

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
87500

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1280
Date 8/18/16

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

I, (we) Diane Healy of 2295 Lapham 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 Diane Healy
Name of Applicant

OF 2259 Lapham, Town of Aurora, NY
(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 2259 Lapham
SBL # 176-00-3-7 ZONING DISTRICT A

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 Do not quote the Ordinance)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 Regulations - Acc Building side yard setback

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

Diane Healy
Signature(s)
2259 Lapham Rd. E.A. NY 14052
Mailing Address

Diane Healy, being duly sworn, deposed and says that She is the petitioner in this action; that She 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 26th
day of July, 2016

Martha L. Librock

NOTARY PUBLIC MARTHA L. LIBROCK
Notary Public, State of New York
No. 01LI5028312
Qualified in Erie County
My Commission Expires May 31, 2018

Rept# 228427
87500
7/26/16



Town of Aurora
300 Glead Avenue
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name MICHAEL + DIANE HEALY
 Address 2259 LAPHAM RD EAST AURORA, NY 14052
 Telephone :
 Address of appeal 2259 LAPHAM RD EAST AURORA NY, 14052
 Zoning District A
 Zoning Code Section 176.00-3-7

Type of Appeal:

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

GROUND FOR VARIANCE: (may continue on separate sheet)

WOULD LIKE TO PLACE A 12X20 SHED WITH NO SECOND FLOOR 3' FROM PROPERTY LINE INSTEAD OF 10'. THE PROPERTY TO THE EAST WHERE I WOULD LIKE TO CREATE THE SHED IS ONLY A DIRT RIGHT OF WAY FOR ACCESS TO PROPERTY BEHIND MY OWN. FURTHERMORE, DUE TO THE CONFIGURATION OF MY HOUSE AND YARD I WOULD ALSO LIKE TO BE GRANTED RELIEF FROM THE CODE TO INSTALL THE SHED 10' FROM THE BACK OF MY GARAGE INSTEAD OF 10' FROM BACK OF MY HOUSE, THE SHED WILL STILL BE GREATER THAN 10' FROM ANY STRUCTURES. TREES THAT SURROUND MY PROPERTY PREVENT ME FROM PUTTING IT ELSEWHERE IN THE YARD OR PROPERTY. ADJACENT PROPERTY OWNERS ARE AWARE OF MY DESIRED SHED PLACEMENT AND AN A LETTER OF ACKNOWLEDGEMENT CAN BE PRESENTED UPON REQUEST.

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 _____ Date _____

Owners Signature Michael Healy Date 7/23/16

Diane Healy Date 7/23/16

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
300 Gleed Avenue, East Aurora, NY 14052
www.townofaurora.com

TOWN COUNCIL MEMBERS
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DIR. OF RECREATION
Christopher Musshafen
(716) 652-8866
chris@townofaurora.com

TOWN ATTORNEY
Ronald P. Bennett

TOWN JUSTICE
Jeffrey P. Markello
Anthony DiFilippo IV

HISTORIAN
Robert L. Goller
(716) 652-7944
historian@townofaurora.com

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

Diane Healy
2259 Lapham Rd.
East Aurora, N.Y. 14052

7/26/2016

Re: variance for accessory building at 2295 Lapham Rd.

Diane,

The Building Dept. has reviewed your application to build an accessory building at 2259 Lapham Rd. We have denied your application because you fail to meet the requirements as stipulated by the Town of Aurora Table of District Regulations and Town of Aurora Code 116-18A(3).

District Regulations-

Required: An accessory building shall be at least 10' from an interior lot line unless in a rear yard.

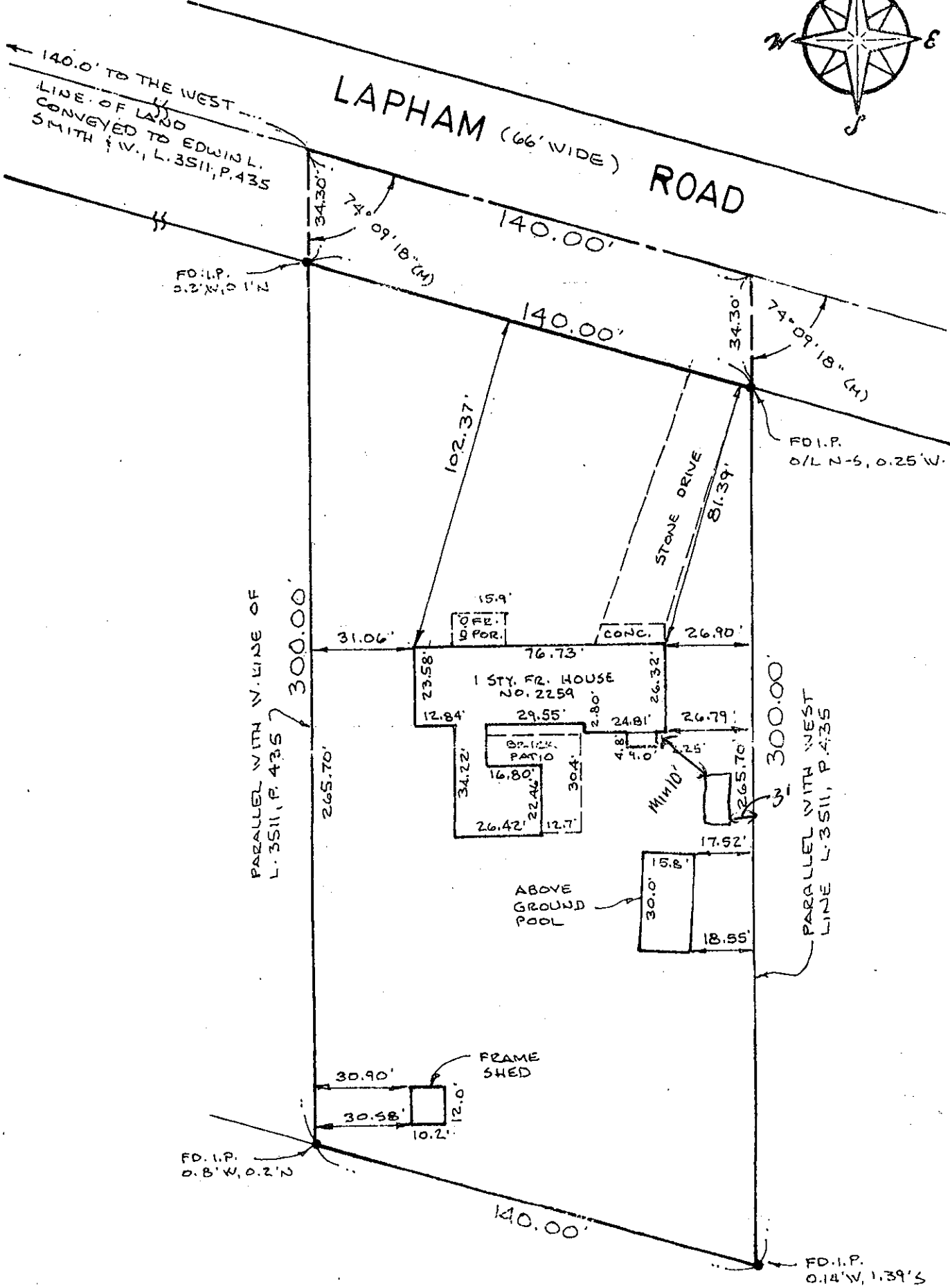
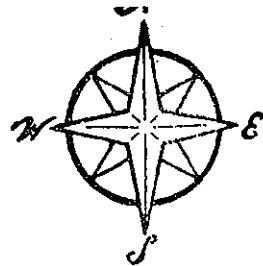
Requested side yard: 3'

Variance required: 7'

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, a letter to the ZBA members explaining your difficulty, 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

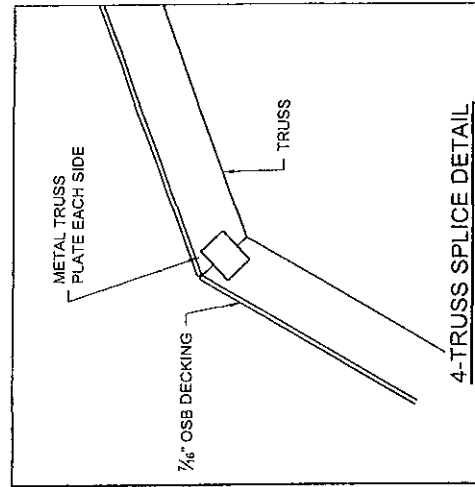
Code Enforcement Officer



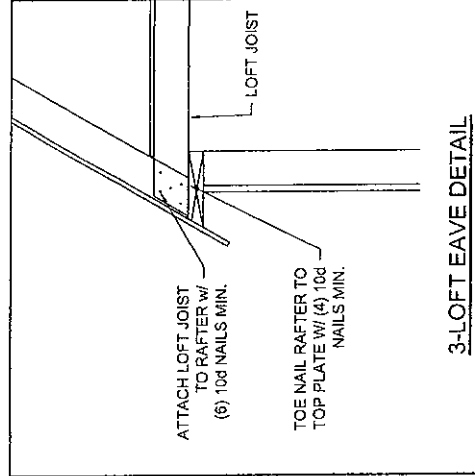
PART OF L 6 S T 9 R 6 OF THE HOLLAND LAND CO. SURVEY
 VILLAGE OF _____ ; CITY/TOWN OF AURORA ; COUNTY OF ERIE ; STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SEATTLE 2200 PROVISIONS

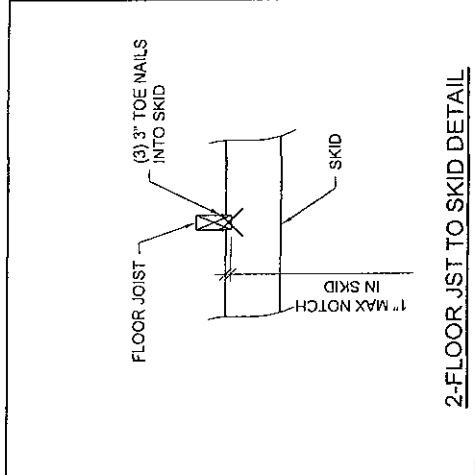




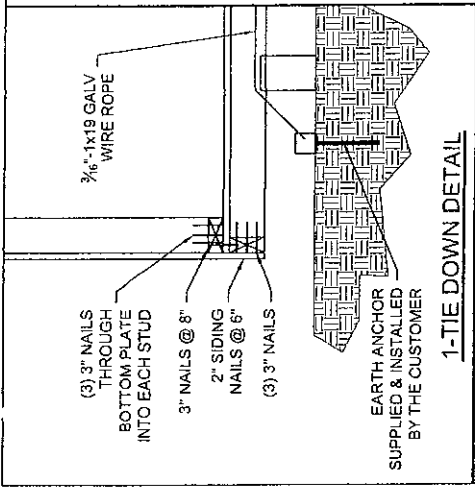
4-TRUSS SPLICE DETAIL



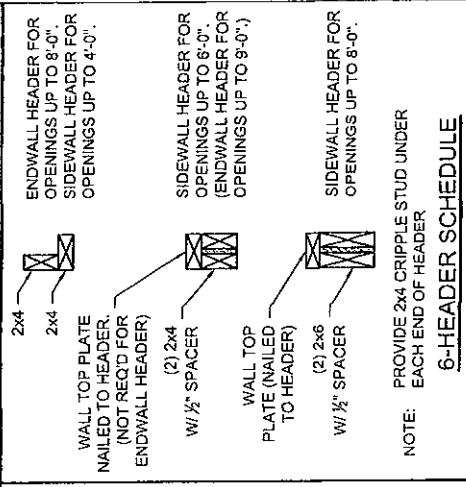
3-LOFT EAVE DETAIL



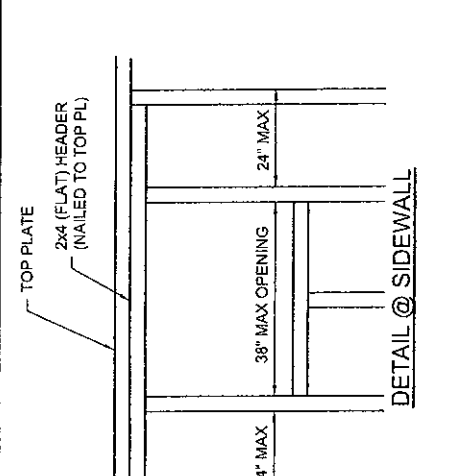
2-FLOOR JOIST TO SKID DETAIL



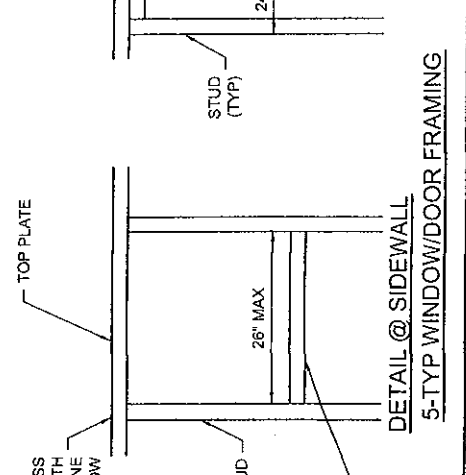
1-TIE DOWN DETAIL



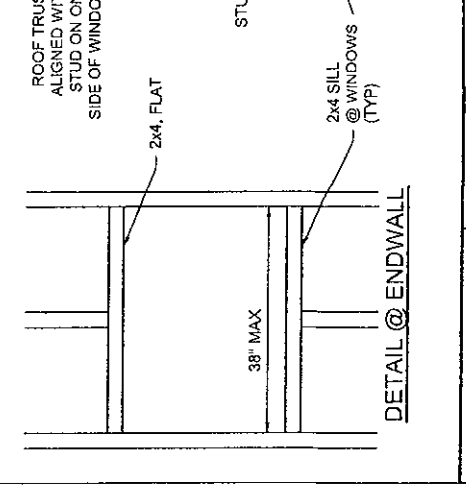
6-HEADER SCHEDULE



DETAIL @ SIDEWALL



5-TYP WINDOW/DOOR FRAMING



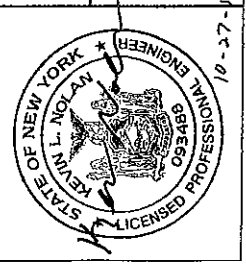
DETAIL @ ENDWALL

LOFTED BARN--NEW YORK--SNOW=60PSF--IBC 2009

PROJECT NO:	10-27-2014
DATE:	KLN
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

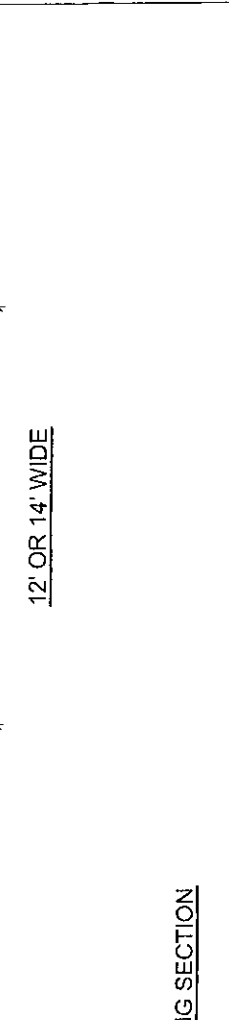
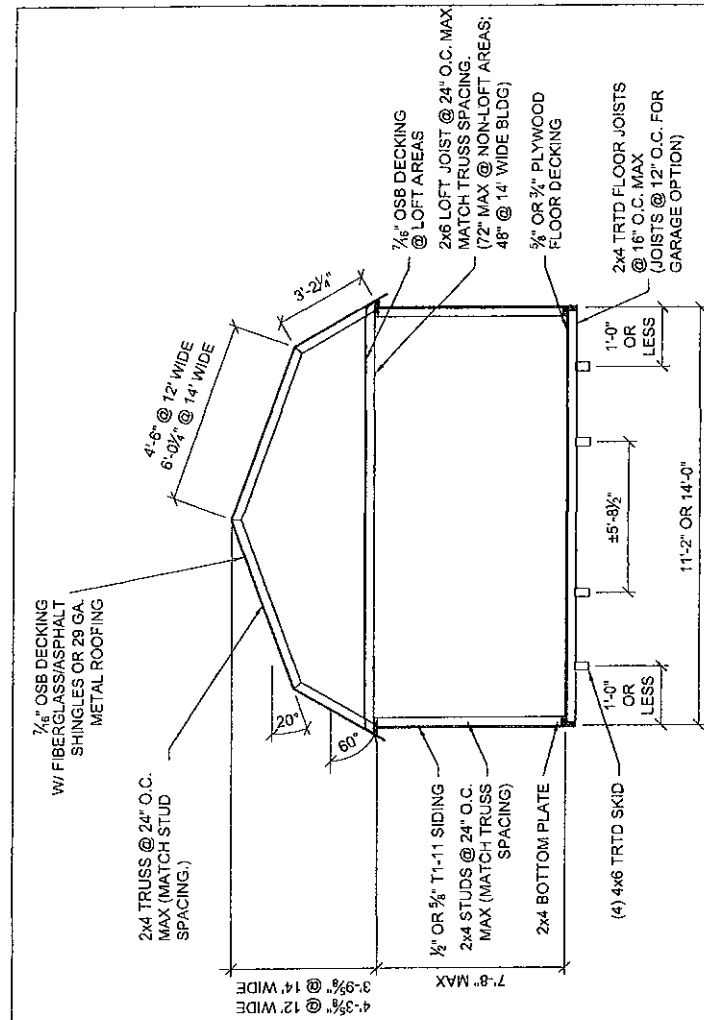
BACKYARD OUTFITTERS

IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THESE DRAWINGS IN ANY WAY. IF ANY PART OF THESE DRAWINGS ARE ALTERED, THE ALTERING ENGINEER SHALL AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



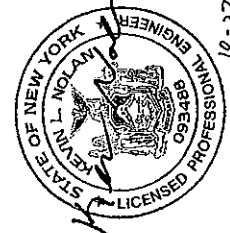
10-37-14

SHEET NUMBER
S-4-LB-NY
SCALE: 1"=1'-0"

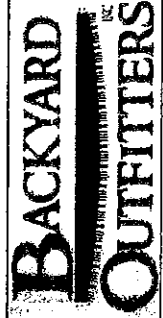


BUILDING SECTION

LOFTED BARN--NEW YORK--SNOW=60PSF--IBC 2009



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PROJECT NO:	10-27-2014
DATE:	KLN
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	
SHEET NUMBER: S-3-LB-NY	
SCALE: NOT TO SCALE	

UPLIFT ANCHORAGE SCHEDULE

BLDG LENGTH	8' WIDE BLDGS		10' WIDE BLDGS		12' WIDE BLDGS		14' WIDE BLDGS	
	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQD ANCHOR CAPACITY
10'-0"	2	350#	2	300#	-	-	-	-
12'-0"	2	400#	2	300#	-	-	-	-
14'-0"	2	450#	2	350#	-	-	-	-
16'-0"	2	500#	2	300#	2	300#	-	-
18'-0"	-	-	3	300#	2	350#	-	-
20'-0"	-	-	3	300#	2	350#	2	300#
22'-0"	-	-	-	-	2	400#	2	300#
24'-0"	-	-	-	-	2	450#	2	350#
26'-0"	-	-	-	-	2	500#	2	400#
28'-0"	-	-	-	-	2	500#	2	400#
30'-0"	-	-	-	-	3	400#	3	300#
32'-0"	-	-	-	-	3	400#	3	300#
34'-0"	-	-	-	-	3	450#	3	350#
36'-0"	-	-	-	-	3	450#	3	350#
38'-0"	-	-	-	-	3	500#	3	350#
40'-0"	-	-	-	-	3	500#	3	400#

NOTES:

- 1) TIE-DOWNS AND EARTH ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. BACKYARD OUTFITTERS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-0.
- 2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN HAS TWO EARTH ANCHORS. EACH EARTH ANCHOR IS TO BE RATED FOR AT LEAST THE CAPACITY SHOWN IN THE SCHEDULE.
- 3) REFER TO SHEET S-1 FOR RECOMMENDED LOCATIONS FOR THE TIE-DOWN SYSTEM.

BUILDING TIE-DOWN
W/ (2) EARTH ANCHORS
TO BE INSTALLED BY CUSTOMER.
(NOT PROVIDED BY BACKYARD OUTFITTERS)



LOFTED BARN--NEW YORK--SNOW=60PSF--IBC 2009



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10-27-14



PROJECT NO:

DATE: 10-27-2014

DRAWN BY: KLN

CHECKED BY: KLN

REVISION:

SHEET NUMBER

S-2-LB-NY

SCALE:

BACKYARD OUTFITTERS, INC
FRANKLIN, TN 37064

GENERAL NOTES:

- STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE AND THE 2009 INTERNATIONAL BUILDING CODE.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (OCCUPANCY CATEGORY I) AND SHOULD NOT BE USED FOR HUMAN HABITATION.
- STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A 3 SECOND WIND GUST OF 90 MPH. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
- STRUCTURES ARE DESIGNED FOR LOCATIONS WITH A SURFACE ROUGHNESS CATEGORY B AND A TOPOGRAPHICAL FACTOR OF 1.0. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
- STRUCTURES ARE DESIGNED FOR LOCATIONS THAT ARE NOT IN FLOOD HAZARD AREAS. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
- STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A MAXIMUM GROUND SNOW LOAD OF 60 PSF AND A PARTIALLY EXPOSED TERRAIN CATEGORY. STRUCTURES SHOULD NOT BE USED IN SHELTERED TERRAIN LOCATIONS WHERE THE STRUCTURE IS TIGHT IN AMONG CONIFER TREES.
- STRUCTURES SHOULD HAVE 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES OR 29 GA METAL ROOF OVER WOOD SHEATHING.

- WOOD FRAMING SHALL COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFA) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", 2012.
- ALL ROOF DECKING IS TO BE $\frac{7}{16}$ " O.S.B.
- ALL SIDING IS TO BE $\frac{5}{8}$ " OR $\frac{3}{4}$ " TREATED T-1-11 PLYWOOD.
- ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #2, OR BETTER.
- ALL STUDS, RAFTERS, LOFT JOISTS AND TIES ARE TO BE SPF #2 OR BETTER, U.N.O.
- ALL EXTERIOR NAILS ARE TO BE ZINC COATED.
- ALL FLOOR DECKING IS TO BE $\frac{5}{8}$ " OR $\frac{3}{4}$ " PLYWOOD.
- ALL SKIDS ARE TO BE 4x6 PRESSURE TREATED, RATED FOR GROUND CONTACT.
- NAIL IN ACCORDANCE WITH RECOMMENDED WOOD FASTENING SCHEDULE IN APPLICABLE BUILDING CODE.

ITEMS BY OTHERS:

- THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. BACKYARD OUTFITTERS IS NOT RESPONSIBLE FOR THESE ITEMS.
- THE COMPLETE FOUNDATION TIE-DOWN SYSTEM
 - RAMPS, STAIRS, AND GENERAL ACCESS
 - ELECTRICAL SERVICE HOOKUP

DESIGN CRITERIA:

- DESIGN LOADS ARE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2009 OCCUPANCY CATEGORY I
- LIVE LOADS:
FLOOR: 40 PSF
LOFT: 5 PSF
ROOF: 20 PSF
- SNOW LOADS ARE BASED ON THE FOLLOWING:
GROUND SNOW LOAD, $P_g = 60$ PSF
FLAT ROOF SNOW LOAD, $P_f = 40$ PSF
SLOPED ROOF SNOW LOAD, $P_s = 40$ PSF @ 20°
 $P_s = 16$ PSF @ 60°
EXPOSURE FACTOR, $C_e = 1.0$
IMPORTANCE FACTOR, $I = 0.8$
THERMAL FACTOR, $C_t = 1.2$
- WIND LOADS ARE BASED ON THE FOLLOWING:
DESIGN WIND SPEED, $V = 90$ MPH
EXPOSURE CATEGORY B
IMPORTANCE FACTOR, $I = 0.87$
INTERNAL PRESSURE COEFFICIENT, $G_{CPI} = \pm 0.18$
COMPONENTS & CLADDING:
ROOF-ZONE 1 = 6.9, -11.4 PSF
ROOF-ZONE 2 = 6.9, -19.1 PSF
ROOF-ZONE 3 = 6.9, -28.6 PSF
WALL-ZONE 4 = 12.7, -13.8 PSF
WALL-ZONE 5 = 12.7, -17.1 PSF

5. PIER SIZE AND SPACING SHOWN ON SHEET S-1 IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 3,000 PSF. PROVIDE A MINIMUM BEARING AREA OF 8"x16". INCREASE BEARING AREA TO 16"x16" WHEN ACTUAL ALLOWABLE SOIL BEARING CAPACITY IS BETWEEN 1,500 AND 3,000 PSF.

PIERS LESS THAN 36" IN HEIGHT SHALL BE SINGLE 8"x16" CMU BLOCKS DRY STACKED WITH LONG SIDE AT RIGHT ANGLE TO SKID.

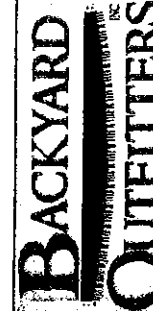
THE PROPERTY OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED PROFESSIONAL FOR VERIFICATION OF THE ACTUAL ALLOWABLE SOIL BEARING CAPACITY AND THE SUITABILITY OF THE SOIL TO SUPPORT THE PROPOSED STRUCTURE. BACKYARD OUTFITTERS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR THE DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE

LOFTED BARN--NEW YORK--SNOW=60PSF---IBC 2009



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10-27-14



PROJECT NO:
DATE: 10-27-2014
DRAWN BY: KLN
CHECKED BY: KLN
REVISION:

SHEET NUMBER

S-0-LB-NY

SCALE:

Petitioner: Diane & Michael Healy
2259 Lapham Rd
East Aurora, NY 14052

SBL#: 176.00-3-7

=====

Abutting Properties: Mailing Address (if different)

SBL: 176.00-3-6
Richard Betschen & Cynthia Zucarelli
2255 Lapham Rd
East Aurora, NY 14052

SBL: 176.00-3-8.121
Richard Betschen & Cynthia Zucarelli
V/L Lapham 2255 Lapham Rd
East Aurora, NY 14052

SBL: 176.00-3-8.111
Christa Brown & Paul Smith
V/L Lapham Rd 2333 Lapham Rd
East Aurora, NY 14052

formerly under/aw:
(SMITH FAMILY ATTN: ELSMITH 5079-0 REITER RO)

SBL: 176.00-3-8.2
James & Tracy Roach
2275 Lapham Rd
East Aurora, NY 14052

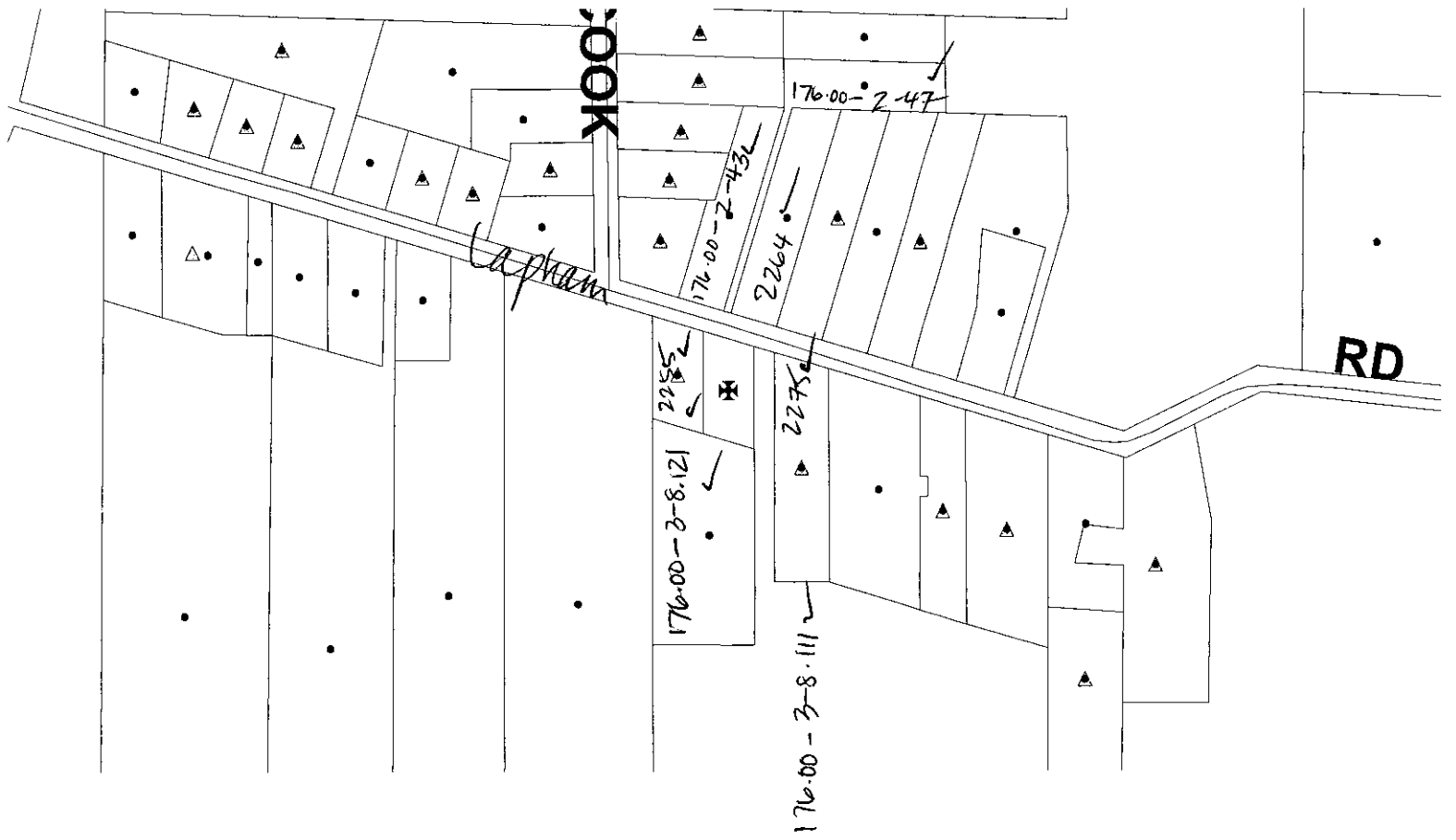
SBL: 176.00-2-43
John Brady & Maryanne Talty-Brady
V/L Lapham Rd 401 Cook Rd
East Aurora, NY 14052

SBL: 176.00-2-47
CFFC Family Partners, LLC
V/L Lapham Rd 181 Oakgrove Ct
Elma, NY 14059

SBL: 176.00-2-28.12
Marie Glenn
2264 Lapham Rd
East Aurora, NY 14052

Trane Michael Healy
2259 Lapham Rd
GA

Sta: 176.00 - 3-7



OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request



Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1281
Date 8-18-16

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

I, (we) Thomas Lundberg of 972 Schopper 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 Thomas Lundberg
Name of Applicant

OF 972 Schopper Rd., East Aurora, NY
(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 972 Schopper Rd., East Aurora, NY
SBL # 200 00-1-27.112 ZONING DISTRICT A

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 Dist. Reg - Accessory Bldg in Frontyard of Main Ht

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

Thomas C. Lundberg
Signature(s)
972 Schopper Rd., East Aurora, NY 14052
Mailing Address

THOMAS LUNDBERG, 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.

7/29/16 Beth 328438

Sworn to before me this 21st
day of July, 2016

Martha L. Librock
NOTARY PUBLIC

MARTHA L. LIBROCK
Notary Public, State of New York
No. 01LI5028312
Qualified in Erie County
My Commission Expires May 31, 2018



Town of Aurora
 300 Gleed Avenue
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name Thomas C. Lundberg
 Address 972 Schopper Rd., East Aurora, NY 14052
 Telephone (7)

Address of appeal 972 Schopper Rd., East Aurora, NY 14052
 Zoning District A
 Zoning Code Section Table of District Regs - Acc building in front yard

Type of Appeal:

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

GROUND FOR VARIANCE: (may continue on separate sheet)

See attached letter.

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 Thomas C. Lundberg Date 07/27/16
 Owners Signature Thomas C. Lundberg Date 07/27/16

Thomas C. Lundberg

972 Schopper Rd.
East Aurora, NY 14052

July 27, 2016

Dear Members of the Zoning Board and whom it may concern,

I am requesting a Zoning Variance to build a pole barn accessory building forward of my house. My house, as it sits on the property, is approximately six hundred feet from Schopper Road. I would like to place the barn approximately three hundred feet from Schopper Road, on the eastern side of the property. When viewing the property from Schopper Rd., the barn would sit behind two large, sixteen inch diameter National Fuel pipeline, as well as a group of twenty foot tall spruce trees. The reasons I've chosen this site for the barn are ease of access, cost efficiency, and convenience. The barn will be placed along side of a newly installed driveway, with adequate drainage to avoid any erosion. This will allow access to the barn without installing added length of driveway on the property. The barn will also be located closer to the NYSEG meter and county water line, allowing easier access to utilities. This would not be feasible if the barn were to be placed behind the house. There are also two water wells located behind the house. One of which is approximately two hundred feet behind the house. These wells are used as a backup water supply that I intend to maintain.

The barn I plan to build is 30ft x 60ft with treated 6x6 lumber, supporting 30ft engineered trusses. The barn will have lean-to's on both sides, one being enclosed. Painted metal siding will enclose the barn. The barn will have a 10ft x 10ft overhead door as well as two man doors. The barn will be located over two hundred feet from the closest house to the west, and over one hundred, fifty feet from the closest house to the east. I don't anticipate the proposed barn will have an undesirable change to the neighborhood nor be a detriment to neighboring properties. I plan to use the barn primarily for equipment and tool storage.

Thomas C. Lundberg

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



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

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300 Glead Avenue, East Aurora, NY 14052
www.townofaurora.com

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(716) 652-7944
historian@townofaurora.com

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

Thomas Lundberg
972 Schopper Rd.
East Aurora, NY 14052

8/01/2016

Re; Accessory building in front yard & Mean Hgt.

Thomas,

The Building Department has reviewed your application to erect an accessory structure on your property. We have denied your application because it fails to meet the requirements as stipulated by Aurora Town Code section 116-4 (Definitions) & Maximum Height in District Regs..

Required: no buildings shall be erected in any front yard.
Request: an accessory building between the street and the main building.
Variance: an accessory building in the front yard.

Maximum Mean Height 15'
Requested Mean Height 16.5'
Variance requested 1.5'

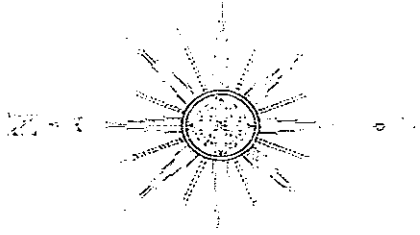
If you wish to pursue this matter further you must apply to the Town of Aurora Zoning Board of Appeals for an area variance. You must include your application, application fee and any information you need to support your need for a variance from the Town Code. If you have any questions contact us at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

William R. Kramer

Code Enforcement Officer

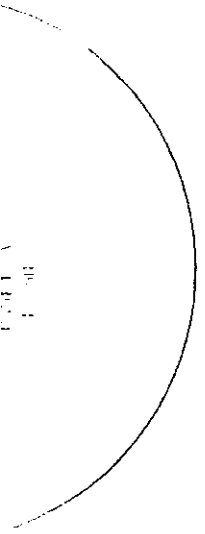
- CONCRETE
- ASPHALT
- DRIVE
- EASEMENT
- FENCE
- PROPERTY LINE
- SURVEY LINE

MANGUSO LAND SURVEYING P.A.
FREDERICK M. MANGUSO
 PROF. LAND SURVEYOR
 572 TUSCARORA RD.
 ANGOLA, NY 14006
 PHONE & FAX 716-549-4747
 LIC. NO. 049775-1
 EMAIL: FREEM@MANGUSO.LANDSURVEYING.COM

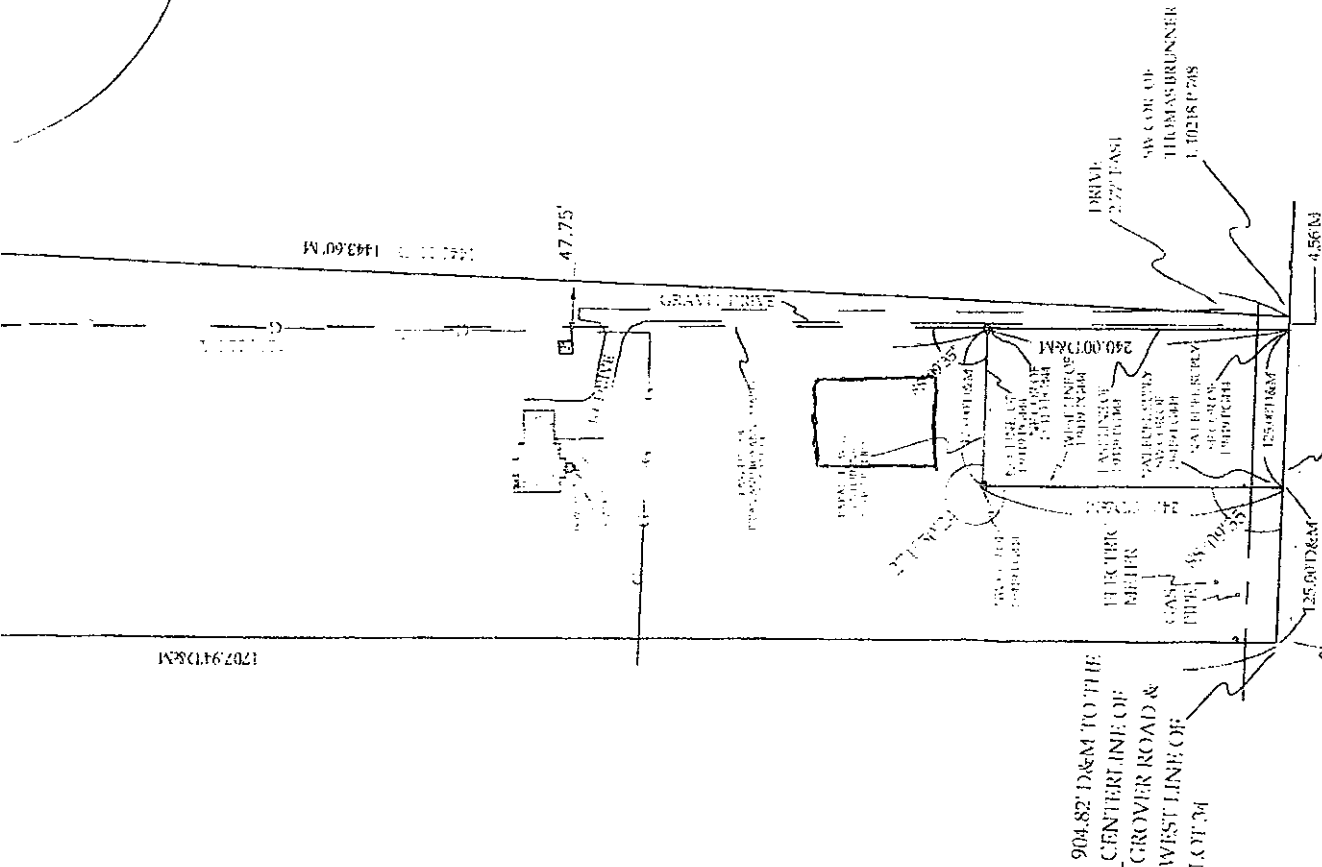


M. Manguso

972 SCHOPPER RD



1797.94'D&M



1493.60' M

47.75'

125.60'D&M

125.60'D&M

4.56' M

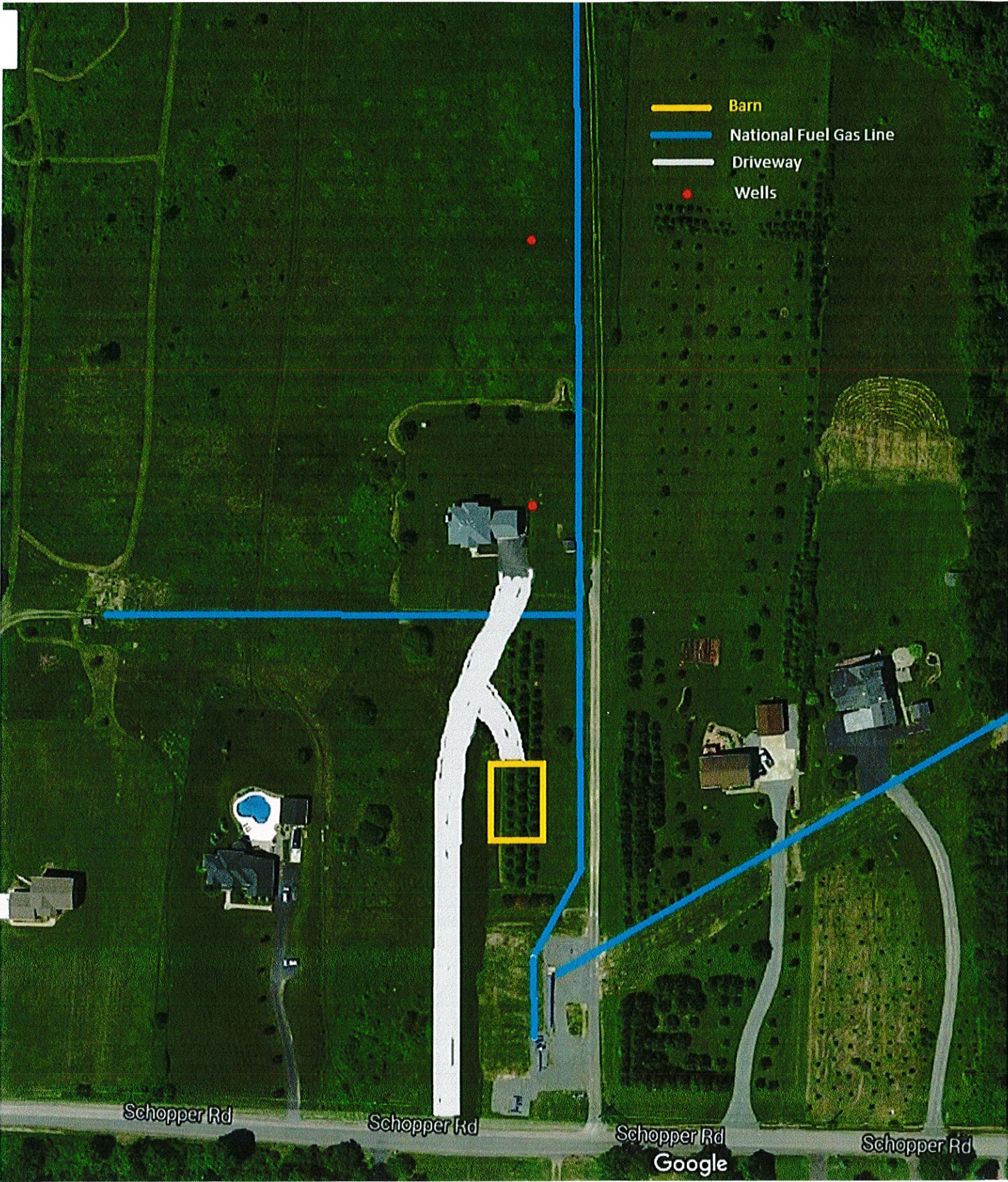
CENTERLINE OF SCHOPPER RD AND NORTH LINE OF LOT 33

CENTERLINE OF EXISTING IRREGULAR PAVEMENT OF SCHOPPER RD

SCHOPPER (66.0' WIDE) ROAD

904.82' D&M TO THE CENTERLINE OF GROVER ROAD & WEST LINE OF LOT 34

- Barn
- National Fuel Gas Line
- Driveway
- Wells



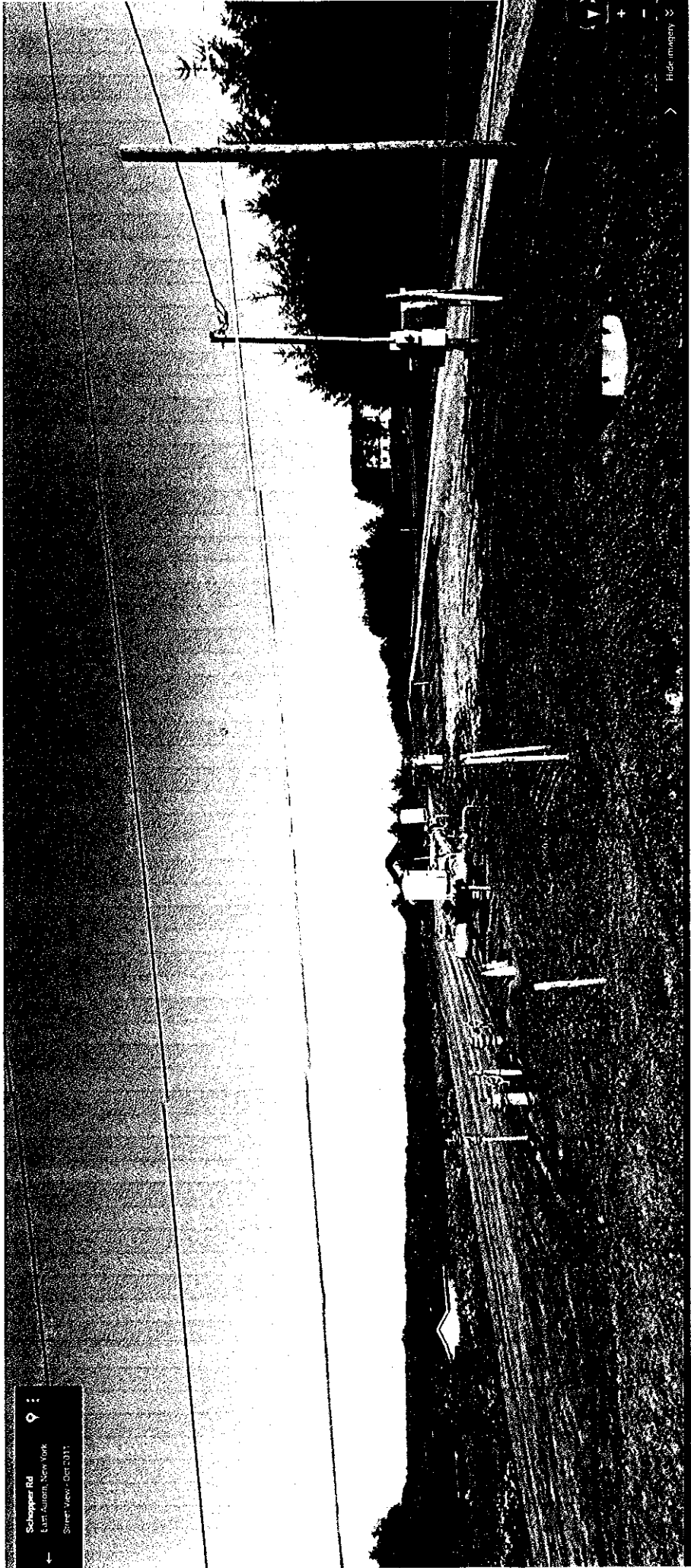
Schopper Rd

Schopper Rd

Schopper Rd

Schopper Rd

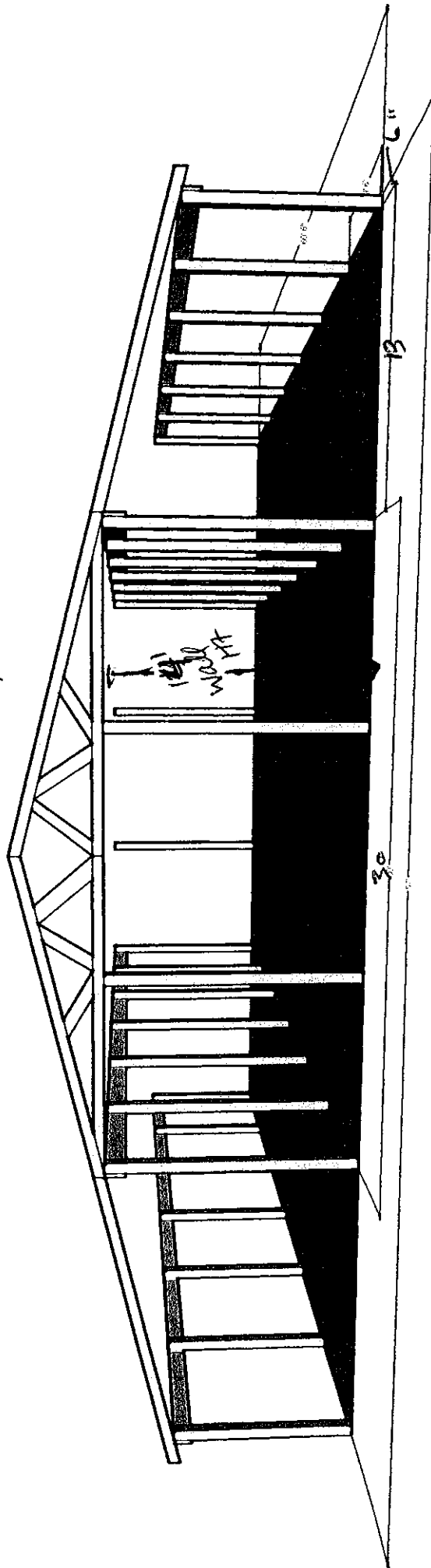
Google



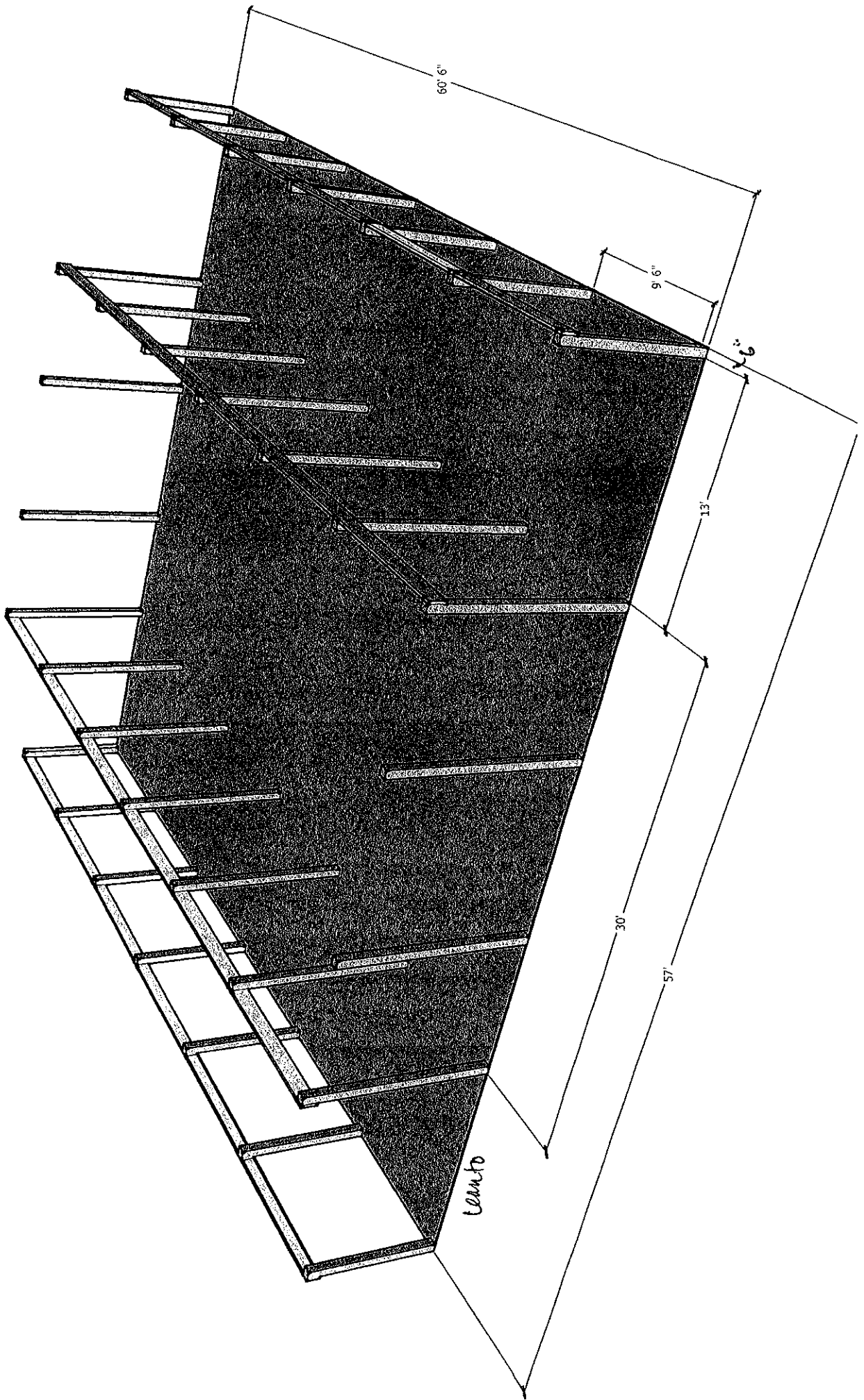
Schopper Rd
East Aurora, New York
Sharp View - Oct 2011

Hide imagery >

4/12



10 x 10 door



Petitioner: Thomas Lundberg
972 Schopper Rd
East Aurora, NY 14052

SBL#: 200.00-1-27.112

=====

Abutting Properties: Mailing Address (if different)

SBL: 200.00-1-35.11
Donald Schmidle L/E
Schmidle Family Trust
V/L Grover Rd

6503 Maple Hill Rd
South Wales, NY 14139

SBL: 200.00-1-38
Dennis & Dawn Sarafin
954 Schopper Rd
East Aurora, NY 14052

SBL: 200.00-4-38
Anthony Giallela III
975 Schopper Rd
East Aurora, NY 14052

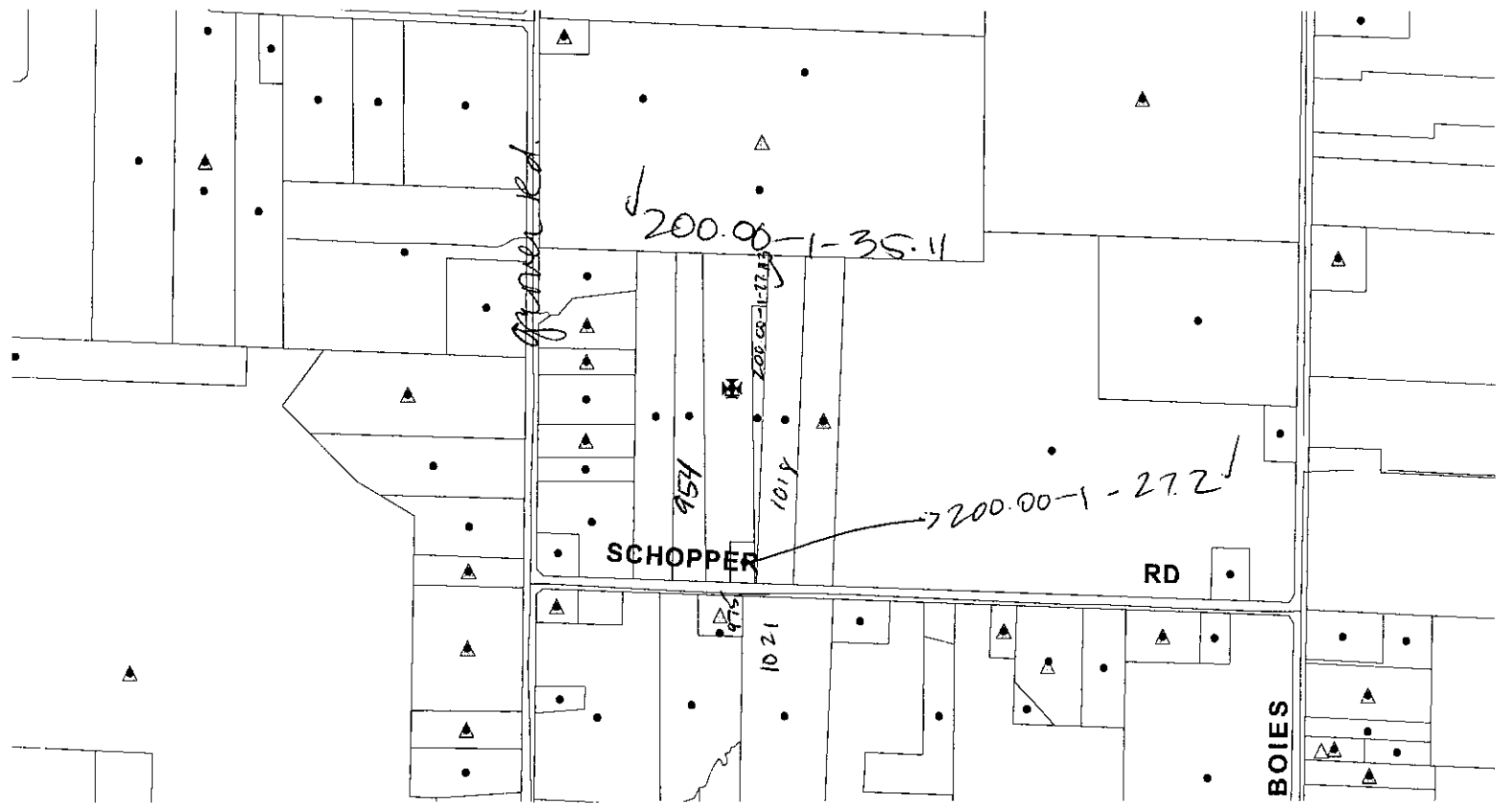
SBL: 200.00-1-27.2
National Fuel Gas-Dis
Attn: Real Property Tax Service
V/L Schopper Rd

6363 Main St
Williamsville, NY 14221

SBL: 200.00-1-27.113
Thomas Lundberg
V/L Schopper Rd

972 Schopper Rd
East Aurora, NY 14052

SBL: 200.00-1-27.12
Russell Lis
1018 Schopper Rd
East Aurora, NY 14052



Boies Rd

↓ 200.00-1-35.11

954
1018
200.00-1-27.2

→ 200.00-1-27.2

SCHOPPER

RD

BOIES

1021

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

PAID
\$75.00

Building Application # _____
Building Permit # _____

Zoning Appeal Case No. 1282
Date 8-18-16

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

I, (we) JEFFREY DIDION of 216 TREEHAVEN DR
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 JEFF DIDION
Name of Applicant

OF 216 TREEHAVEN DR EASTAURORA NY
(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 216 TREEHAVEN
SBL # 164.11-1-47 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)
116-41

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

Jeffrey Didion
Signature(s)
216 TREEHAVEN DR.
Mailing Address

JEFFREY P. DIDION, 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 29th
day of JULY, 2016
Martha L. Librock

MARTHA L. LIBROCK
Notary Public, State of New York
No. 01LI5028312
Qualified in Erie County
My Commission Expires May 31, 2018

R/75.00
Ch #354
Rept #228437
7/29/16



Town of Aurora
 300 Glead Avenue
 East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name JEFF DIDION
 Address 216 TREEHAWN DR EAST AURORA
 Telephone _____
 Address of appeal 216 TREEHAWN DR.
 Zoning District R 1
 Zoning Code Section 116-41

Type of Appeal:

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

GROUND FOR VARIANCE: (may continue on separate sheet)

I WOULD LIKE TO PLACE A 10' X 14' X (12' HT) SITED
ADJACENT TO MY ATTACHED GARAGE, NEXT TO A LINE OF
EXISTING EVERGREEN TREES. BECAUSE I AM ON A
CORNER LOT, THE NORTH SIDE OF MY HOUSE IS ALSO
CONSIDERED THE FRONT OF THE HOUSE SO I MUST APPLY
FOR A VARIANCE

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 *Jeff Didion* Date JULY 7 2016
 Owners Signature _____ Date _____

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(716) 652-7590
jbach@townofaurora.com



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townclerk@townofaurora.com

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NYS Relay Number:
1(800) 662-1220

Jeff Didion
216 Treehaven Dr..
East Aurora, NY 14052

8/01/2016

Re; Accessory building in front yard and set back

Jeff,

The Building Department has reviewed your application to erect an accessory structure on your property. We have denied your application because it fails to meet the requirements as stipulated by Aurora Town Code section 116-4 (Definitions) and 116-41 (Variation in Yard Requirements)

Required: no buildings shall be erected in any front yard.

Request: an accessory building between the street and the main building.

Variance: an accessory building in the front yard.

116-41 Required 45' setback from side street
Requested 12' setback from side street
Variance request of 33'

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



60.0' Wide

TREHAVEN DRIVE

60.0' Wide

170.0' Arc

Radius = 420.0

87.87' Radial

130.0'

120.0'

15.00'

12.00'

14.02'

10.00'

90°

90°

90°

NE Corner Sub Lot 82

Concrete

20.40'

26.35'

39.22'

Parallel

19.52'

37.80'

Concrete Patio

3.40' x 5.70'

Stone Fireplace

12.04'

32.35'

180.0'

37.90'

200.0'

180.0'

East Line Sub Lot 82 & East Line Cover 2050

West Line Sub Lot 16 & West Line Cover 2227

Parallel with Greenwood Drive

Fence 1.85' No.

20.0'

10.0'

73.16'

90.33'

58.02'

13.64'

22.02'

0.22'

26.35'

34.52'

42.82'

27.32'

Radius 25.00'

Blacktop Drive

No. 216

Concrete & Canopy 22.30'

BRICK

FRAME HOUSE Eaves Clear

GARAGE

GARDEN

Found Iron 1.48' No. 1.33' W.

Sub Lot 82
Cover 2050
& More (Part of Sub Lot 16, Cover 2227)

1" = 30'

LOCATION: Part of Lot 32, T-9, R-6, H.L.C.S, Town of Aurora, Erie Co. N.Y.

Without Benefit of ABSTRACT of TITLE

Richard W. Siepel
Professional Land Surveyor

Kind
Survey (Not Staked)

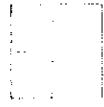
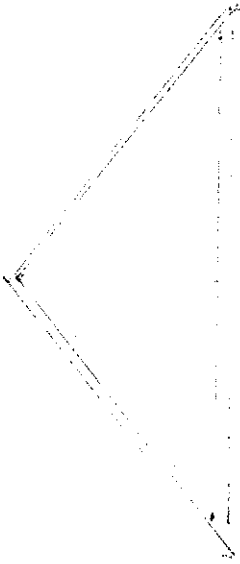
Date
12-15-'15

Requested by
Brown & Kelly, LLP

Richard W. Siepel

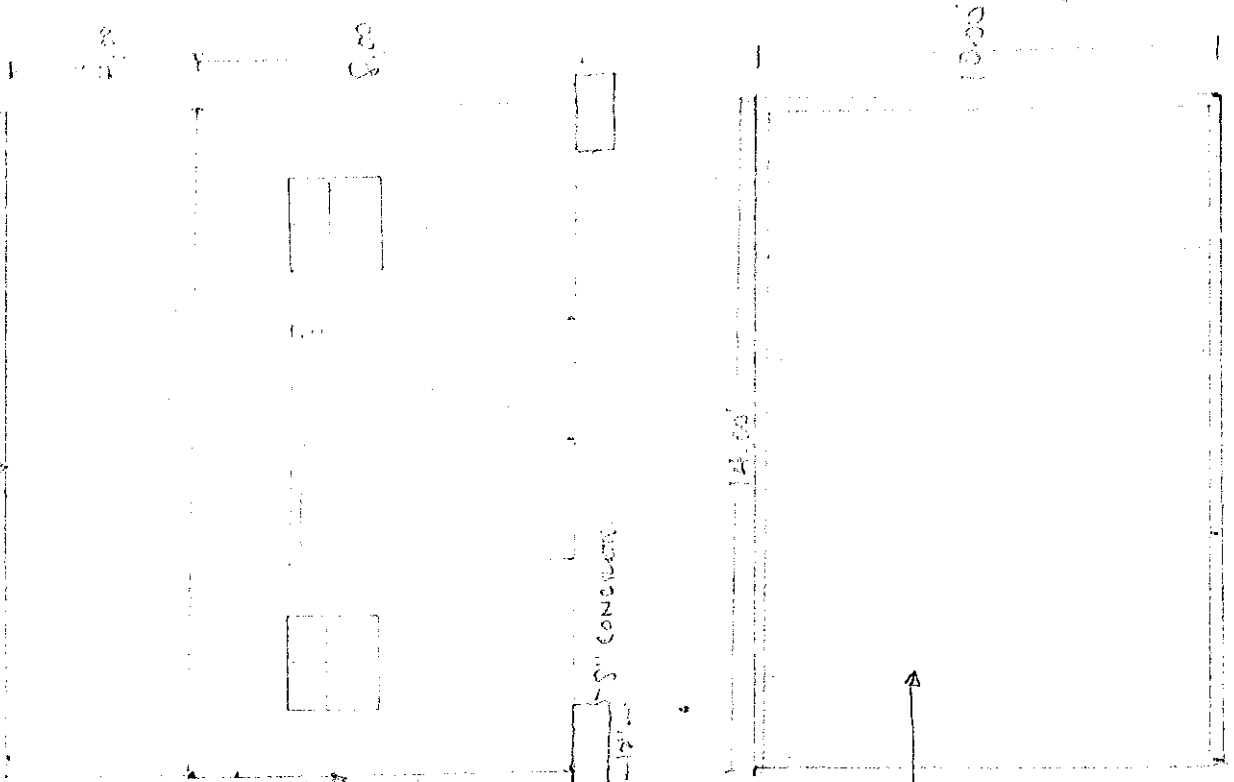
© Copyright 2015
Richard W. Siepel

WEST ELEVATION



SOUTH ELEVATION

METAL ROOF
2x6 RAFTERS



2x4 JOIST
SPACING 16"
EXTERIOR

5" CONCRETE

2x4 (16' oc)
PLYWOOD FLOOR

14' 00"

10' 00"

D I S I O N

214 TRAEHTAVEN



CLEARWOOD

PROPOSED
SIGN LOCATION





← GREENWOOD →

230 GREENWOOD

TREE AVENUE

← TREE AVENUE →

Petitioner: Jeffrey Didion
216 Treehaven Dr
East Aurora, NY 14052

SBL#: 164.11-1-47

=====

Abutting Properties: Mailing Address (if different)

SBL: 164.11-1-48.1
Audrey Cohn Trust No. 1
Attn: Paul Cohn
212 Treehaven Dr

PO Box 276
Holland, NY 14080-0276

SBL: 164.11-1-63
Mark & Susanne Fraunfelder
230 Greenwood Dr
East Aurora, NY 14052

SBL: 164.11-1-6
Kathryn & James Silliman
247 Greenwood Dr
East Aurora, NY 14052

SBL: 164.11-1-7
Norma Gregory
251 Greenwood Dr
East Aurora, NY 14052

SBL: 164.11-1-8
Rochford & Patricia Harmon
255 Greenwood Ct
East Aurora, NY 14052

SBL: 164.11-1-45.1
Joseph & Lynda Regan
252 Greenwood Ct
East Aurora, NY 14052

Jeffrey Dridon

216 Treehaven
GA

SBL: 164.11-1-47



~~195~~
195

8/15/13

ZBA Case No. 1152

Deliberation/Decision

Page 3

A motion was made by Albert Salter and seconded by Jay Marshall to extend the existing permit to have up to ten (10) chickens (no roosters) at 525 South Street East Aurora, NY, to be granted for two years with a provision that if written complaints are received by the Town, then we will take a look at it at that time.

Upon a vote being taken:

Aubrecht aye
Marshall aye
Heussler aye
Simeone aye

ayes-four

noes-none

Motion carried.