

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
5.19.16

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1265
Date 5.19.16

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

I, (we) Greg Phillips of 115 Jewett Holmwood Rd
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 Greg Phillips
Name of Applicant

OF 115 Jewett Holmwood Rd East Aurora NY 14052
(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 115 Jewett Holmwood Rd
SBL # 175-10-3-8 ZONING DISTRICT R1

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 Do not quote the Ordinance)
116-18B, 116-17D

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
_____ of _____

Greg Phillips
Signature(s)
115 Jewett Holmwood Rd EA NY 14052
Mailing Address

_____, 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 Batt
936 497

Sworn to before me this 25th
day of April, 2016

Sheryla A. Miller
NOTARY PUBLIC

SHERYLA A. MILLER
Reg. #01MI6128663
Notary Public, State of New York
Qualified In Erie County
Commission Expires June 13, 2017



Town of Aurora
300 Glead Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name Greg Phillips
 Address 115 Jewett Holmwood Rd East Aurora NY 14052
 Telephone 716-655-5771
 Address of appeal 115 Jewett Holmwood Rd East Aurora NY 14052
 Zoning District R1
 Zoning Code Section 116-18B, 116-17D

Type of Appeal:

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

The Height and door opening size are required to enable me to store my camper for the winter.

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 Greg Phillips Date 4/25/16
 Owners Signature _____ Date _____

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 SEQR 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 Glead 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 115 Jewett Holmwood Rd.,

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

Building height and garage door height of accessory structure not allowed

7. Proposed change or use: (be specific) by code _____

8. Other remarks: (ID#, SBL#, etc.) SBL#175.10-3-8

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

300 Glead 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

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Jeffrey P. Markello

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historian@townofaurora.com

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

Gregory Philips
115 Jewett Holmwood Rd.
East Aurora, NY 14052

4/27/2016

Re: Mean Height & Door Height

Greg,

The Building Dept. has reviewed your application for an accessory structure at 115 Jewett Holmwood Rd. We have denied your application because the proposed building is in excess the required mean building height as specified in Section 116-18 B of the Town Code and the maximum door height for an accessory building in as specified in 116-17D of the Town Code. We therefore request that you apply to the Town Zoning Board of Appeals for an area variance if you wish to continue with this project.

116-18B; Required Mean Height: 15'

Requested: 16' 8"


Variance required: 1' 8"

116-17D; Maximum Vehicle Door Height: 8'

Requested Door Height: 12'

Variance Required: 4'

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 you need 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

BUILDING DEPARTMENT
 Town of Aurora/Village of East Aurora
 300 Glead Avenue, East Aurora, NY

Permit # _____
 Reissue from _____

Phone (716) 652-7591
 Fax (716) 652-3507

Circle one <u>Town</u> or Village	Date <u>4/25/16</u>
Permit Fee \$ _____	Public Hearing and/or Mailing
ZBA (\$75/\$100) <input checked="" type="radio"/> or N	\$50.00/\$100.00

APPLICATION FOR BUILDING PERMIT

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

Location 115 Jewett Holmwood Rd SBL# 175.10-3-8
 Property Owner Name Gregory T. Phillips

- Give a brief description of request/intention for building permit: Pole barn
winter storage of camper trailer
- 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 32.ft wide 52.ft long 19.ft high stories Total sq ft 1664
- Estimated Cost (determined by Building Department) _____
- Zone or use district in which premises are situated R1
- Does proposed construction violate any zoning law, ordinance or regulation? Yes
- Name of Architect House of Steel
 Address of Architect 10227 Rte 219 Springville NY Phone Number _____
- Name of Contractor _____
 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 \$..... 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

A) This application must be completely filled in by typewriter or in ink and submitted to the

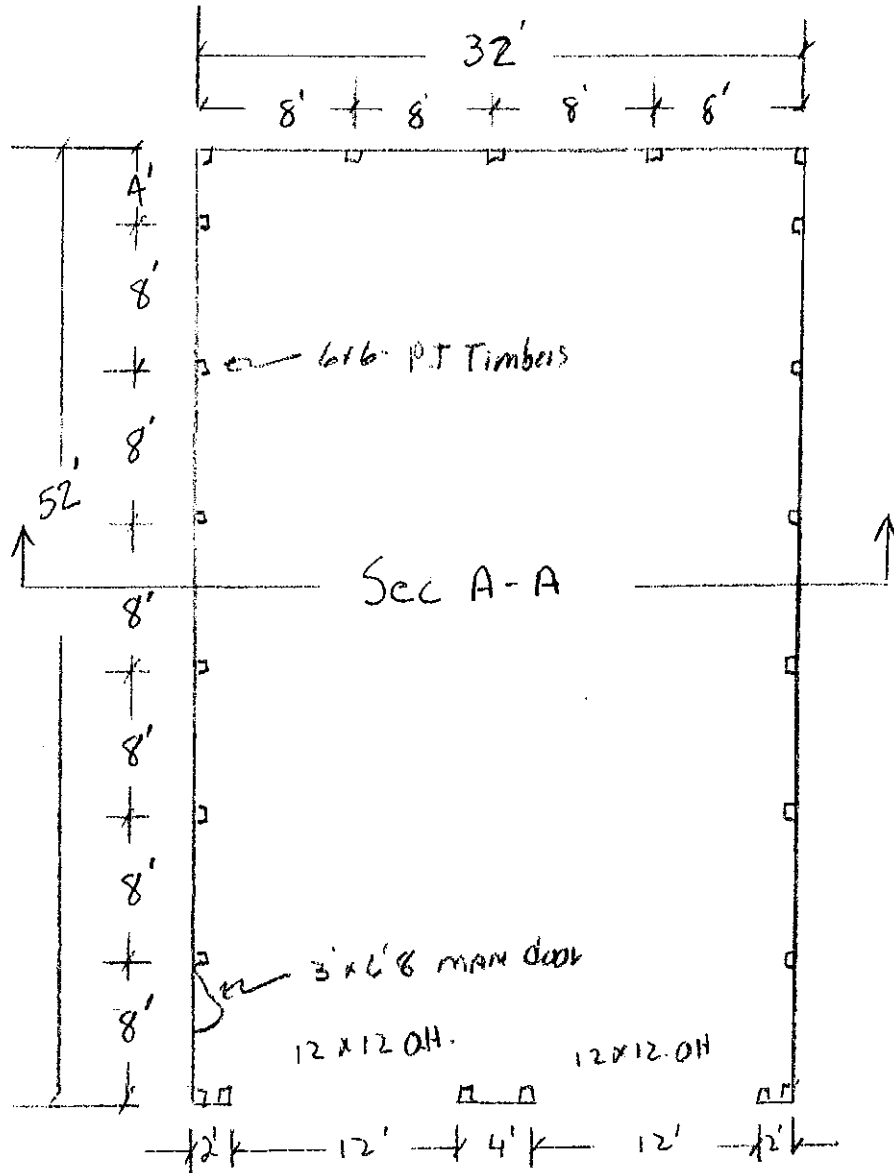
Floor Plan: 32 x 52 x 14'

For: Greg Phillips

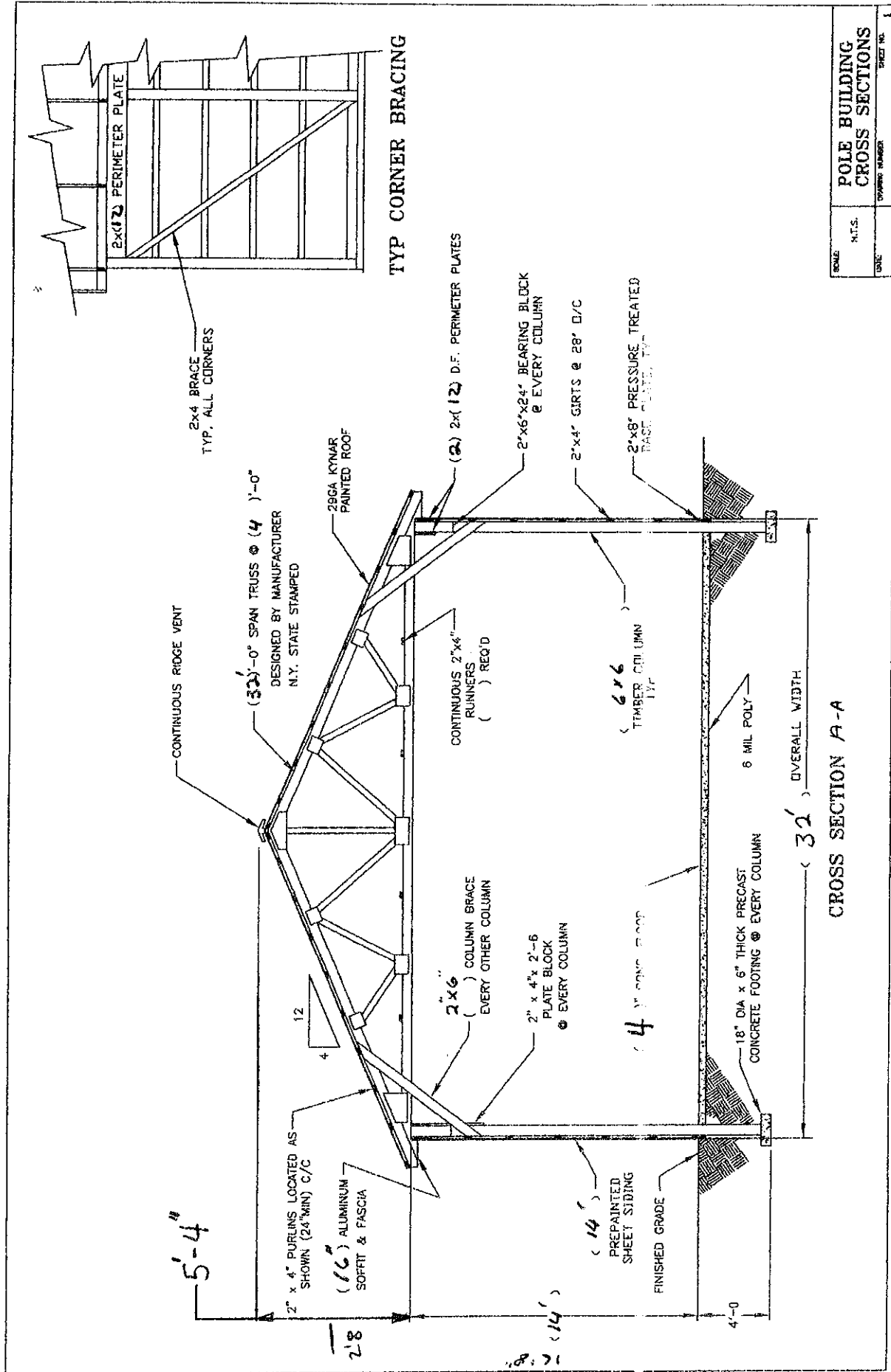
115 Jewett Holmwood Dr

E. Aurora NY 14052

By: _____
(Formerly William J Heim Construction Inc)



Scale $\square = 1'$



SCALE:	N.T.S.	POLE BUILDING CROSS SECTIONS
DATE:	DRAWING NUMBER:	
		SHEET NO. 1

Job 16042551B	Truss T1	Truss Type HOWE	Qty 14	Ply 1	324 Job Scheme Used
Universal Forest Products			7840 s Feb 22 2018 Mtak Industries, Inc. Wed Apr 20 08:51:39 2016 Page 1		
ID: JCHGAANSA3HMSwLxylfduZrzOuPD-CLEKwpaJ5axzBD8vCmE1578VKzFWzDG8BtkNzQuAY			Job Reference (optional) Greg Phillips		
1-2-8 1-2-8	8-4-14 8-4-14	16-0-0 7-7-2	23-7-2 7-7-2	32-0-0 8-4-14	33-2-8 1-2-8

Scale = 1:57.8

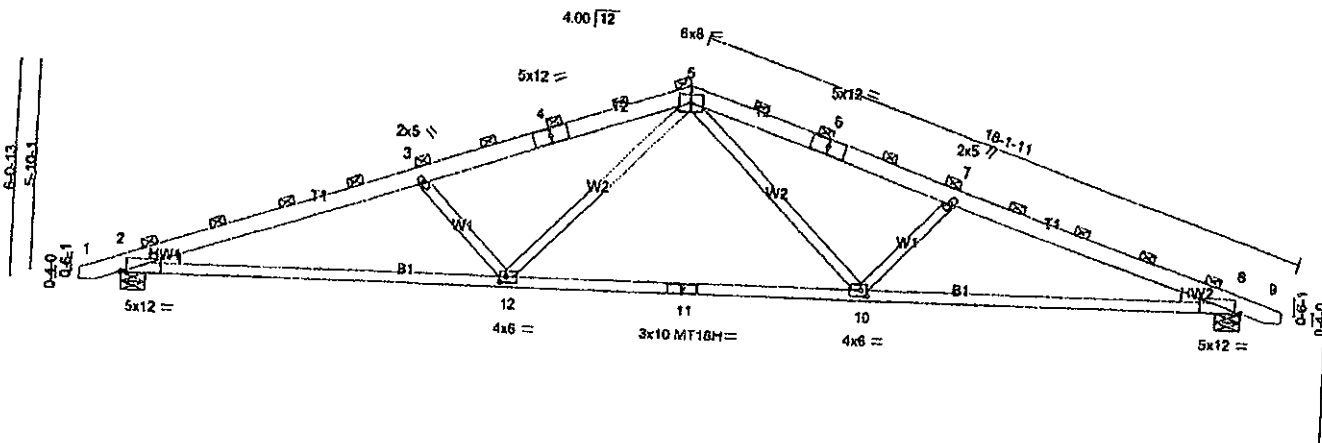


Plate Offsets (X,Y) - [2-0-1-12, Edge], [8-0-1-12, Edge], [10-0-2-4, 0-2-0], [12-0-2-4, 0-2-0]		10-11-4 10-11-4		21-0-12 10-1-8		32-0-0 10-11-4	
LOADING (psf)	SPACING-	CSI.	DEFL.	PLATES	GRIP		
TCLL 45.4 (Ground Snow=54.0)	Plate Grip DOL 1.15	TC 0.96	in (loc) l/d	MT20	197/144		
TCDL 5.0	Lumber DOL 1.15	BC 0.88	Vert(LL) -0.56 10-12 >675 240	MT18H	197/144		
BCLL 0.0	Rep Stress Incr NO	WB 0.57	Vert(TL) -0.81 8-10 >468 180				
BCDL 3.0	Code IBC2006/TPI2002	(Matrix)	Horz(TL) 0.28 8 n/a n/a				
			Wind(LL) 0.18 10-12 >999 360			Weight: 144 lb FT = 4%	

LUMBER-
 TOP CHORD 2x6 SPF 2100F 1.8E *Except*
 T1: 2x6 SP 2400F 2.0E
 BOT CHORD 2x4 SPF 2100F 1.8E
 WEBS 2x4 SPF No.2
 WEDGE
 Left: 2x4 SPF No.2, Right: 2x4 SPF No.2

BRACING-
 TOP CHORD 2-0-0 oc purins (2-3-11 max.)
 (Switched from sheathed; Spacing > 2-0-0).
 BOT CHORD Rigid ceiling directly applied or 6-3-12 oc bracing.

REACTIONS. (lb/size) 2=3609/0-8-8, 8=3609/0-8-8
 Max Horz 2=-104(LC 8)
 Max Uplift 2=-725(LC 10), 8=-725(LC 10)

FORCES. (lb) - Maximum Compression/Maximum Tension
 TOP CHORD 1-2=0/80, 2-3=-7840/1794, 3-4=-6683/1592, 4-5=-6413/1607, 5-6=-6413/1607, 6-7=-6683/1592, 7-8=-7840/1794,
 8-9=0/80
 BOT CHORD 2-12=-1560/7203, 11-12=-913/4862, 10-11=-913/4862, 8-10=-1560/7203
 WEBS 5-10=-418/2204, 7-10=-2043/527, 5-12=-418/2204, 3-12=-2043/527

JOINT STRESS INDEX
 2 = 0.94, 3 = 0.80, 4 = 0.96, 5 = 0.84, 6 = 0.96, 7 = 0.80, 8 = 0.94, 10 = 0.96, 11 = 0.95 and 12 = 0.96

- NOTES-**
- 1) Wind: ASCE 7-05; 90mph; TCDL=3.0psf; BCDL=1.8psf; h=24ft; B=0ft; L=32ft; eave=4ft; Cat. II; Exp B; enclosed; MWFRS (all heights) and C-C Exterior(2) zone; cantilever left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.33
 - 2) TCLL: ASCE 7-05; Pg= 54.0 psf (ground snow); Pf=45.4 psf (flat roof snow); Category II; Exp B; Partially Exp.; Ct=1.2
 - 3) Unbalanced snow loads have been considered for this design.
 - 4) This truss has been designed for greater of min roof live load of 20.0 psf or 2.00 times flat roof load of 45.4 psf on overhangs non-concurrent with other live loads.
 - 5) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
 - 6) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
 - 7) All plates are MT20 plates unless otherwise indicated.
 - 8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 725 lb uplift at joint 2 and 725 lb uplift at joint 8.
 - 10) This truss is designed in accordance with the 2006 International Building Code section 2308.1 and referenced standard ANSUTPI 1.
 - 11) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
 - 12) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

Petitioner: Greg Phillips
115 Jewett Holmwood Rd
East Aurora, NY 14052

SBL#: 175.10-3-8

=====

Abutting Properties: Mailing Address (if different)

SBL: 175.10-3-6
Steven Musso
97 Jewett Holmwood Rd
East Aurora, NY 14052

SBL: 175.10-3-12
Douglas Nemeč
140 Jewett Holmwood Rd
East Aurora, NY 14052

SBL: 175.10-3-10
Michael & Terri Ohweiler
129 Jewett Holmwood Rd
East Aurora, NY 14052

SBL: 175.10-2-34 (VL Reed Hill Dr)
SBL: 175.10-2-35 (VL Reed Hill Dr)
SBL: 175.10-2-18 (18 Creekview Ct)
SBL: 175.10-2-19 (20 Creekview Ct)
Jewett Holmwood LLC
c/o Peter J. Sorgi, Esq
26 Mississippi Street, Suite 400
Buffalo, NY 14203

Greg Phillips
115 Jewett Holmwood Rd

SBL: 175.10-3-8

