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## TOWN OF AURORA

**Aurora Municipal Center**  
575 Oakwood Avenue, East Aurora, NY 14052  
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### TOWN COUNCIL MEMBERS

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March 3, 2023 Second Revision

Daniel Faes  
5164 Chatham Ln  
Clarence Center, NY 14032

Daniel:

The Building Department has reviewed your revised site plan for 139 Castle Hill Rd and the front yard and side yard setbacks have been removed since the building is now proposed to be 20' from both side lot lines and the front yard setback will remain as the front yard setback of the dwelling today. The following variances are need to reconstruct a single family dwelling on your lot:

Section 116-8.1D(1) & (3)  
Required: Minimum lot frontage and width of 125'  
Requested: Existing lot frontage and width of 100'  
Variance: 25'

Section 116-8.1D(2)  
Required: Minimum lot area of .75 Ac  
Requested: Existing lot area of .51Ac  
Variance: .24 Ac

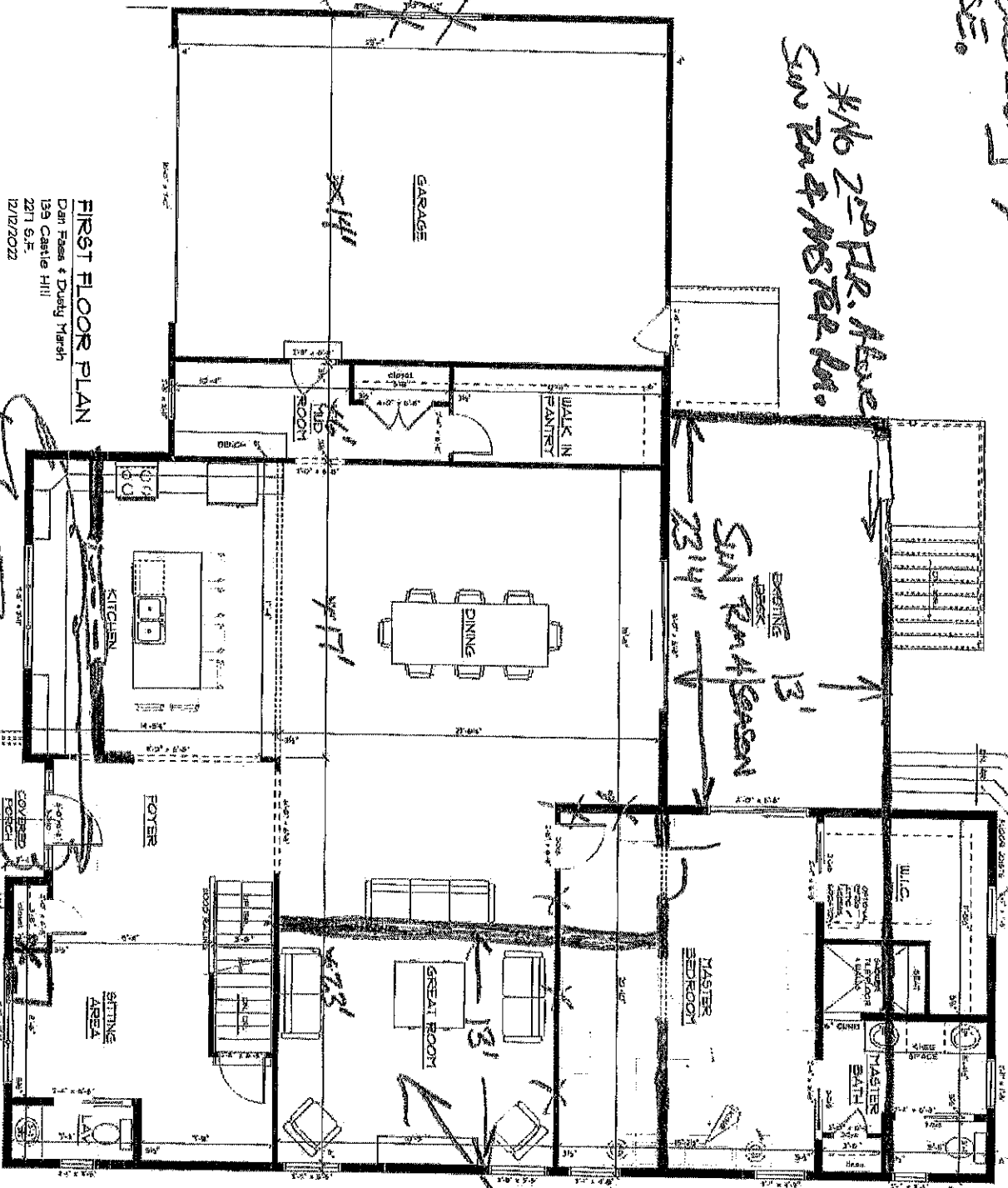
This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Town Clerk with the date and time of the next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,

  
Elizabeth Cassidy  
Code Enforcement Officer

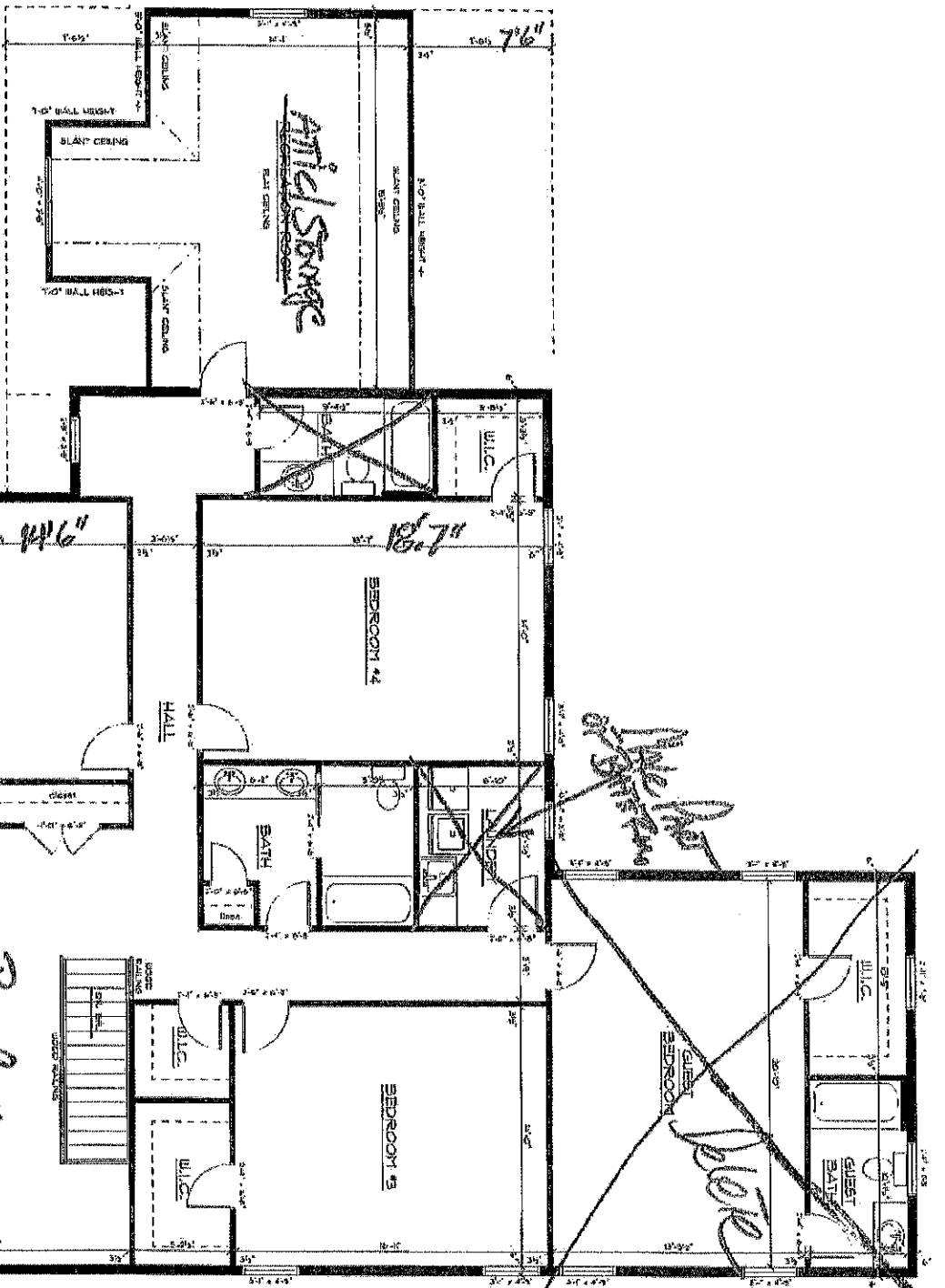
\*No 2<sup>nd</sup> Flr. Above Sun Rm  
 & Master Bed Rm.  
 \*Only Use Living Space in Total S.F.  
 of House.

\*No 2<sup>nd</sup> Flr. Above  
 Sun Rm & Master B.R.



**FIRST FLOOR PLAN**  
 Dan Fasse & Dusty Marsh  
 139 Castle Hill  
 221 S.F.  
 12/12/2022

Above



**SECOND FLOOR PLAN**

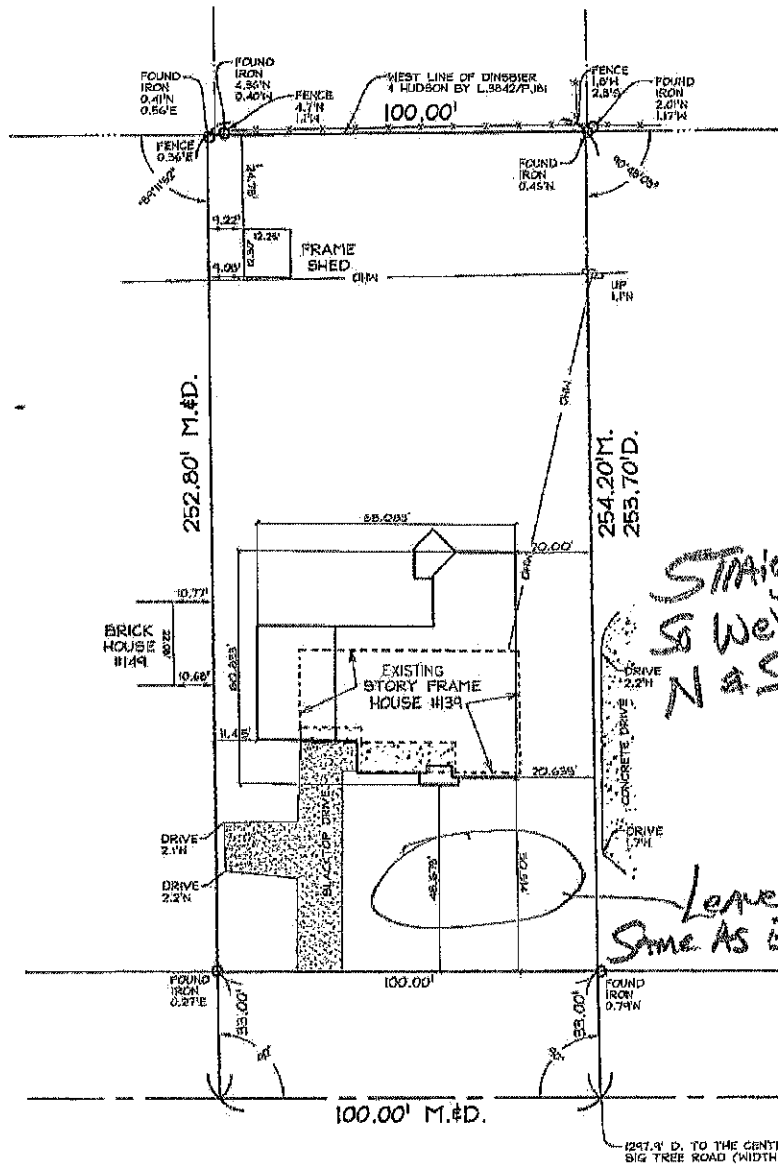
Dan Fazio & Dusing Marsh

139 Castle Hill

West 55<sup>th</sup> St.

Riverdale

only living space



*STRAIGHTEN OUT HOUSE  
SO WE'RE 20' OFF  
N & S PROPERTY LINES.*

*Leave Setback  
Same AS EXISTING HOUSE.*

CASTLE HILL (66' WIDE) ROAD:

*Michael L. [Signature]*

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

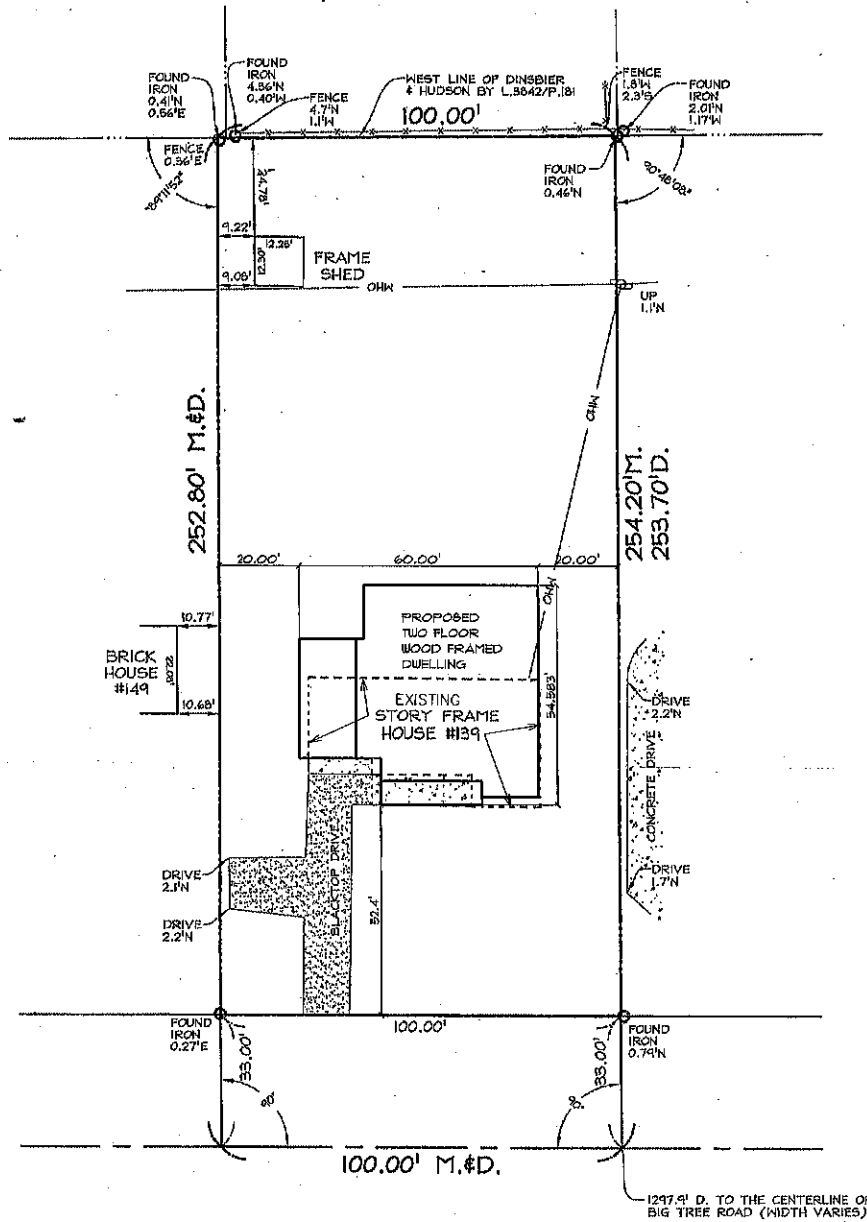
Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.

PART OF LOT(S) 118	SECTION 4	TOWNSHIP 9	RANGE 6	STATE OF NEW YORK	SCALE: 1"=30'
LOCATION: TOWN OF AURORA	COUNTY OF ERIE			FOR	JOB NO.
 Engineers and Surveyors 3550 Lake Shore Road Buffalo, New York 14219-1494 (716) 827-8000				DIPILIPPO & FLAHERTY - ATTY'S	0812-0862

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

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DRAWING NO. 0812-0362



CASTLE HILL (66' WIDE) ROAD:

*Michael J. [Signature]*

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.

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PART OF LOT(S) 15	SECTION 1	TOWNSHIP 9	RANGE 6	COUNTY OF ERIE	STATE OF NEW YORK	SCALE: 1"=30'
LOCATION: TOWN OF AURORA						
<p><b>Nussbaumer &amp; Clark, Inc.</b> Engineers and Surveyors 3556 Lake Shore Road Buffalo, New York 14219-1494 (716) 827-6000</p>	KIND	DATE	FOR	JOB NO.		
	SURVEY	6/07/05	DIFILIPPO & FLAHERTY - ATTY'S	05J2-0362		

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