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TOWN OF AURORA
Zoning Board of Appeals Request

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1215
Date 06.19.14

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

I, (we) Tim and Sally Leach of Holland 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 Tim and Sally Leach
Name of Applicant

OF 8387 Vermont Hill, Holland, NY 14080
(Street & Number) (Municipality) (State)

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

1. LOCATION OF THE PROPERTY 42 Willis Ave, S. Wales
SBL # 201.15 -1-25 ZONING DISTRICT R-1

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 Do not quote the Ordinance)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 Regs - Front, Side and Rear Set backs

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
8387 Vermont Hill Rd Holland NY 14080
mailing address

Timothy W. Leach, being duly sworn, deposed and says that he is the petitioner in this action; that he has read the foregoing Request and knows the contents thereof; that the same is true to the knowledge of deponent.

Sworn to before me this 27th
day of May, 2014

[Signature]
signature

[Signature]
NOTARY PUBLIC
SHERYL A. MILLER
Reg. #01M6123663
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 13, 2017

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



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

TOWN OF AURORA
Southside Municipal Center
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www.townofaurora.com

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1(800) 662-1220

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

Tim & Sally Leach
8387 Vermont hill Rd.
Holland, NY 14080

5/28/2014

RE: 42 Willis

Tim & Sally,

The Building Department has reviewed your application to build a single family dwelling at 42 Willis Rd. We have denied your application because the front yard, side yard and rear yard setbacks do not comply as stipulated by the Town of Aurora Table of District Regulations and Section 116-41 as follows.

Front Yard: Required- 75'
Requested- 56'
Variance- 19'

Rear Yard: Required- 50'
Requested- 20'
Variance- 30'

Side Yard: Required- 20'
Requested- 14'
Variance- 6'

Sec. 116-41: Required- 45'
Requested- 14.7'
Variance- 30.3'

If you wish to pursue this matter further, you must apply to the Town of Aurora Zoning Board of Appeals for an area variance. You must include your application, application fee, and any information to support your need for a variance from the Town Code. If you have any questions contact us at 652-7591.

William R Kramer
Code Enforcement Officer

A handwritten signature in black ink that reads "William R Kramer".



Town of Aurora
 300 Glead Avenue
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name

Tim and Sally Leach

Address

8387 Vermont Hill Rd Holland NY 14080

Telephone

716 537 9891

Address of appeal

42 Willis Ave

Zoning District

R-1

Zoning Code Section

Type of Appeal:

- A PERMIT FOR USE
- A VARIANCE FROM ZONING ORDINANCE
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GROUND FOR VARIANCE: (may continue on separate sheet)

We wish to build a one family home on the property but the size of the lot precludes us from doing so without a variance from the zoning ordinance.

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

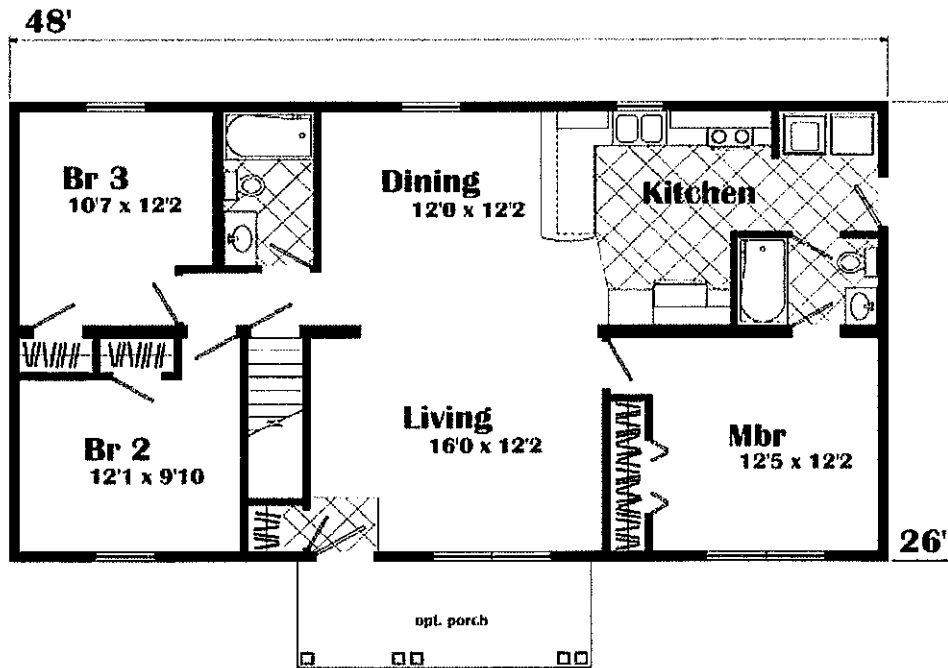
[Signature]

Date

5/27/14

Owners Signature

Date



LAWTON

3 Bedroom / 2 Bath Ranch
1248 sq.ft Living Area

Petitioner: Timothy Leach aaf Sally Holmes
42 Willis Rd

SBL#: 201.15-1-25

=====

Abutting Properties:

Mailing Address (if different)

SBL: 201.15-1-35
William Gustafson
25 Willis Rd
South Wales, NY 14139

SBL: 201.15-1-24
Susan & Paul Warner
26 Willis Rd
South Wales, NY 14139

SBL: 201.15-1-34
Andrea & Michael Neitch
31 Willis Rd
South Wales, NY 14139

SBL: 201.15-1-31
Dawn & Kevin Crawford
39 Willis Rd
South Wales, NY 14139

SBL: 201.15-1-30
Jeanne & David Dobinski
41 Willis Rd

PO Box 41
South Wales, NY 14139

SBL: 201.15-1-2.1
Angeline Ruth & Brian Wierzbic
49 Willis Rd

5734 Burton Rd
Orchard Park, NY 14127

SBL: 201.15-1-26.1
Michelle Marzullo
54 Willis Rd
South Wales, NY 14139

42 Willis

201-15-1-25

Sally Holmes
Attn: Timothy Leach
8387 Vermont Hill Rd
Holland NY 14080

