

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
7500 (M)

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1267
Date 5.19.16

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

I, (we) Brent/Pamela Patterson of 1381 Center Street East Aurora NY
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 Brent & Pamela Patterson
Name of Applicant

OF 1381 Center St, East Aurora, NY
(Street & Number) (Municipality) (State)

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

1. LOCATION OF THE PROPERTY 1381 CENTER STREET
SBL # 187.00-4-21.11 ZONING DISTRICT A

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 Do not quote the Ordinance)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

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

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

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

STATE OF NEW YORK
COUNTY OF ERIE
Town of Aurora

[Signature]
Signature(s)
1381 Center Street East Aurora NY 14052
Mailing Address

BRENT PATTERSON, 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.

4/28/16 Brent
936498

Sworn to before me this 28th
day of April, 2016
[Signature]
NOTARY PUBLIC

MARTHA L. LIBROCK
Notary Public, State of New York
No. 01LI5028312
Qualified in Erie County
My Commission Expires May 31, 2018



Town of Aurora
300 Glead Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name Brent & Pamela Patterson
 Address 1381 Center Street
 Telephone 716-714-9665 / 814-335-0150

Address of appeal 1381 Center Street
 Zoning District A
 Zoning Code Section Table of District Regulations, Sideyard Setback

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

GROUNDS FOR VARIANCE: (may continue on separate sheet)

See attached

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] Pamela Patto Date 4/26/16
 Owners Signature [Signature] Pamela Patto Date 4/26/16

Brent and Pamela Patterson
1381 Center Street
East Aurora, NY 14052
April 26, 2016

Town of Aurora
300 Gleed Avenue
East Aurora, NY 14052

We are requesting a variance in the ordinance to build an attached 1 stall garage approximately 14 ft. x 36 ft. The structure would be built by licensed professionals and be sided and trimmed to match the existing house, décor, and roof line. The structure would be located on the south side of the house. This location is the best area to build due to issues with surface water and trees (see attached photo). Much of our lot is completely wooded, and the few areas that aren't contain the well, septic, and leach field. The clear area to the left of the driveway is a low spot that is always wet. The septic and leach field are located on the right hand side of the driveway. The well is in the back left corner of the property behind the house, making it difficult to build a detached garage due to the 10ft. setback for the fire code. In addition there is a wet area behind the well. Our desire is to get a pick-up truck, lawn tractor, and implements out of the weather and out of view.

Sincerely,


Brent and Pamela Patterson

**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 SEQRF 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** 5/19/2016 **Time** 7:00pm **Location** 300 Gleed Avenue, E. Aurora

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 1381 Center St., E. 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) Proposed garage too close to side lot line

8. Other remarks: (ID#, SBL#, etc.) SBL#187.00-4-21.11

9. Submitted by: Martha L. Librock, Town Clerk 4/28/2016

300 Gleed Ave., 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 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS
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sfriess@townofaurora.com

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assessor@townofaurora.com
(716) 652-0011

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(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

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

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

Brent Patterson
1381 Center St.
East Aurora 14052

April 26, 2016

Brent,

The Building Dept. has reviewed your application to build an attached garage at 1381 Center St. We have denied your application because you fail to meet the side lot setback requirements as stipulated by the Town of Aurora Table Of District Regulations. The required 20 feet interior lot line separation will be encroached upon by 5 feet.

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.

5' variance required

Thank You,

A large, stylized handwritten signature in black ink, which appears to be 'Patrick Blizniak'.

Patrick Blizniak
Superintendent of Building

BUILDING DEPARTMENT
 Town of Aurora/Village of East Aurora
 300 Glead Avenue, East Aurora, NY
 Phone (716) 652-7591
 Fax (716) 652-3507

Permit # _____
 Reissue from _____

Circle one <u>Town</u> or Village	Date <u>4-26-16</u>
Permit Fee \$	Public Hearing and/or Mailing
ZBA (\$75/\$100) <u>Y</u> or N	\$50.00/\$100.00

APPLICATION FOR BUILDING PERMIT

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

Location 1381 Center SBL# _____
 Property Owner Name Brent Patterson

- Give a brief description of request/intention for building permit: garage addition
- 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? _____
- Size of completed building .14..ft wide 36..ft long 13..ft high 1.. stories Total sq ft. 504 sq ft
- Estimated Cost (determined by Building Department) \$2,560⁰⁰
- Zone or use district in which premises are situated A
- Does proposed construction violate any zoning law, ordinance or regulation? _____
- Name of Architect _____
 Address of Architect _____ Phone Number _____
- Name of Contractor KCM Builders
 Address of Contractor _____ Phone Number _____
- Contractors GL/WC/Disability Insurance Certificates on file _____
 Number of Policy _____ Date of Expiration _____
- Electrical work done, to be inspected by, and a Certificate of Approval obtained from an inspection agency approved by the Town of Aurora. Yes NA _____
- DPW Action Required WATER TAP _____ SEWER TAP _____ CURB CUT _____ BACKFLOW PREVENTER _____
 GREASE TRAP _____

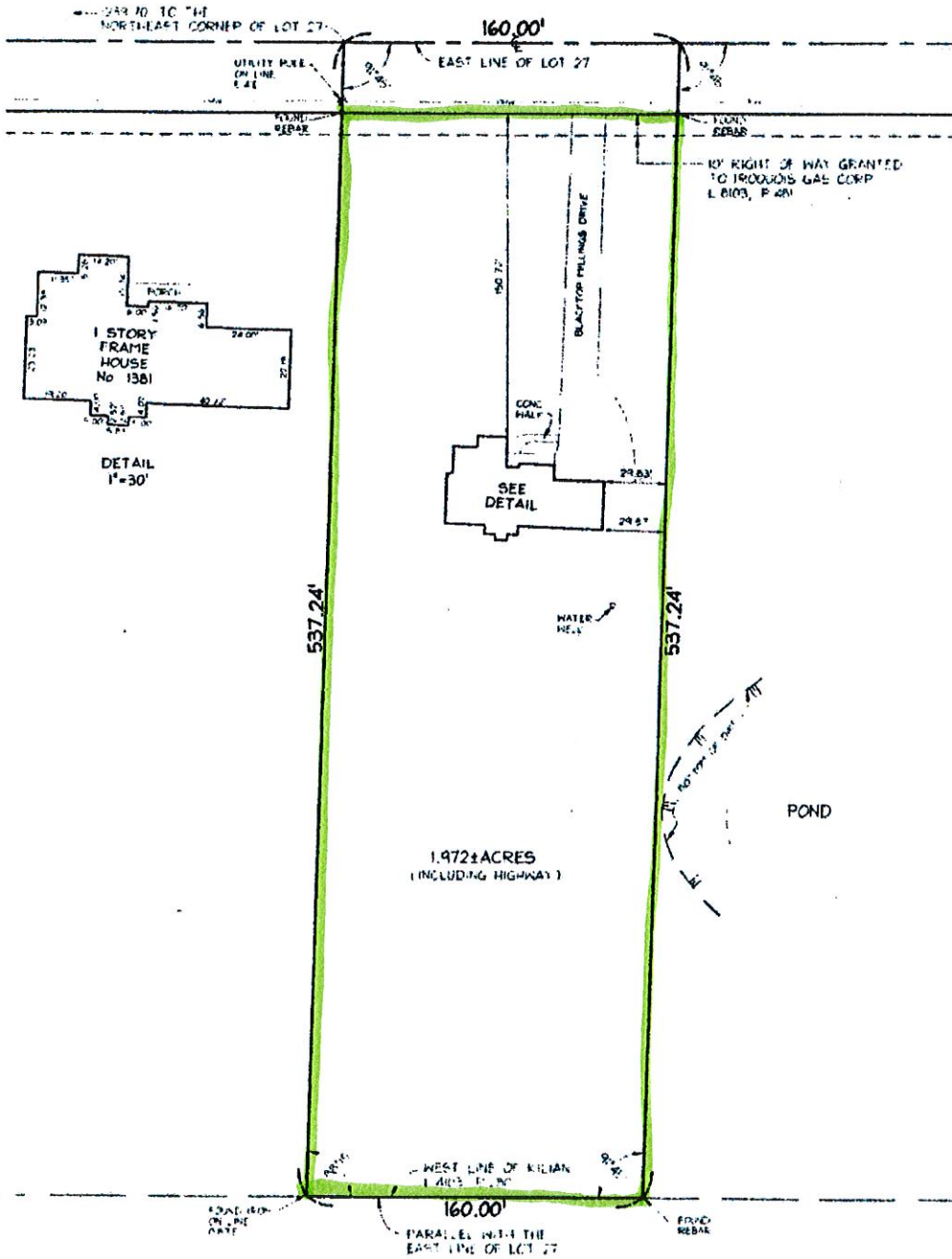
Bldg Dept Use Only	ZBA
Examined _____ 20 _____	Reason _____
Approved _____ 20 _____	Approved/Denied _____
Disapproved _____ 20 _____	Case # _____
..... Signature of Code Enforcement Officer/Building Inspector	
Receipt is hereby acknowledged of the sum of \$ <u>130.80</u> equal to the permit fee established by the Town Board of the Town of Aurora NY	
..... Town Clerk/ Deputy Clerk	

PLEASE READ BEFORE SIGNING APPLICATION

- This application must be completely filled in by typewriter or in ink and submitted to the Building Department.
- Survey showing location of lot and 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.
- 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.
- The work covered by this application may not be commenced before the issuance of Building Permit.
- 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.



CENTER (66' WIDE) STREET



DETAIL 1"=30'

29
14

15 need 20

5' Variance

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 records.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 1204, provision 2 of the New York State Education Law.

Thornton A. Kenyon

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

PART OF LOT 27	SECTION	TOWNSHIP 9	RANGE 8	HOLLAND LAND COMPANY'S SURVEY	
LOCATION TOWN OF AURORA		COUNTY OF ERIE		STATE OF NEW YORK	SCALE 1"=50'
	KIND	DATE	REQUESTED BY	JOB NO.	
	SURVEY	8/27/76	DFILIPPO, FLAHERTY & STENHAUS, P.C.	15.0-059A	
100 Hamburg Street - P.O. Box 514 East Aurora, New York 14057-0514 (716) 833-1056					

Successors to the records of Graf Land Surveyors
 Successors to the records of James L. Stenhaus Land Surveyors

Martha Librock

From: Elizabeth Cassidy
Sent: Monday, May 02, 2016 8:45 AM
To: Martha Librock
Cc: William Kramer
Subject: FW: 1381 Center
Attachments: housewithgarage.pptx

From: Pamela Patterson [<mailto:teachpatterson@gmail.com>]
Sent: Sunday, May 01, 2016 1:28 PM
To: Elizabeth Cassidy; Brent Patterson
Subject: 1381 Center

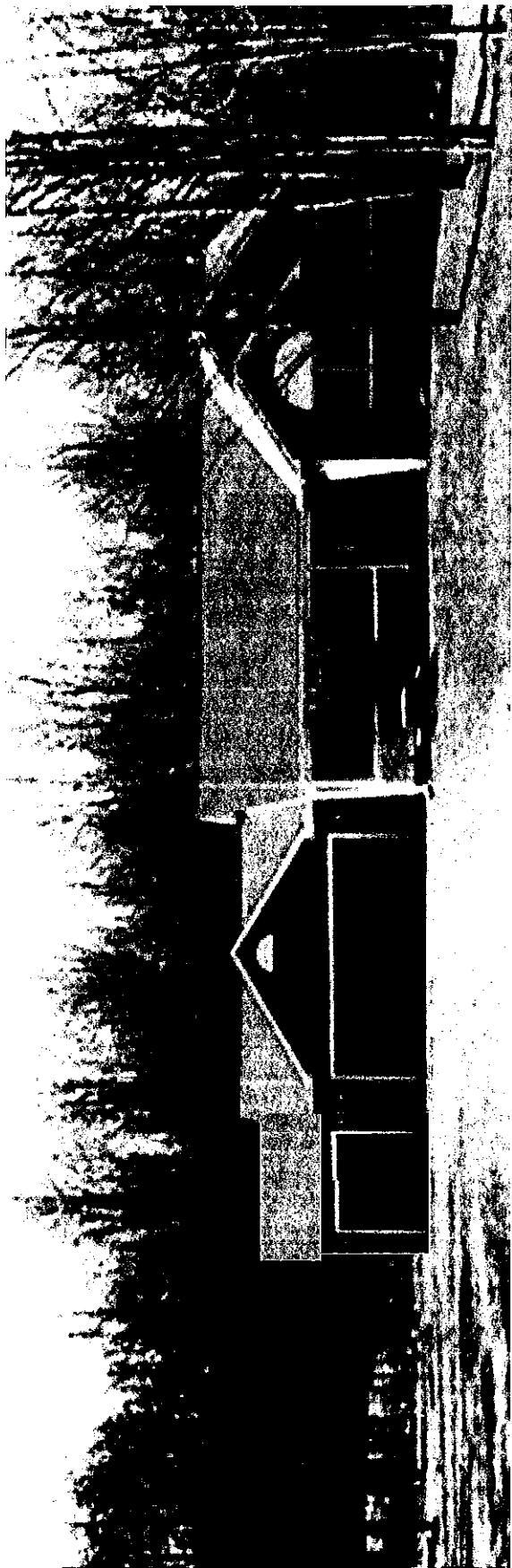
Dear Liz,

Attached is a rough idea of what we are planning for the additional garage bay. Just some highlights:

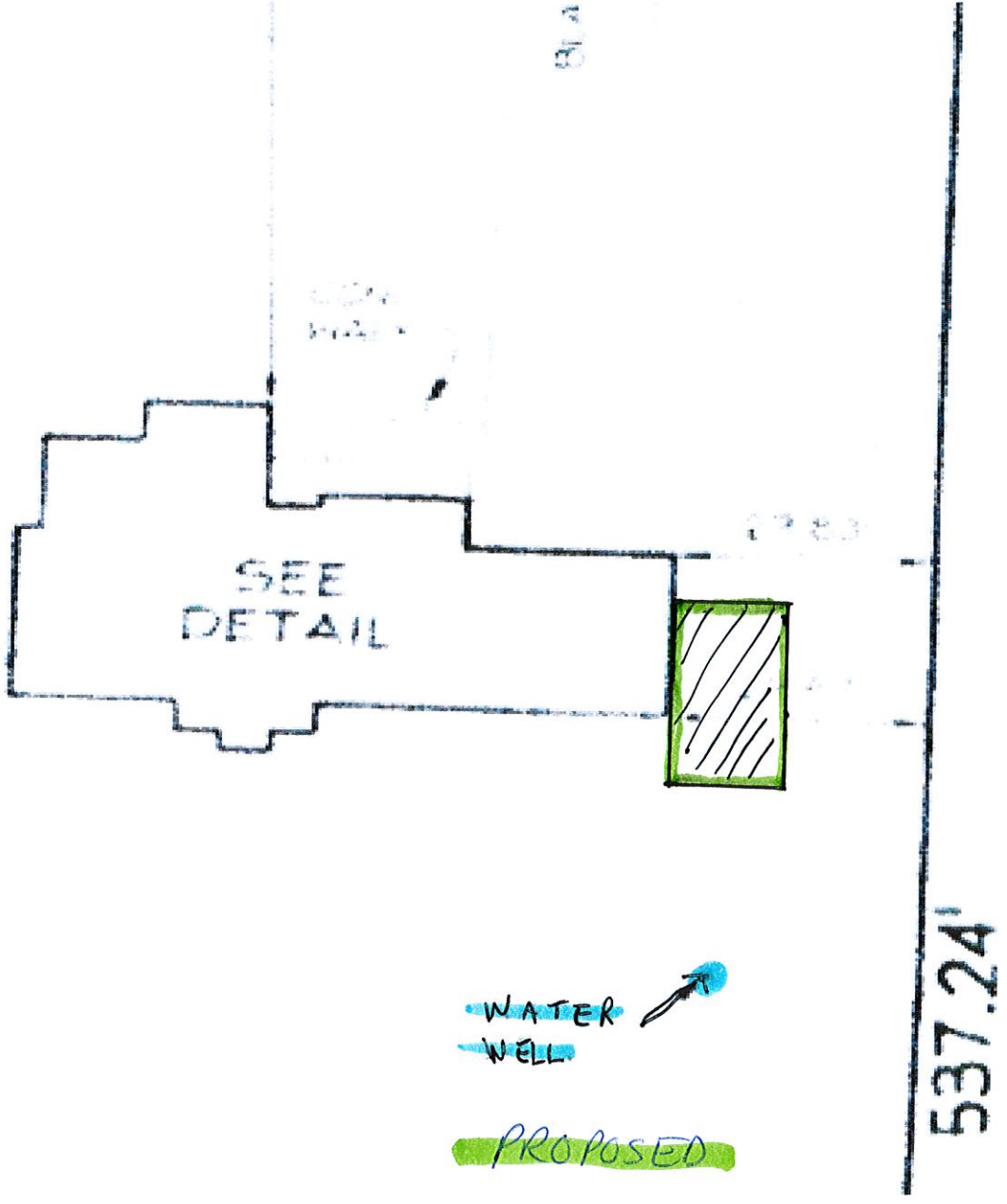
1. We are only building a single stall garage for a vehicle and a lawn tractor.
2. The garage door will be a standard, single stall garage door, not wider or higher than what is needed for a vehicle parked in a single bay.
3. This is in no way intended to house a camper, and we do not own a camper. We mention this just to be clear, because the earlier photo may have caused some confusion.
4. The mean height between the garage door and the roof peak we would estimate at about 12 feet. In any case, the new roof peak, as depicted in the photo, will be lower than the existing garage roof.

Please feel free to contact us with any further questions.

Sincerely,
Brent and Pam Patterson
714-9665







Petitioner: Brent & Pamela Patterson
1381 Center St
East Aurora, NY 14052

SBL#: 187.00-4-21.11

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Abutting Properties: Mailing Address (if different)

SBL: 187.00-4-20
Jordan Collins
1303 Center St
East Aurora, NY 14052

SBL: 187.00-3-49
Jon & Jill MacSwan
1350 Center St
East Aurora, NY 14052

SBL: 187.00-3-18.14
Donald & Terrie Livingston
1386 Center St
East Aurora, NY 14052

SBL: 187.00-4-21.12
Carl Dischner
1407 Center St
East Aurora, NY 14052

SBL: 187.00-4-25.11
Christopher & Sharon Rhoades
1475 Center St
East Aurora, NY 14052

Brent & Pamela Patterson
1381 Center St
East Aurora

SBL: 187.00 - 4 - 21.11

