



CASE NO. 1395 - REVISED

DATE OF HEARING 12.16.2021

Town of Aurora Zoning Board of Appeals
575 Oakwood 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 Jeffrey Crewson
Address 470 Center Street
City East Aurora State New York ZIP 14052
Phone [REDACTED] Fax NA Email [REDACTED]
Interest [REDACTED] (owner/purchaser/developer) Owner [REDACTED]

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

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

III. PROPERTY INFORMATION

Property Address 470 Center Street
SBL# 175.16-2-8
Property size in acres 1.58 Property Frontage in feet 161.12
Zoning District R1 per town zoning map online Surrounding Zoning Residential
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 _____

** This section to be noted by Town per Jennifer Calkins email 11/5/21.

V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property, a separate owner authorization form must be submitted – see pg. 5)



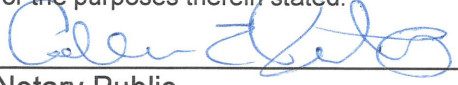
Signature of Applicant/Petitioner

Jeffrey Crewson

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 2nd day of December in the year 2021 before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.



Notary Public

(Notary stamp)

COLLEEN E RIMKUS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RI6392946
Qualified in Erie County
Commission Expires June 17, 2023

Office Use Only: Date received: _____ Receipt #: _____

Application reviewed by: _____

ECDP ZR-1 form sent to EC: _____ Hearing publication date: _____

PREVIOUS APPEAL(S):

A previous appeal to the Zoning Board of Appeals () has () has not been made with respect to this property.

Previous appeals:

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

Date: _____ Type of Appeal: _____ Granted _____ Denied _____

12-8-21

Jeffrey Crewson – Petitioner Letter of Intent for New Garage 32'x60'x12' tall:

470 Center Street is located at the intersection of Old Center Street and Center Street in the Town of Aurora. For reference, this is approximately one quarter of a mile south of the American Legion and VFW (of which I am a member of both).

With all necessary approvals and permitting in place, I plan to have the existing 825 square foot garage and existing 285 square foot storage shed behind the existing garage demolished. The concrete floor slab and foundation from the garage will be pulled from the ground and removed from the site as part of the demolition. With demolition and site preparation completed for a new 32' wide by 60' long by 12' high garage, construction would commence.

This variance request is for both a property line setback and overhead door height. With regards to the property line setback, I request to move the new garage to the north by 6' which would make the northwest corner of the new garage 4.8' off of the property line, instead of where the existing garage sits at 10.8' off the property line. I am requesting to expand the north wall of the new garage towards the property line as I cannot move the overall position of the new garage to the south (towards my house) as I have an existing parking pad for our camper and I need to maintain that space to back in and park the camper. This can be seen in the pictures I have provided with this submission package. The new garage will also be moved 5' to the east of where the existing garage is positioned to give me more swing radius when backing in and parking our camper between the garage and house.

In addition to the property line setback variance request, I am also requesting a variance approval for overhead door height. The new garage would have two 10' wide by 10' tall overhead garage doors on the front and one 10' wide by 10' tall overhead garage door on the back of the garage. The garage door on the back of the overhead garage door would not be visible to anyone, even my neighbor behind me due to the tall trees and thick shrubs on my property. This can be seen on the google earth pictures provided to show my two neighbors to the north of my property. Currently, there is a standard 7' tall overhead garage door on the existing garage. When I have my pickup truck ladder racks on, I cannot back into or park in my garage. I also own an enclosed 12' long utility trailer and I cannot back into or park this in my garage. Having 10' tall overhead doors will allow me to park the truck and trailer inside.

In closing, I have seen several garages on Center Street with large garages / pole barns with the larger overhead garage doors. I do not foresee any issues with my request. Furthermore, I have also recently spoken to both Mr. Don Hoeh and Mr. Bob Hoeh, my neighbors to the north, and they will each provide a statement with approval of my plans for the board ahead of the actual hearing date.

Town of Aurora
575 Oakwood Ave
East Aurora, NY 14052

 ORIGINAL

December 8, 2021

RE: **REVISED** - Jeffrey Crewson New Garage Variance Request

To Whom It May Concern,

This revised variance package submission has the following changes from the original package submission in November 2021:

- Added two feet to the overall width of the structure.
- Repositioned the structure to run parallel with property line opposed to its current position of being angled as shown on the property survey and overlay.

This submission package is for two variance requests; (1) Property line setback and; (2) Overhead door height.


In reference to the two variance requests for the construction of a new garage, please find the enclosed documents:

- Zoning Board of Appeals Application
- Petitioner's Letter of Intent
- Pictures of Site
- PE Stamped Drawing of New Garage with Dimensions
- Property Survey
- Property Survey with Overlay of New Garage
- Google Earth Pictures to Show Neighbor Proximity
- Property Deed
- Property Abstract Title / Deed
- Short Environmental Assessment Form – Part 1

Should you have further questions or need additional documents, please do not hesitate to call or email me.

Sincerely,

Jeff Crewson
470 Center Street
East Aurora, NY 14052



SUPERVISOR
James J. Bach
(716) 652-7590
jbach@townofaurora.com



TOWN CLERK
Martha L. Librock
(716) 652-3280
townclerk@townofaurora.com

TOWN OF AURORA

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www.townofaurora.com

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*This institution is an equal
opportunity provider and employer.*

REVISED
December 8, 2021

Jeffrey Crewson
470 Center St
East Aurora, NY 14052

Mr. Crewson:

The Building Department has reviewed the request to construct an accessory building at your property at 470 Center St. The request has been denied because it fails to meet the requirements of the Town of Aurora Code for the R1 Residential zoning district in which it is located.

Section 116-8.1F(1)2 Side Yards

Required: Accessory building side yard setback of a distance equal to the mean height of the proposed accessory building, but not less than 10 feet.

Requested: Side yard setback of 4.8' for accessory building with a mean height of 14.6'

Variance: 9.8'

Section 116-17D Limitations on accessory uses in R Districts

Required: In any R District, the permitted accessory use on any premises shall not include a private garage with vehicular entrance headroom more than nine feet high

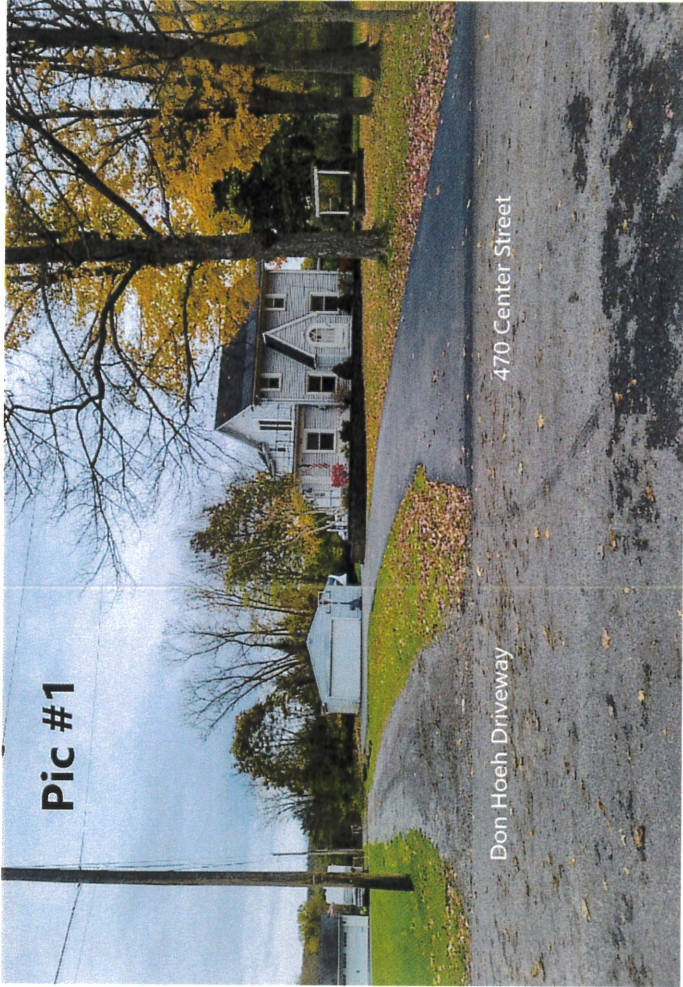
Requested: Three 10' overhead doors

Variance: 1' for each door

This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Town Clerk with the date and time of the hearing next month. If you have any questions, please contact our office at 652-7591.

Sincerely,


Elizabeth Cassidy
Code Enforcement Officer



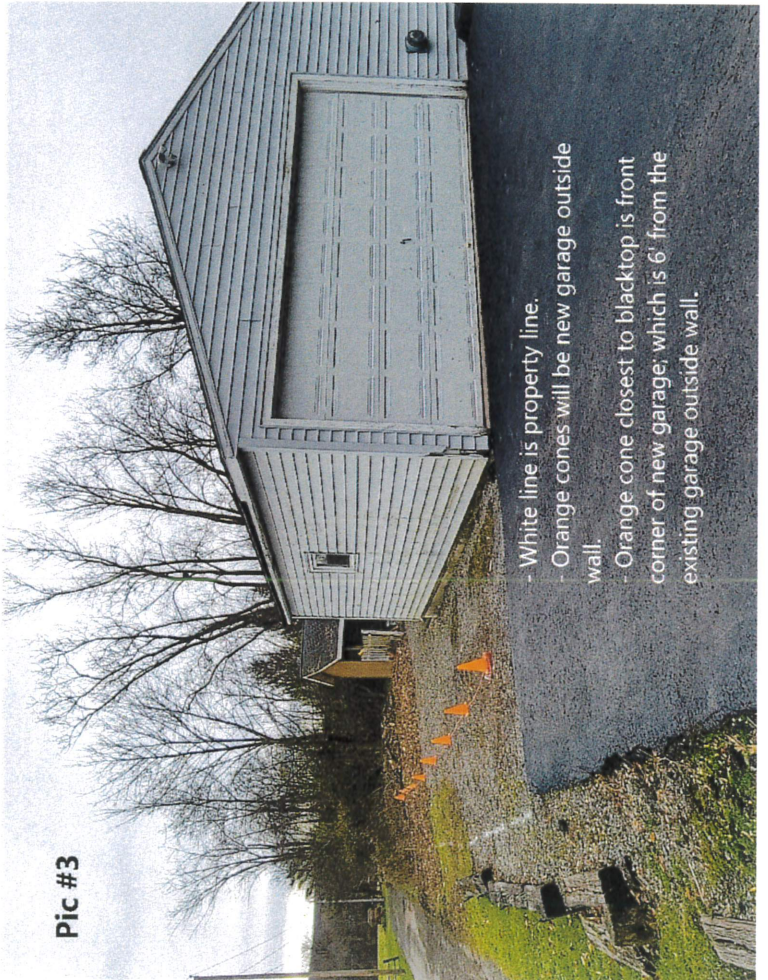
Pic #1

Don Hoeh Driveway

470 Center Street



Pic #2



Pic #3

- White line is property line.
- Orange cones will be new garage outside wall.
- Orange cone closest to blacktop is front corner of new garage; which is 6' from the existing garage outside wall.



Pic #4

- White line is property line.
- Orange cones will be new garage outside wall.
- Orange cone closest to blacktop is front corner of new garage; which is 6' from the existing garage outside wall.



Pic #5

- White line is property line.
- Orange cones will be new garage outside wall.
- Orange cone closest to blacktop is front corner of new garage, which is 6' from existing garage outside wall.
- Orange cone to far left is rear corner of new garage.



Pic #6

- White line is property line.
- Orange cones will be new garage outside wall.
- Orange cone to far left is rear corner of new garage.



Pic #7

- Orange line on right side of existing garage will be the new garage outside wall, which is 2' from the existing garage wall.
- Variance approval closer to the property line on left side of garage will allow me to maintain my camper parking pad.



Pic #8

- Orange line will be the new garage outside wall, which is 2' from existing garage wall.
- Variance approval closer to the property line on left side of garage will allow me to maintain my camper parking pad.



Pic #9

- Orange line will be the new garage outside wall
- Variance approval closer to the property line on the left side of garage will allow me to maintain my camper parking pad.



Pic #10

- Orange line will be the new garage outside wall



Pic #11

- White line is property line.
- Orange cones will be new garage outside wall.
- Orange cone (circled green) will be rear corner of new garage.
- Orange cone (circled red) is the property line (in-line with white line towards garage).



Pic #12

- Orange cone to left of garage will be front corner of new garage.
- Orange line to right of garage will be new garage outside wall.
- Variance approval closer to property line will allow me to maintain camper parking pad.

Short Environmental Assessment Form

Part 1 - Project Information

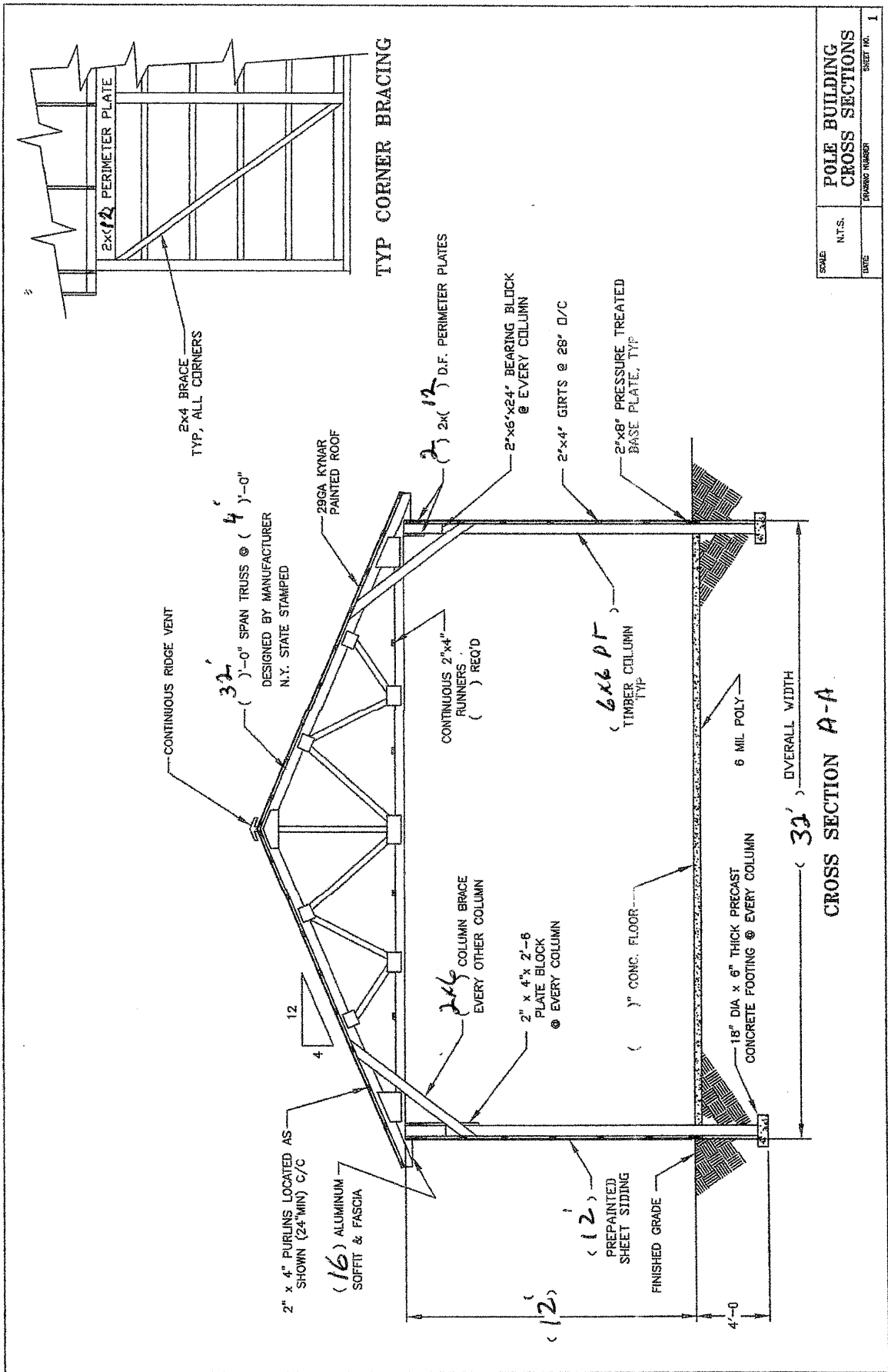
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|---|---|--------------------------|--|
| New Garage Construction - Jeffrey Crewson (property owner) | | | |
| Name of Action or Project: Jeffrey Crewson New Garage | | | |
| Project Location (describe, and attach a location map): 470 Center Street, East Aurora, New York 14052 | | | |
| Brief Description of Proposed Action: I plan to have the existing 825 square foot garage and existing 285 square foot storage shed behind the existing garage demolished to build a new 32' wide by 60' long by 12' high garage. This variance request is for both a property line setback and overhead door height. With regards to the property line setback, I request to move the new garage to the north by 6' which would make the northwest corner of the new garage 4.8' off of the property line, instead of where the existing garage sits at 10.8' off the property line. In addition to the property line setback variance request, I am also requesting a variance approval for overhead door height. The new garage would have two 10' wide by 10' tall overhead garage doors on the front to allow my truck and enclosed trailer to park inside the new garage. More detailed is provided in the Petitioner Letter of Intent. | | | |
| Name of Applicant or Sponsor: Jeffrey Crewson | Telephone | [REDACTED] | |
| | E-Mail: | jtc | |
| Address: 470 Center Street | | | |
| City/PO: East Aurora | State: New York | Zip Code: 14052 | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. a. Total acreage of the site of the proposed action? _____ 0.04 acres b. Total acreage to be physically disturbed? _____ 0.04 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.04 acres | ** 0.04 acres is 1,800 square feet, the size of the garage. | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland | | | |

| | NO | YES | N/A |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ This is a garage. There will be no water inside. _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ This is a garage. There will be no restroom/bathroom facilities. _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

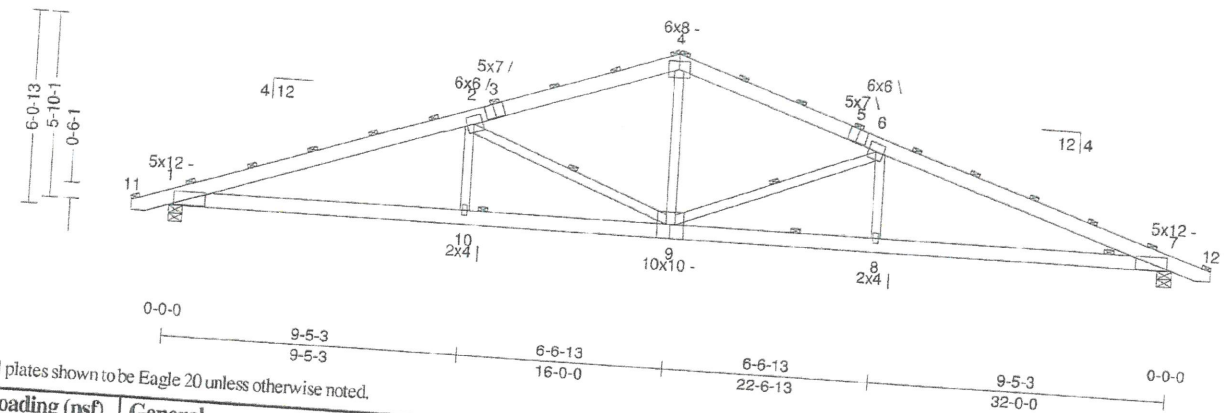


| | | |
|-------|-----------------|---------------------------------|
| SCALE | N.T.S. | POLE BUILDING CROSS SECTIONS |
| DATE | ENGINEER NUMBER | |
| | | SHEET NO. 1 |

Napoli Custom Truss
4480 Allegany road
Little Valley, NY

Truss: T01A
Job: NAP0414SA
Designer: Jane Allen
Date: 05/27/21 16:44:38
Page: 1 of 1

| SPAN | PITCH | QTY | OHL | OHR | CANT L | CANT R | PLYS | SPACING | WGT/PLY |
|--------|-------|-----|-------|-------|--------|--------|------|---------|---------|
| 32-0-0 | 4/12 | 1 | 1-2-8 | 1-2-8 | 0-0-0 | 0-0-0 | 1 | 48 in | 182 lbs |



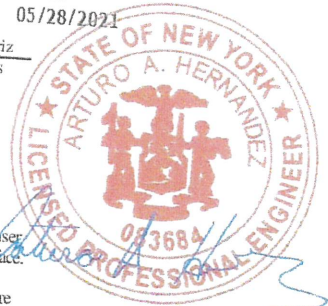
All plates shown to be Eagle 20 unless otherwise noted.

| Loading (psf) | General | CSI | Deflection | L/ | (loc) | Allowed |
|--|---|---|--|----------------|---------------------|----------------|
| TCLL: 29.1 TCDL: 5 (rake) BCLL: 0 BCDL: 5 | Bldg Code: IBC 2015/ TPI 1-2014 Rep Mbr: No Lumber D.O.L.: 125 % | TC: 0.64 (6-7) BC: 0.66 (7-8) Web: 0.70 (2-9) | Vert TL: 0.54 in Vert LL: 0.35 in Horz TL: 0.16 in | L/695 L/999 | (7-8) (7-8) 7 | L/120 L/180 |

| Reaction | JT | Brg Combo | Brg Width | Rqd Brg Width | Max React | Max Grav Uplift | Max MWFRS Uplift | Max C&C Uplift | Max Uplift | Max Horiz |
|----------|----|-----------|-----------|---------------|-----------|-----------------|------------------|----------------|------------|-----------|
| | 1 | 1 | 5.5 in | 2.48 in | 2,991 lbs | | -294 lbs | -306 lbs | -306 lbs | -10 lbs |
| | 7 | 1 | 5.5 in | 2.48 in | 2,991 lbs | | -294 lbs | -306 lbs | -306 lbs | -10 lbs |

Material
TC: SP2400/1.8 2 x 6
BC: SP2400/1.8 2 x 6
Web: SPF#2 2 x 4

Bracing
TC: Purlins at 24" OC, Purlin design by Others.
BC: Sheathed or Purlins at 10'-0-0. Purlin design by Others.
Web: One Midpoint Row: 2-9, 6-9



05/28/2021

Loads

- This truss has been designed for the effects of balanced (29.1 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 10 with the following user defined input: 55 psf GSL, Terrain C, Exposure (C_e = 1.0), Risk Category 1 (I = 0.80), Thermal (C_t = 1.10), DOL = 1.15. Ventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss. Both end webs considered, DOL = 1.60
- Minimum storage attic loading has not been applied in accordance with IBC 1607.1
- In accordance with IBC 1607.1, minimum BCLL's do not apply.
- This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

| Member | Force 1 | Force 2 | Force 3 | Force 4 | Force 5 | Force 6 | Force 7 | Force 8 | Force 9 | Force 10 | Force 11 | Force 12 |
|--------|---------|---------|------------|---------|---------|------------|---------|---------|------------|----------|----------|-----------|
| TC | 1-2 | 0.636 | -6,886 lbs | 4-6 | 0.522 | -4,373 lbs | 6-7 | 0.636 | -6,886 lbs | | | |
| BC | 7-8 | 0.657 | 6,370 lbs | 8-9 | 0.409 | 6,370 lbs | 9-10 | 0.409 | 6,371 lbs | | | |
| Web | 2-9 | 0.695 | -2,757 lbs | 6-9 | 0.695 | -2,757 lbs | | | | | | |
| | 4-9 | 0.426 | 1,734 lbs | | | | | | | 10-1 | 0.657 | 6,371 lbs |

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- The fabrication tolerance for this roof truss is 20% (C_q = 0.80).
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 5 psf.
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
- Design assumes 2x (vertical orientation) purlins are adequately attached to the side of TC & BC therefore sheathing is attached to the TC & BC resulting in a sheathed condition.
- Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- A creep factor of 1.50 has been applied for this truss analysis.
- ☒ Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild@Truss Software v5.6.375
Eagle Metal Products

1146323 0003/0003

