



CASE NO. 1375

DATE OF HEARING 2/18/2021

Town of Aurora Zoning Board of Appeals
300 Gleed 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 Joe Orcutt
Address 75 ROYCROFT CIRCLE
City EAST AURORA State NY ZIP 14052
Phone _____ Fax _____ Email JO .COM
Interest in the property (ex: owner/purchaser/developer) OWN

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

Property Owner(s) Name(s) JOE & MAUREEN ORCUTT
Address 75 ROYCROFT CIRCLE
City EAST AURORA State NY ZIP 14052
Phone _____ Fax _____ Email J L.COM

III. PROPERTY INFORMATION

Property Address 75 ROYCROFT CIRCLE, EAST AURORA, NY 14052
SBL# _____
Property size in acres .38 Property Frontage in feet 150 FEET
Zoning District _____ Surrounding Zoning _____
Current Use of Property RESIDENTIAL

IV. REQUEST DETAIL


(check all that apply)

Variance from Ordinance Section(s) # 116-8.13(1)
Special Use Permit for: _____
Use Variance for: _____
Interpretation of _____

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)

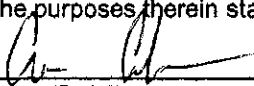
owner


Signature of Applicant/Petitioner


Print name of Applicant/Petitioner

State of New York; County of Erie

On the 6 day of Jan 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) **AARON S. COHEN**
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01C084099886
My Commission Expires 10/13/2024

Office Use Only: Date received: 1/11/21 Receipt #: 364656
CR # 387 \$100.00

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 _____

PETITIONER'S LETTER OF INTENT

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

The Proposed Project includes adding an easily accessible first floor Bedroom & Bathroom to facilitate aging in place for the owners/occupants. All existing bedrooms are currently located on the second floor. The new bedroom space is positioned to be on the same level as the other primary living spaces and existing deck. A future Ramp is also shown connecting the deck to the side walk.

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

- 1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).

Financial Evidence Provided Yes ___ No ___ (financial evidence is required per NYS Town Law)

- 2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: _____

- 3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: _____

- 4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: _____

(Attach additional pages if needed)

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



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

TOWN OF AURORA

Aurora Municipal Center
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www.townofaurora.com

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NYS Relay Number:
1(800) 662-1220

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

January 11, 2021

Joe Orcutt
75 Roycroft Cir
East Aurora, NY 14052

The Building Department has reviewed your request for an addition to your residence. The request has been denied because it fails to meet the requirements of the Town of Aurora Code for the Residence 1 (R1) zoning district in which it is located. Also of note, the Hubbard Park subdivision was approved and recorded with a typical lot layout of 30' front yard setback, a 10' side yard setback, and a 50' rear yard setback. For this reason, the proposed side yard setback of 16' 7.25" is allowed as presented.

Section 116-8.1G(1)
Required: Rear yard principal building: a minimum of 50 feet, measured from the wall of the principal building closest to the rear property line.
Requested: 31' rear yard setback
Variance: 19'

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

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Cassidy".

Elizabeth Cassidy
Asst. Code Enforcement Officer

Short Environmental Assessment Form

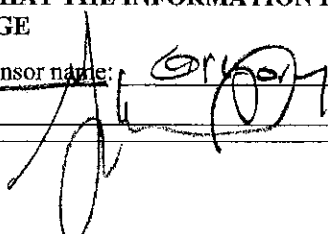
Part 1 - Project Information

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				
Name of Action or Project: Accessible Additions & Renovations to the Orcutt Residence				
Project Location (describe, and attach a location map): 75 ROYCROFT CIRCLE, EAST AURORA, NY 14052				
Brief Description of Proposed Action: Add a first floor Master Bedroom to the South east corner of the existing Residence & Renovate adjacent interior space. The completed project shall facilitate "aging in place" with all primary living spaces at one floor level & Access Provided w/ future Ramp.				
Name of Applicant or Sponsor: JOE ORCUTT	Telephone: 7	E-Mail: jiCOM		
Address: 75 ROYCROFT CIRCLE				
City/PO: EAST AURORA	State: NY	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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.38	acres	
b. Total acreage to be physically disturbed?		.006	acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.38	acres	
4. Check all land uses that occur on, adjoining and 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				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Gregory Schneider R.A.</u> Date: <u>Jan 5 21</u> Signature: <u></u>		

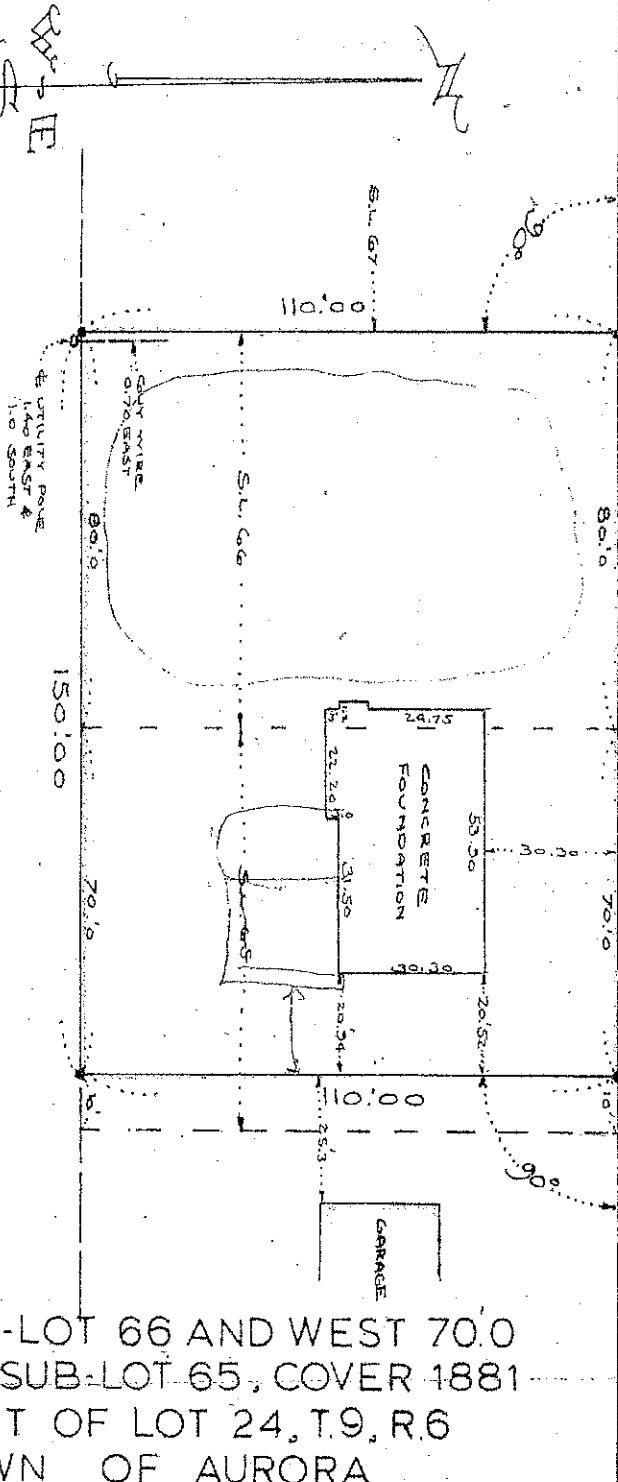
ROYCROFT

50.0 MIDE

CIRCLE

649.19 TO DEEPWOOD DR.

● = SURVEY MARKER



I HEREBY CERTIFY TO MANUFACTURERS AND TRADERS TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AND TO MONROE ABSTRACT AND TITLE CORP. THAT THIS SURVEY HAS BEEN PREPARED FROM FIELD MEASUREMENTS AND IS IN ACCORDANCE WITH DESCRIPTIONS FURNISHED THIS OFFICE AND THERE ARE NO ENCROACHMENTS, ABOVE GRADE, FROM ADJOINING PROPERTIES, OTHER THAN THOSE SHOWN.

CERTIFICATION

SUB-LOT 66 AND WEST 70.0
OF SUB-LOT 65, COVER 1881
PART OF LOT 24, T.9, R.6
TOWN OF AURORA
ERIE COUNTY, NEW YORK STATE

WILLIAM J. NEWTON P.E.S.



WILLIAM J. NEWTON
LAND SURVEYOR
NEW YORK STATE LICENSE NO. 37210
25 HAMBURG ST., EAST AURORA, NY 14052
PHONE: 716-652-1441

SURVEY NO. 85-266

DATE DEC. 11, 1985

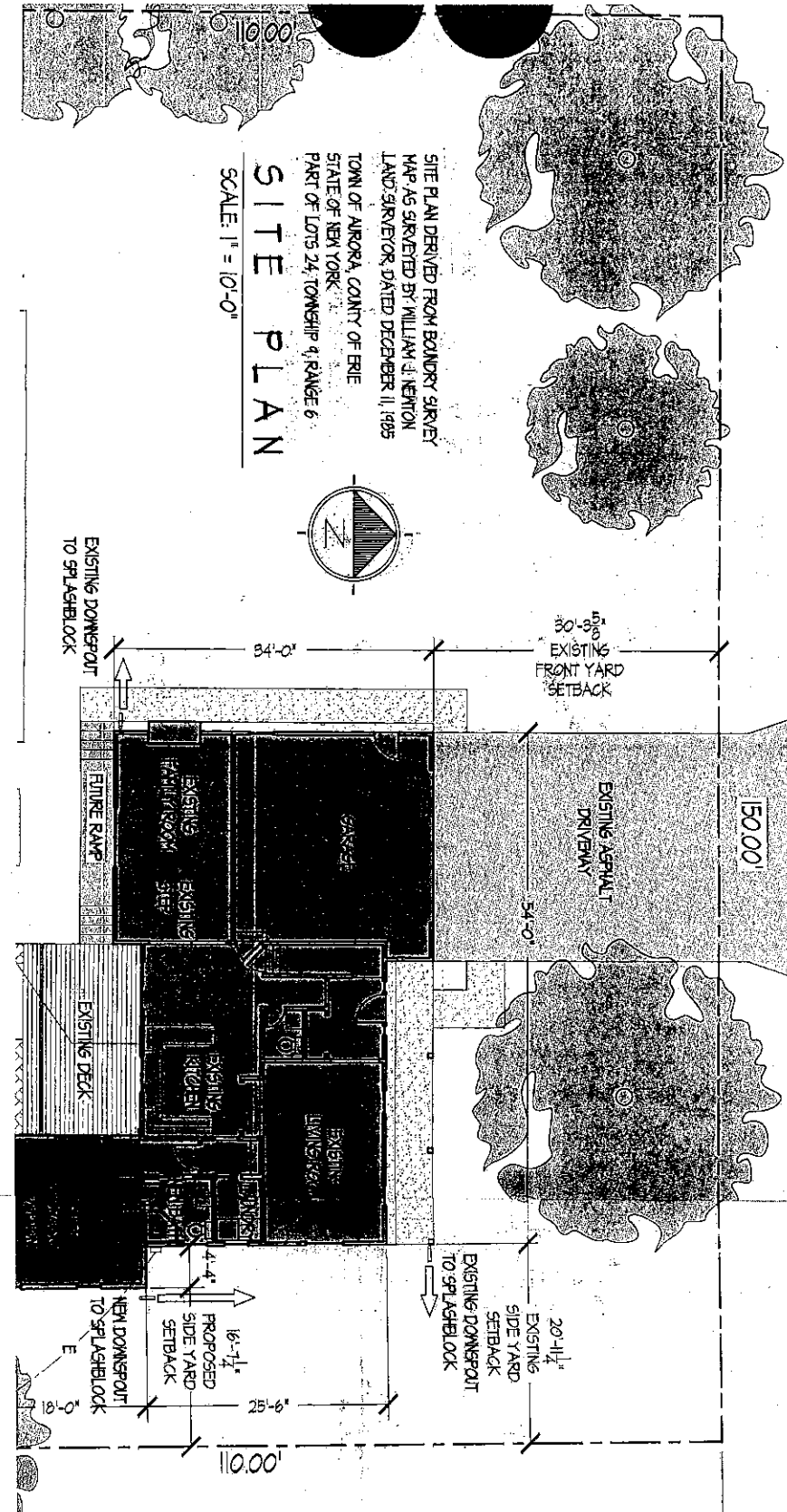
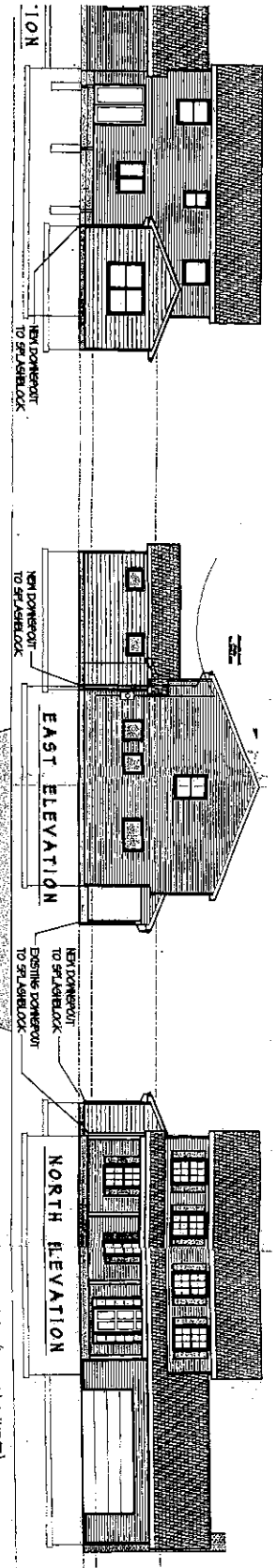
SCALE 1 in. = 30 ft.

REF.

REV. 1-25-86

NOTE: Unauthorized alteration or addition to this map is a violation of Section 7207, Provision 2, of N.Y.S. Education Law.

William J. Newton



SITE PLAN DERIVED FROM BOUNDARY SURVEY MAP AS SURVEYED BY WILLIAM J. NEWTON LAND SURVEYOR, DATED DECEMBER 11, 1985
 TOWN OF AURORA, COUNTY OF ERIE
 STATE OF NEW YORK
 PART OF LOTS 24, TOWNSHIP 4, RANGE 6

SITE PLAN

SCALE: 1" = 10'-0"

		<p>Variance Application Drawing</p>	<p>Proposed Addition and Renovations For The Orcutt Residence 75 Roycroft Circle, East Aurora, New York 14052</p>
<p>DATE: Jan. 6, 2021</p> <p>SCALE: As Noted</p> <p>JOB NO: 20.07</p> <p>DRAWN BY:</p> <p>CHECKED:</p>	<p>686 Quaker Road East Aurora, N.Y. 14052</p> <p>(716) 865-2110 greg@uroraarch.com</p>		