling above the speed limit. Increasing safety and reducing blind spots/limited visibility.
- Property already has two existing separate driveways; this would allow for connection and uniformity to the property.

Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by granting the variance?

- No. Property 247 Garrison Rd. Williamsville NY 14221, owned by the Albertsons' & recently remodeled by Dave Sutton has the same driveway, taking up more than the coded 20% front yard greenspace and it significantly has enhanced the property and continues to be a positive conversation in our neighborhood.

Can benefits sought by the applicant be achieved by some method other than the variance? Please explain.

- No.

Is the requested variance substantial? Please describe.

- No. The driveway will measure 28x10 and the width is significantly less than code max. Additionally, the work will be completed within 3 days with a crew of less than 5 men.

Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Please explain.

- Other than having less grass, no.

Is the alleged difficulty or hardship self-created? Please explain describe.

- Yes, as we are looking to improve the property and safety of our family and neighborhood, and it goes against the code of taking up more than 20% greenspace in the front of the property.

Provide evidence to demonstrate that under the applicable Zoning regulations, the applicant cannot realize a reasonable return from the property in question, provided that the lack of return is established by competent financial evidence.

Application for Zoning Board of Appeals (Cont.)

Provide evidence to demonstrate that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.

- Per the contract and survey attached to this form, this hardship only applies to the residential property of 151 Garrison Rd. Williamsville NY
-

14221.

Other Comments:

- There are many other properties on Garrison and throughout the village with the same driveway that have proven to be successful and
-

beneficial.

What is the minimum variance deemed necessary and adequate?

- For the Board to approve the install of our turnaround 28x10 concrete driveway.
-

Signed: Jessica M. Parry Date: 6/1/2020
Owner/Lessee

Address: 151 Garrison Rd. Williamsville, NY 14221

Phone: 716-903-1806 Email: Cantjm831@gmail.com

Signed: Justin R. Parry Date: 6/1/2020
Owner/Lessee (If other than above)

Address: 151 Garrison Rd. Williamsville, NY 14221

Phone: 716-310-8117 Email: juter99@aol.com

Subscribed to and sworn before me, etc.

I hereby certify that this notice of appeal was received by me by: ☐ mail ☐ personal delivery

on the _____ day of _____, 20____.

Signed: _____

Building Department Clerk

Village of Williamsville, New York

JMK Construction WNY LLC
440 Northwood Drive
Tonawanda, NY 14223
(716) 908-4830

JMKConstructionWNYLLC.com

CONCRETE

Shop

Contractors Invoice

WORK PERFORMED AT:

Name: Jessica Parry

Phone: 703 1806

Email:

151 garrison rd
williamsville

Date: 4/3/2020

Referred by:

Job Description: bigger pad / ext

DESCRIPTION OF WORK PERFORMED:

of 4604

12 X 9

108

388

28 X 10

280

\$3000 sign by
4-10-2020

fence

12 X 9

1.5

door

gate

Front of house

turn around
created because
busy main
ROAD

cut
joint

wall
slaps

create
turn around

28 X 10

drap

current

RECEIVED
JMK CONSTRUCTION WNY
2020 JUN 1 PM 3:56
WILLIAMSVILLE

Price good for 30 days

TOTAL COST: 3000

Contractor:

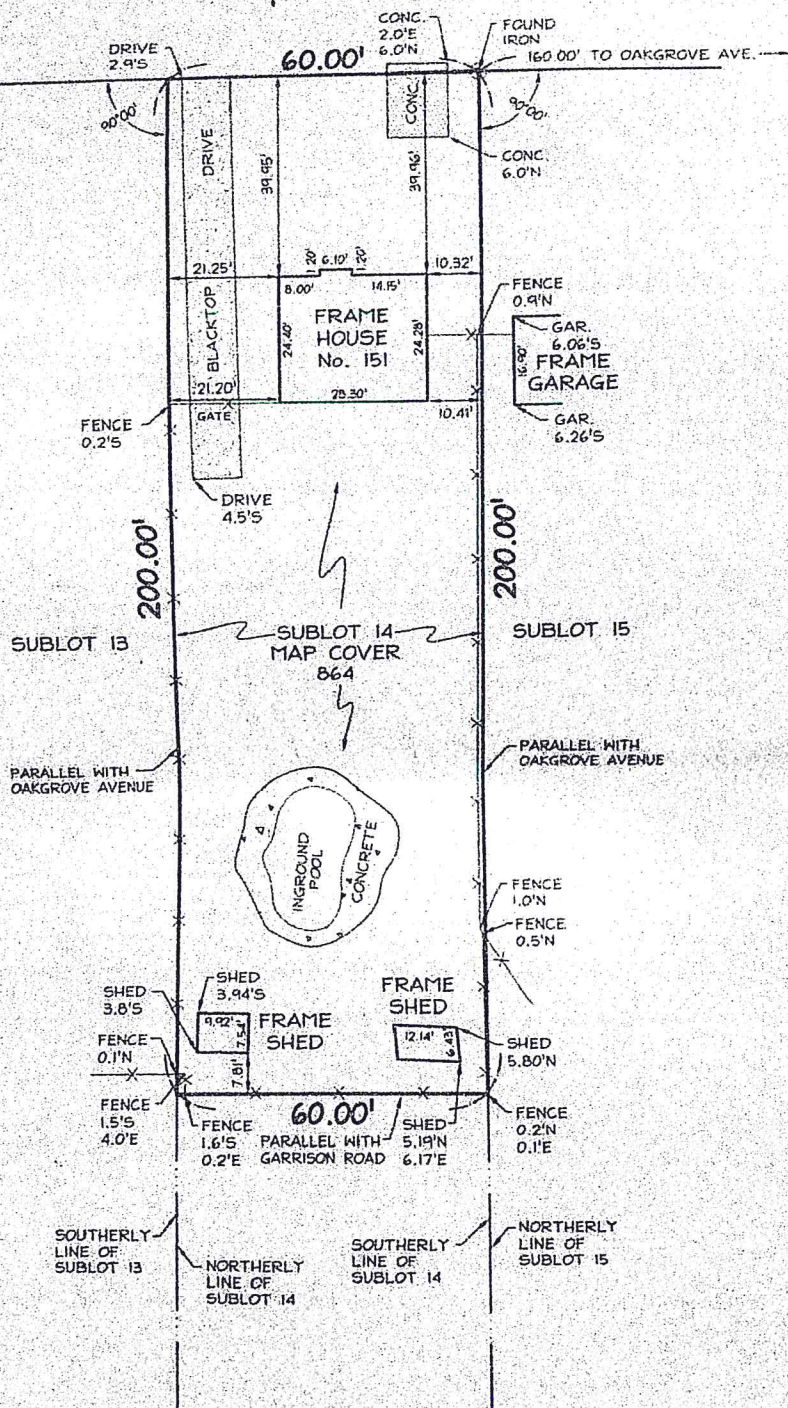
DEPOSIT: 500

Client:

BALANCE DUE: 2500



GARRISON (66' WIDE) ROAD (FORMERLY GARRISON STREET)

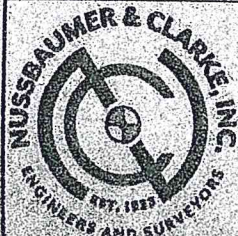


NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

3556 Lake Shore Road, Suite 500, Buffalo, NY 14219
p (716) 827-8000 f (716) 270-6091 www.nussclarke.com

This survey was prepared without the benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of such.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY
151 GARRISON ROAD
Part of Lot 1, Township 12, Range 7
Holland Land Company's Survey
Village of Williamsville, Town of Amherst
County of Erie, State of New York

Signature
ARCHER H. CONN, P.L.S.

Date of Survey: 06/28/2019

Scale: 1" = 30' Project No.: 1932-0903

Village Of Williamsville

Phone: 716-632-4120
Fax: 716-632-6009
www.village.williamsville.ny.us



5565 Main St
Williamsville, NY 14221

Permit Denial

Date 6-4-2020

Re: 151 Garrison Rd..

From: Building Department

To whom it may concern:

You requested permission for a driveway extension at your above listed property. While no permit is required for a driveway alteration, your request does not meet the code requirements of the Village of Williamsville. Your new proposal is non-compliant for the following reasons:

1. As per Village of Williamsville Code 112-21 B(5) it requires that driveways be no wider than 18' at the road and within the front yard of a property. Your new proposal of a driveway extension and turnaround would create a non-conforming use on your property.

A Variance for the above will be required to proceed with the project.

Please contact the Building Department with any questions you may have regarding this project.

Thank You

Code Enforcement Officer

LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Appeals of the Village of Williamsville in Village Hall, 5565 Main Street, Williamsville, New York on Wednesday, July 8, 2020 at 6:00 PM for the purpose of considering the request of applicant Jessica Parry, owner of 151 Garrison Rd., for relief from code 112-21B(5), which limits the maximum width of a driveway to 18 feet and a maximum coverage of 25%. Owner wishes to extend driveway and also add new curb cut where only one is allowed per property

Said Board of Appeals will at said time and place hear all persons interested in said requested variances from existing Zoning Code.

Tim Masters

Code Enforcement Officer

FOR PUBLICATION IN THE JULY 1, 2020 ISSUE OF THE AMHERST BEE.

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.c

June 29, 2020

Dear Village Resident:

Because you are the owner of property within 150 feet 151 Garrison Rd. (R-2), please be advised of the following Legal Notice, published in the Amherst Bee on July 1, 2020:

LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Appeals of the Village of Williamsville on Wednesday, July 8, 2020 at 6:00 PM for the purpose of considering the request of applicant Jessica Parry, owner of 151 Garrison Rd., for relief from code 112-21B(5), which limits the maximum width of a driveway to 18 feet and a maximum coverage of 25%. Owner wishes to extend driveway and also add new curb cut where only one is allowed per property
Said Board of Appeals will at said time and place hear all persons interested in said requested variances from existing Zoning Code.

Tim Masters
Code Enforcement Officer

Should you have any questions regarding the Public Hearing for 151 Garrison Rd., scheduled for Wednesday, July 8, 2020 at 6:00 PM Via Zoom, please call this office at 632-7747. Office hours are 8 AM to 3 PM, Monday through Friday.

Sincerely,

Tim Masters
Code Enforcement Officer

Village Resident
127 Garrison Rd.
Williamsville NY, 14221

Village Resident
141 Garrison Rd.
Williamsville NY, 14221

Village Resident/Applicant
151 Garrison Rd.
Williamsville NY, 14221

Village Resident
136 Garrison Rd.
Williamsville NY, 14221

Village Resident
142 Garrison Rd.
Williamsville NY 14221

Village Resident
148 Garrison Rd.
Williamsville NY 14221

Village Resident
156 Garrison Rd.
Williamsville NY 14221

Village Resident
160 Garrison Rd.
Williamsville NY 14221

Village Resident
250 Oakgrove Dr.
Williamsville NY 14221

Village Resident
242 Oakgrove Dr.
Williamsville NY 14221

Village Resident
236 Oakgrove Dr.
Williamsville NY 14221

Village Resident
230 Oakgrove Dr.
Williamsville NY 14221

Village Resident
144 S. Ellicott St.
Williamsville NY 14221

Village Resident
138 S. Ellicott St.
Williamsville NY 14221

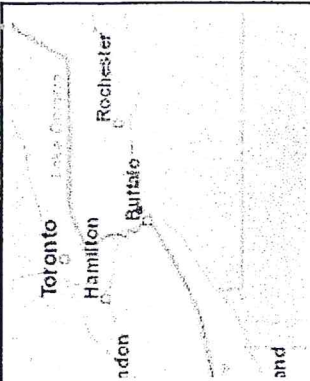
Village Resident
132 S. Ellicott St.
Williamsville NY 14221

Village Resident
126 S. Ellicott St.
Williamsville NY 14221

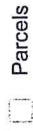
Village Resident
120 S. Ellicott St.
Williamsville NY 14221



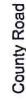
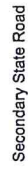
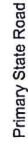
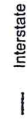
Erie County On-Line Mapping Application



Legend



Streets and Highways



0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 1,128



Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewilliamsville.com

June 29, 2020

Jessica Parry
151 Garrison Rd..
Williamsville, New York 14221

VILLAGE OF WILLIAMSVILLE ZONING BOARD

Dear Zoning Board Applicant:

Your application is on the agenda of the July 8, 2020 Zoning Board of Appeals Hearing. The hearing will be held at 6:00 PM Via a Zoom online meeting due to the restrictions put in place from the Coronavirus Pandemic. Sign on information for Zoom will be emailed to you at a later date prior to the meeting.

Should you have any questions, please contact the Building Department at 632-7747.

Thank you,

A handwritten signature in black ink, appearing to read "Tim Masters", written in a cursive style.

Tim Masters
Code Enforcement Officer

Enclosures (1)

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewilliamsville.com

VILLAGE OF WILLIAMSVILLE ZONING BOARD

Dear Zoning Board Applicant:

At the Zoning Board Hearing, you will be asked to address the following criteria for the Board. Please be prepared to do so. If you have any questions, please contact this office at 632-7747.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the *area* variance.
2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area/use variance.
3. Whether the requested area/use variance is substantial.
4. Whether the proposed variance will have an adverse effect or impact on the physical and/or environmental conditions in the neighborhood or district.
5. Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area/use variance.

Thank you,

The Building Department

46 N Long St. (R-3)

Items in the file:

1. ZBA application dated June 2, 2020
2. Permit Denial Letter from Code Enforcement Officer
3. Legal Notice, published in the Amherst Bee on July 1, 2020
4. List of and letter to notified neighbors
5. Letter to applicant announcing hearing
6. Agenda

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7727
Fax: 716-626-4964
www.walkablewilliamsville.com

2020 JUN 24 PM 3:03
RECEIVED
VILLAGE OF WILLIAMSVILLE

Application for Zoning Board of Appeals

For Official Use Only

ZBA #: _____ Zoning: _____ Total Fees: \$ _____

Materials Received by
Building Department

Verified by _____ Date _____

Denial Letter Written

Verified by _____ Date _____

Referral to Erie County

Verified by _____ Date _____

Legal Notice Published

Verified by _____ Date _____

Notices Sent to Neighbors

Verified by _____ Date _____

Fee Paid to Village Clerk

Verified by _____ Date _____

Fees:

Residential Variance Request

\$100.00

Commercial Variance Request

\$150.00

Mark
Appropriate Fee

☒
☐

To Be Completed By Applicant

Application for:

☐ A Variance for the use of a structure or lot

☐ A Special use Permit

☒ A Variance from a requirement of the Zoning Code

☐ Other _____

The undersigned, owner of the property located at 46 NORTH LONG ST., WILLIAMSVILLE, NY 14221
Address

SBL # 80.08-1-44, (_____) in Zoning District R-3
Business/Development Name

appeals from the ruling of the Building Inspector not to approve the issuance of a Zoning Variance
for a side yard setback on overhang for replacement detached garage as per plans, data, and application heretofore filed and
which are attached and made part of this appeal.

If application is for a Variance, the reason for non-approval is that Preliminary request - permit will be applied for
once plans are finalized.

Application for Zoning Board of Appeals (Cont.)

Is a Full SEQR review required?

☐ Yes

☒ No

The undersigned alleges, upon information and belief, that he or she is entitled to relief for the following reasons:

Homeowner is seeking to replace existing two car garage with improved structure providing safe ingress and egress in accord with modern industry standards for accessory detached garage to accommodate modern day household vehicles of common size and proportion. Homeowner is working with reputable licensed architect to develop best and least intrusive solution while preserving neighborhood historic charm and appeal and maintaining value and integrity of older home.

Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by granting the variance?

NO. The replacement garage will improve the said property and will add to the character of the neighborhood by replacing a failing and inadequate structure. Historical character and charm of the house and neighborhood will be maintained as new structure will incorporate hip roof and historically accurate overhangs to match the existing older home.

Can benefits sought by the applicant be achieved by some method other than the variance? Please explain.

The existing garage has a failing floor and needs to be replaced for safety and convenience. To provide safe housing and ingress/egress for modern vehicles the replacement structure needs to be placed with its foundation in compliance with the required 2 foot side yard setback, in order to avoid have the garage entry behind the house required a dangerous swerve around the house in the driveway and hitting pedestrians and/or back yard structures.

Is the requested variance substantial? Please describe.

The proposed replacement garage will comply with the Zoning regulation of a 2 foot side yard setback for the new foundation. Only the historically accurate overhang will protrude into the side yard set back and there is ~~no~~ neighboring structure that is within 10 feet of the proposed replacement garage. The overhang will be made as small and shallow as possible to be consistent with adequate roof draining and aesthetic and historical charm, appearance and appeal.

Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Please explain.

NO

Is the alleged difficulty or hardship self-created? Please explain describe.

NO. The lot is extremely narrow and as common in the older neighborhood incorporates some non-conforming structures. Adjacent neighbor garage that was recently extended rearwards already provides precedent for overhang protruding into the side yard setback.

Subject to back measurement.

Provide evidence to demonstrate that under the applicable Zoning regulations, the applicant cannot realize a reasonable return from the property in question, provided that the lack of return is established by competent financial evidence.

Not applicable

Application for Zoning Board of Appeals (Cont.)

Provide evidence to demonstrate that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.

The deed shows that this property/lot was created out of the side lots of the two adjacent properties on either side and as such is one of the most narrow lots in the neighborhood, creating the unique need for the garage to be placed as close to the side yard set back as possible to avoid needing to drive around the back of the house to access the garage.

Other Comments:

Please see attached 3 pages of information provided by my architect, Patricia Bailey: (1) Site Plan showing 2 foot side yard set back for proposed replacement detached garage and proposed mud room addition to rear of house. Existing garage footprint is shown in dotted lines superimposed on proposed replacement detached garage accessory structure. (2) Front elevation of proposed replacement garage showing historically appropriate double doors: note that if moved any amount in the northerly direction the right hand garage door would end up behind the house. (3) Photographs of existing house, garage front elevations and side elevation of garage from yard.

What is the minimum variance deemed necessary and adequate?

Extension of the historically accurate overhang into the required side yard setback of the accessory detached replacement garage. Architect aims to make this as small as possible. In order to avoid detracting from neighborhood charm and historical appeal, this overhang will be limited to 12 inches.

Signed: TL Amyes Date: 6/2/20
Owner/Lessee
Address: 46 NORTH LONG ST, WILLIAMSVILLE, NY 14221
Phone: 716 907 2454 Email: TAMYES@BUFFALO.EDU

Signed: _____ Date: _____
Owner/Lessee (If other than above)
Address: _____
Phone: _____ Email: _____

Subscribed to and sworn before me, etc.

I hereby certify that this notice of appeal was received by me by: ☐ mail ☐ personal delivery

on the _____ day of _____, 20____.

Signed: _____

Building Department Clerk

Village of Williamsville, New York

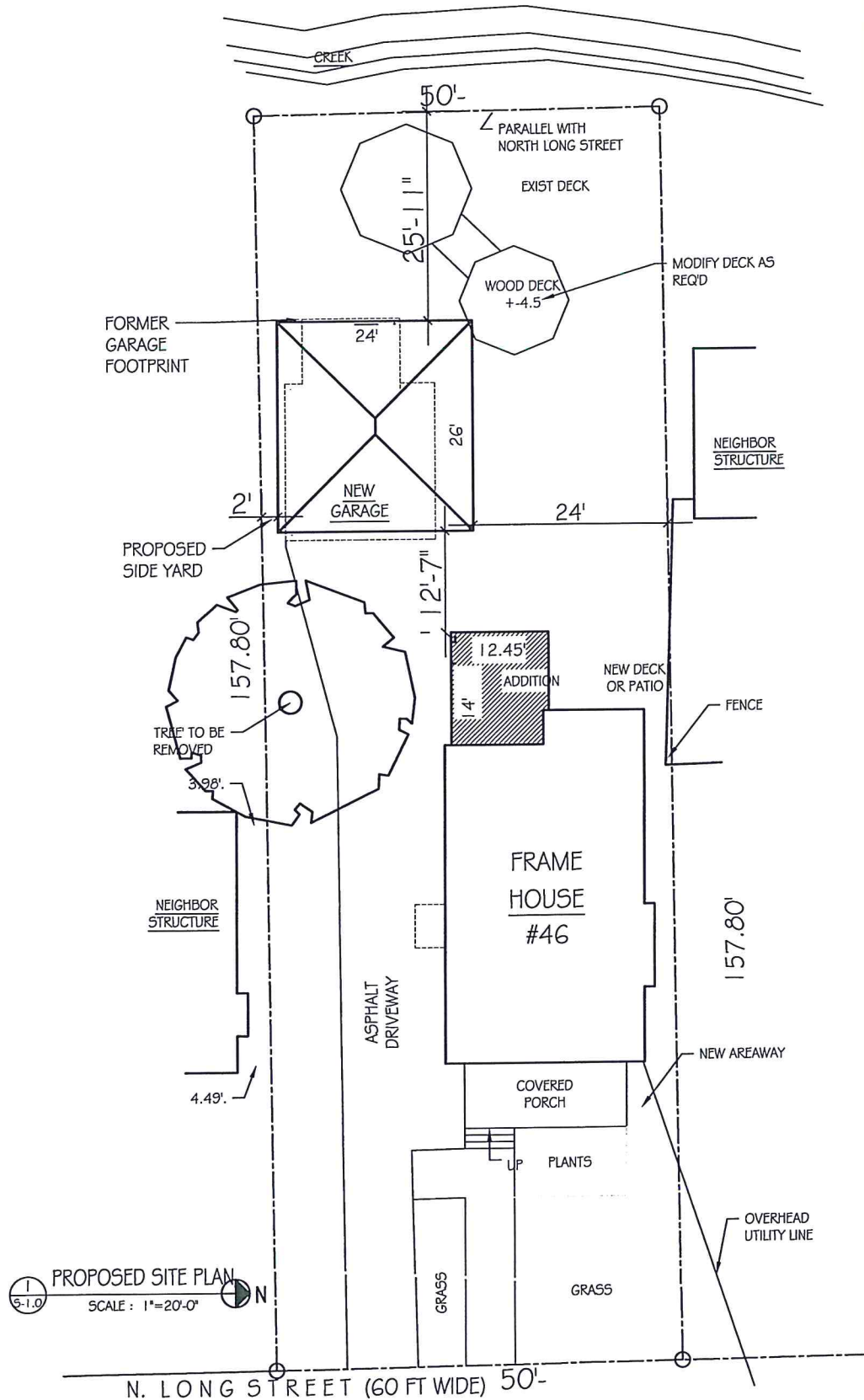


BAILEY & HARRIS ARCHITECTS

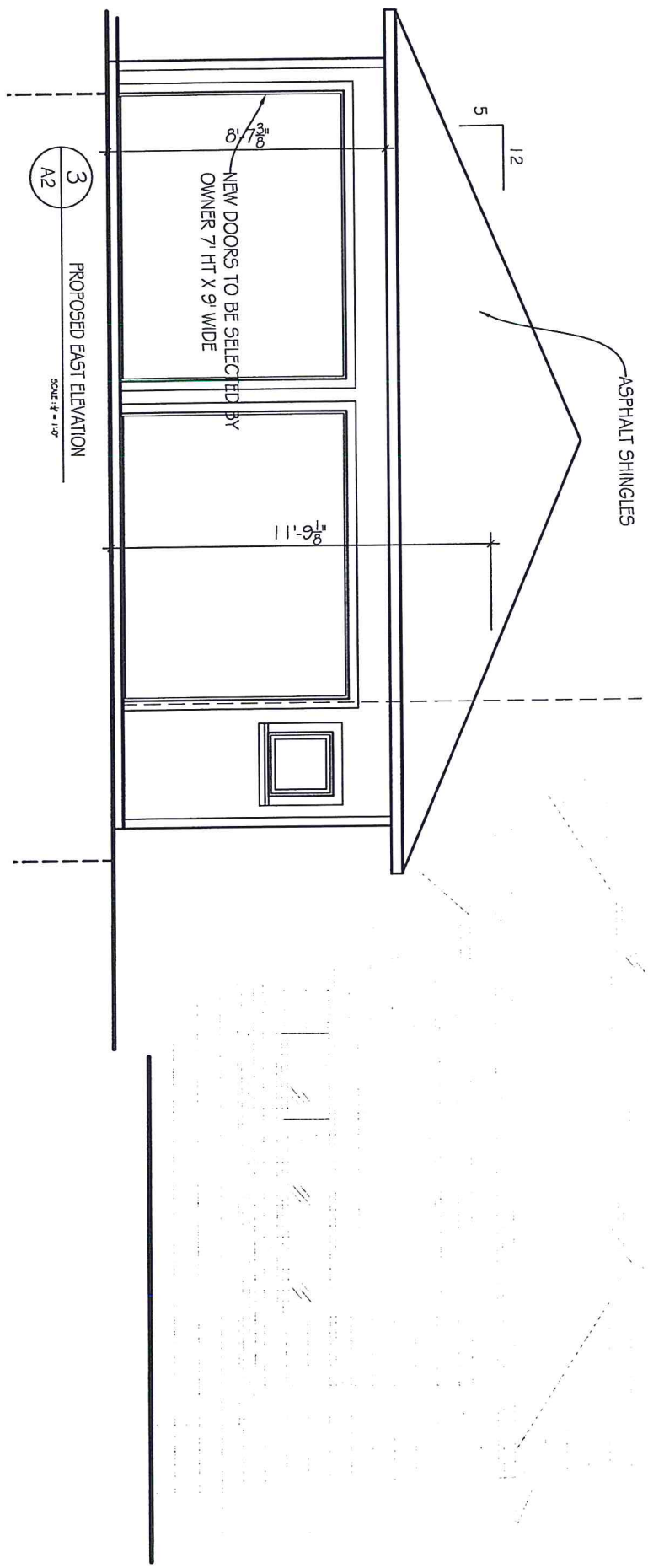
1350 MAIN STREET, EAST
AURORA, NY 14052
PHONE/FAX: 716-652-6055

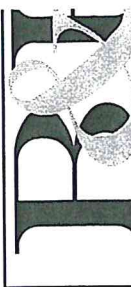
SITE PLAN
AS NOTED
5 25 2020

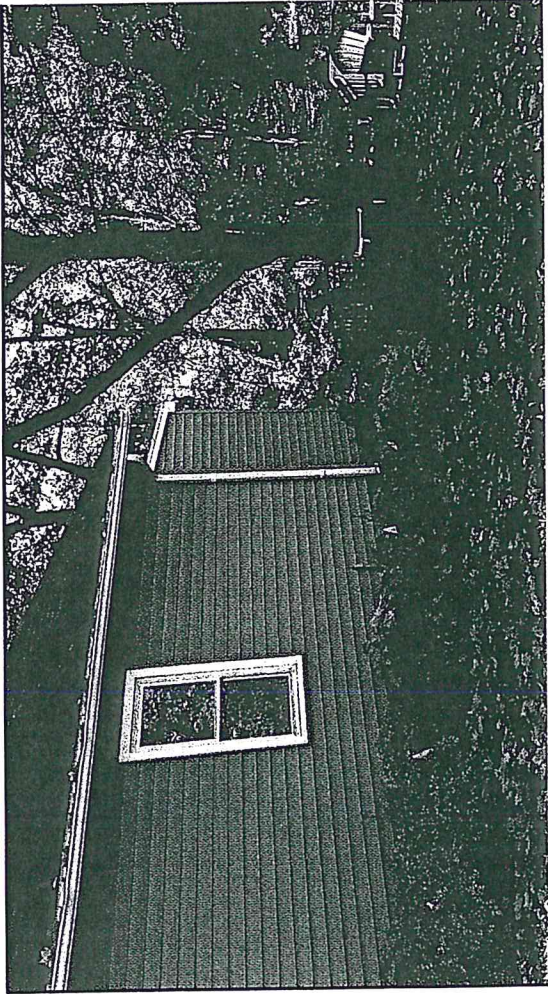
AMYES ADDITION & NEW GARAG
46 N LONG
WILLIAMSVILLE NY



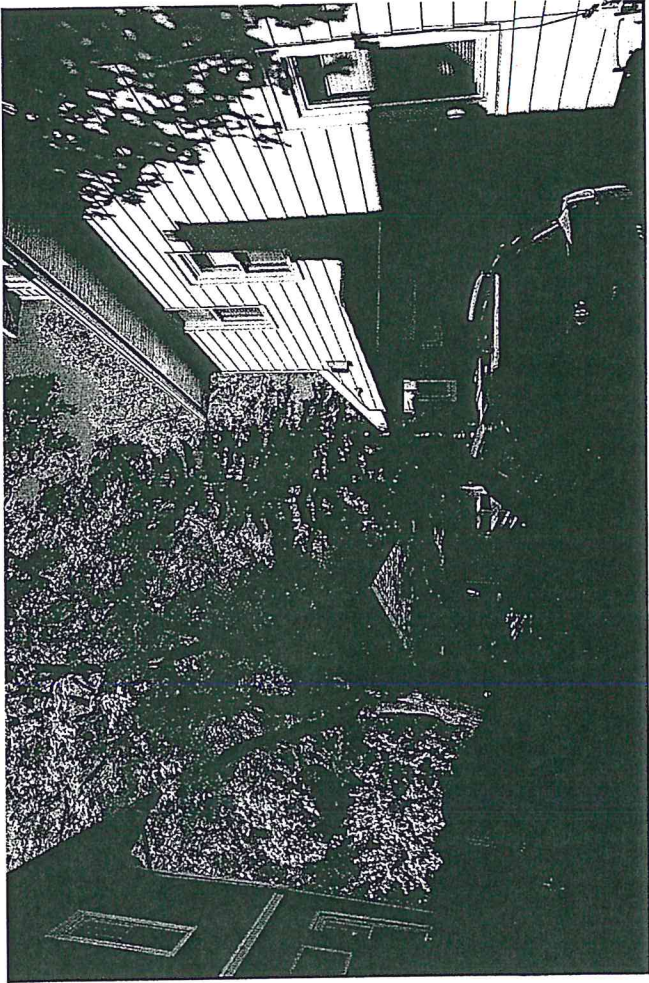
	
BAILEY & HA ARCHITECT	
1350 MAIN STREET AURORA, NY 11701 PHONE/FAX: 716-611-1111	
SITE PLAN AS NOTED 5 25 2020	
AMYES ADDITION & NE 46 N LONG WILLAMSVILLE	



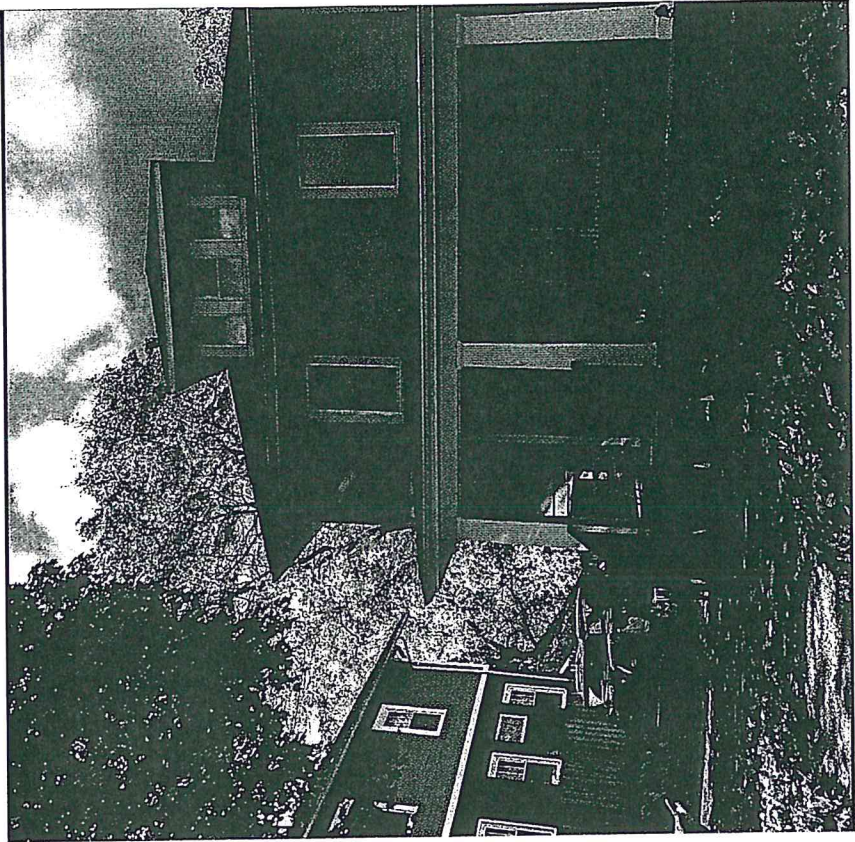
	BAILEY & HA ARCHITECTS
	1350 MAIN STREET AURORA, NY 11701 PHONE/FAX: 716-633-1111
PHOTOS AS NOTED 5 25 2020	AMYES ADDITION & NE 46 N LONG WILLIAMSVILLE



EXIST SIDE OF GARAGE AT REAR

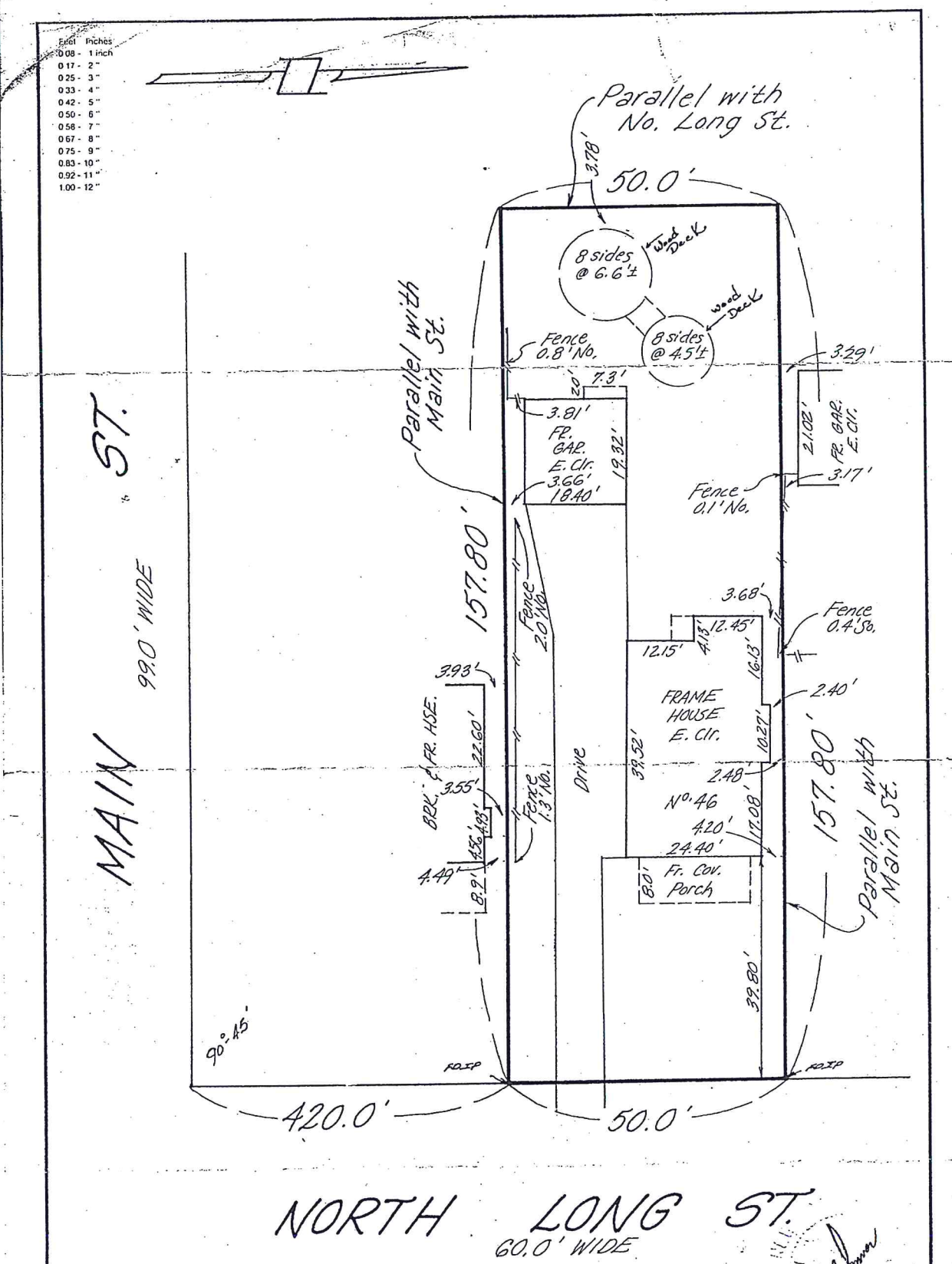


VIEW LOOKING UP DRIVEWAY



FRONT ELEVATION

Feet Inches
 0.08 - 1 inch
 0.17 - 2 "
 0.25 - 3 "
 0.33 - 4 "
 0.42 - 5 "
 0.50 - 6 "
 0.58 - 7 "
 0.67 - 8 "
 0.75 - 9 "
 0.83 - 10 "
 0.92 - 11 "
 1.00 - 12 "



NORTH LONG ST.
 60.0' WIDE

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

Charles E. Denver

SURVEY DATE	8-7-91	SCALE:	SBL NO.	CHARLES E. DENVER LICENSED LAND SURVEYOR N.Y.S. LICENSE NO. 49262 6 HUNTINGTON COURT WILLIAMSVILLE, N.Y. 14221 PHONE (716) 631-8041
LOCATION	Village of Williamsville	1"=20'	80.08-1-44	
	Town of Amherst, New York	JOB NO.	RE-SURVEY	
	Part of Lots 7 & 8, Twp. 12, Rge. 7	91-6603	3-22-1993	
	County of Erie, NY	No COANCE		
MAP COVER		Nov. 507		
		Rev. 8-14-93		

Village Of Williamsville

Phone: 716-632-4120
Fax: 716-632-6009
www.village.williamsville.ny.us



5565 Main St
Williamsville, NY 14221

Permit Denial

Date 6-4-2020

Re: 46 N. Long St.

From: Building Department

To whom it may concern:

You applied for a permit to construct a new garage structure at a side yard setback of 1' from the overhang. Your new proposal is non-compliant for the following reasons:

1. As per Village of Williamsville Code 112-12C(3)(c) it requires that the side yard setback for an Accessory Structure be no less than 2' to a side lot line. Your new proposal would create a non-conforming situation on your property.

A Variance for the above will be required to proceed with the project.

Please contact the Building Department with any questions you may have regarding this project.

Thank You

Code Enforcement Officer

LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Appeals of the Village of Williamsville in Village Hall, 5565 Main Street, Williamsville, New York on Wednesday, July 8, 2020 at 6:00 PM for the purpose of considering the request of applicant Tina Amyes, owner of 47 N. Long St., for relief from code 112-12C(3)(c), which limits the side yard setback of an accessory structure to 2 feet. Owner wishes to re-build accessory structure at a setback of 1 Foot.

Said Board of Appeals will at said time and place hear all persons interested in said requested variances from existing Zoning Code.

Tim Masters

Code Enforcement Officer

FOR PUBLICATION IN THE July 1, 2020 ISSUE OF THE AMHERST BEE.

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewilliamsville.c

June 4, 2020

Dear Village Resident:

Because you are the owner of property within 150 feet of **46 N Long St. (R-3)**, please be advised of the following Legal Notice, published in the **Amherst Bee on July 1, 2020**:

LEGAL NOTICE

PLEASE TAKE NOTICE that a Public Hearing will be held by the Board of Appeals of the Village of Williamsville on Wednesday, July 8, 2020 at 6:00 PM for the purpose of considering the request of applicant Tina Amyes, owner of 47 N. Long St., for relief from code 112-12C(3)(c), which limits the side yard setback of an accessory structure to 2 feet. Owner wishes to re-build accessory structure at a setback of 1 Foot. Said Board of Appeals will at said time and place hear all persons interested in said requested variances from existing Zoning Code.

Tim Masters
Code Enforcement Officer

Should you have any questions regarding the Public Hearing for **46 N. Long St.**, scheduled for **Wednesday, July 8, 2020 at 6:00 PM**, please call this office at 632-7747. Office hours are 8 AM to 3 PM, Monday through Friday.

Sincerely,

Tim Masters
Code Enforcement Officer

Village Resident
59 N. Long St.
Williamsville NY, 14221

Village Resident
51 N. Long St.
Williamsville NY, 14221

Village Resident
47 N. Long St.
Williamsville NY, 14221

Village Resident
41 N. Long St.
Williamsville NY, 14221

Village Resident
33 N. Long St.
Williamsville NY 14221

Village Resident
32 N. Long St.
Williamsville NY 14221

Village Resident
36 N. Long St.
Williamsville NY 14221

Village Resident
40 N. Long St.
Williamsville NY 14221

Village Resident/Applicant
46 N. Long St.
Williamsville NY 14221

Village Resident
50 N. Long St.
Williamsville NY 14221

Village Resident
54 N. Long St.
Williamsville NY 14221

Village Resident
60 N. Long St.
Williamsville NY 14221

Village Resident
57 N. Union Rd.
Williamsville NY 14221

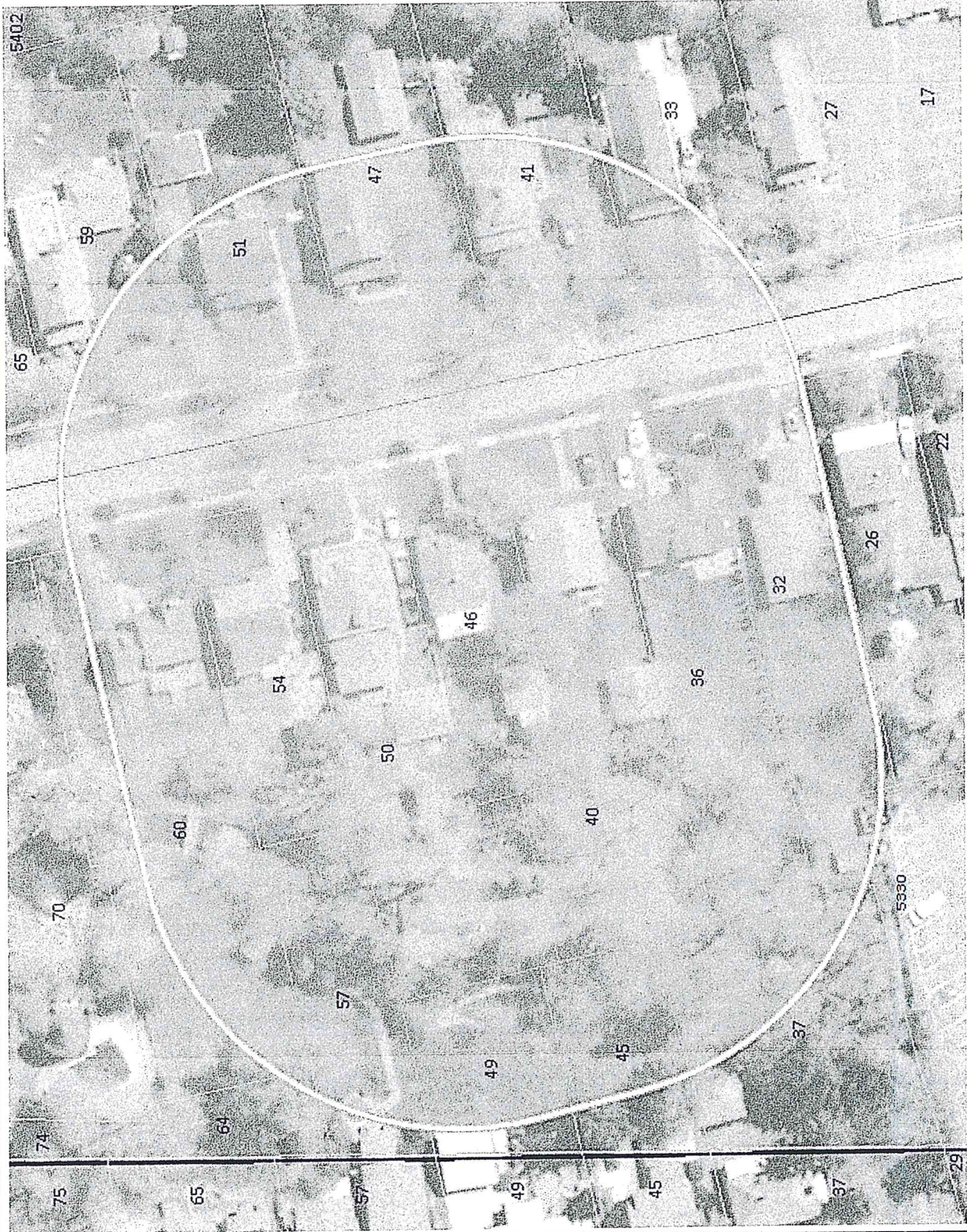
Village Resident
49 N. Union Rd.
Williamsville NY 14221

Village Resident
45 N. Union Rd.
Williamsville NY 14221

Village Resident
37 N. Union Rd.
Williamsville NY 14221



Erie County On-Line Mapping Application



0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

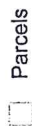
ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

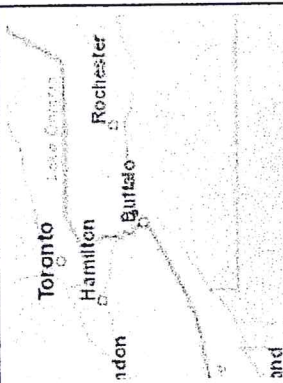
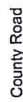
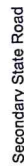
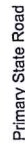
1: 1,128



Legend



Streets and Highways



Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewilliamsville.com

June 4, 2020

Tina Amyes
46 N. Long St..
Williamsville, New York 14221

VILLAGE OF WILLIAMSVILLE ZONING BOARD

Dear Zoning Board Applicant:

Your application is on the agenda of the July 8, 2020 Zoning Board of Appeals Hearing. The hearing will be held at 6:00 PM Via a Zoom online meeting due to the restrictions put in place from the Coronavirus Pandemic. Sign on information for Zoom will be emailed to you at a later date prior to the meeting.

Should you have any questions, please contact the Building Department at 632-7747.

Thank you,

Tim Masters
Code Enforcement Officer

Enclosures (1)

Village Of Williamsville

Building Department
5565 Main Street
Williamsville NY, 14221



Phone: 716-632-7747
Fax: 716-626-4964
www.walkablewillamsville.com

VILLAGE OF WILLIAMSVILLE ZONING BOARD

Dear Zoning Board Applicant:

At the Zoning Board Hearing, you will be asked to address the following criteria for the Board. Please be prepared to do so. If you have any questions, please contact this office at 632-7747.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the *area* variance.
2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area/use variance.
3. Whether the requested area/use variance is substantial.
4. Whether the proposed variance will have an adverse effect or impact on the physical and/or environmental conditions in the neighborhood or district.
5. Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area/use variance.

Thank you,

The Building Department