



CASE NO. 1339  
DATE OF HEARING 8/15/19

Town of Aurora Zoning Board of Appeals  
300 Glead 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 ANNETTE HOELSCHER  
Address 595 GROVER ROAD  
City EAST AURORA State NY ZIP 14052  
Phone [REDACTED] Fax [REDACTED] Email IN [REDACTED] @ROADRUNNER.COM  
Interest [REDACTED] ner/purchaser/developer) OWI

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

Property Owner(s) Name(s) ANNETTE HOELSCHER  
Address [REDACTED]  
City SAME State [REDACTED] ZIP [REDACTED]  
Phone [REDACTED] Fax [REDACTED] Email [REDACTED]

#### III. PROPERTY INFORMATION

Property Address 595 GROVER ROAD  
SBL# 174.00-3-46.21 & 174.00-3-46.22  
Property size in acres 12 Property Frontage in feet 125  
Zoning District RRTA Surrounding Zoning RRTA  
Current Use of Property HOME & BARN

#### IV. REQUEST DETAIL

(check all that apply)

Variance from Ordinance Section(s) # [REDACTED]  
 Special Use Permit for: KENNEL PERMIT FOR DOG #4  
 Use Variance for: [REDACTED]  
 Interpretation of [REDACTED]

**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 )

Annelle Hoelscher

Signature of Applicant/Petitioner

ANNETTE HOELSCHER

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 15<sup>th</sup> day of July in the year 2019 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.

Sheryl A. Miller

Notary Public

**SHERYL A. MILLER**  
Reg. #01MI6128663  
Notary Public, State of New York  
Qualified In Erie County  
Commission Expires June 13, 2021

(Notary stamp)

Office Use Only:

Date received: 7/15/19

Receipt #: 121629

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)

I WISH TO RESCUE ANOTHER DOG. SHE IS A 4 YEAR OLD CHIHUAHUA MIX, WEIGHS 8 POUNDS, IS SPAYED, MICROCHIPPED, UP TO DATE ON ALL SHOTS. I PRESENTLY OWN THREE SIMILIAR RESCUES: CHIHUAHUA/DOXIE MINI, 15 POUNDS, 9 YEARS OLD; CHIHUAHUA/FOX TERRIER, 9 POUNDS, 5 YEARS OLD; CHIHUAHUA/TERRIER, 5 POUNDS, 4 MONTHS OLD. I OWN A VERY LARGE, CLEAN HOME WITH APPROXIMATELY 12 ACRES. ABOUT 2 ACRES IS FENCED. MY DOGS ARE NEVER TIED UP OUTSIDE. THE ONLY TIME THEY ARE OUTSIDE, IS UNDER THE SUPERVISION OF MYSELF OR MY 13 YEAR OLD SON.  
**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)

# 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.

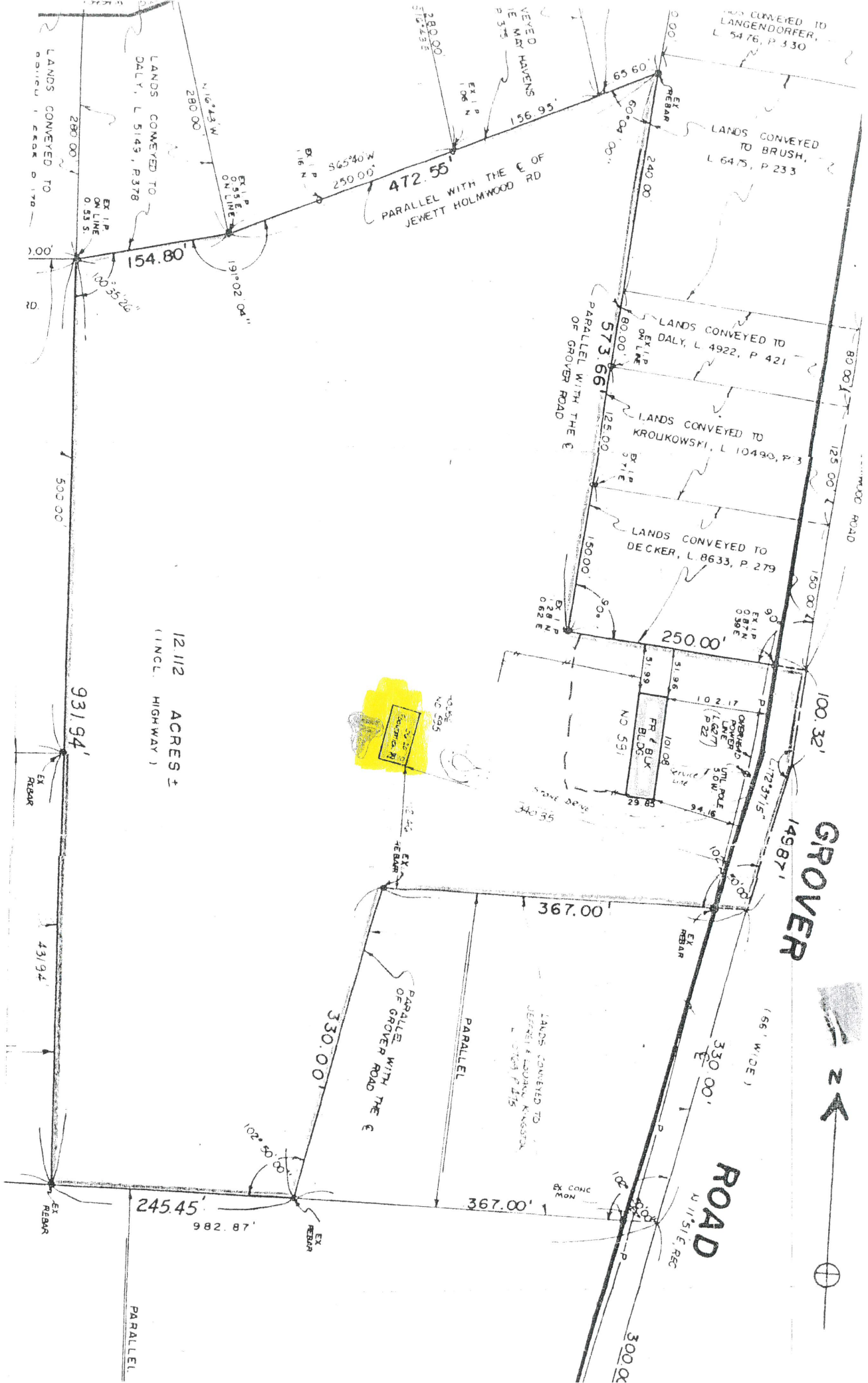
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>KENNEL LICENSE FOR DOG #4</b>			
Project Location (describe, and attach a location map): <b>595 GROVER ROAD, EAST AURORA, NY 14052</b>			
Brief Description of Proposed Action: <b>APPLYING FOR KENNEL LICENSE TO ADOPT A FOURTH RESCUE DOG.</b>			
Name of Applicant or Sponsor: <b>ANNETTE HOELSCHER</b>		Telephone: <b>7</b> E-Mail: <b>IMI</b>	
Address: <b>595 GROVER RD, EA, 14052</b>		<b>ROADRUNNER.COM</b>	
City/PO: <b>EAST AURORA</b>		State: <b>NY</b>	Zip Code: <b>14052</b>
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 checked="" type="checkbox"/>	YES <input 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: <b>TOWN ZBA APPROVAL</b>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<b>12</b> acres	
b. Total acreage to be physically disturbed?		<b>NONE</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>12</b> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: <u>N/A</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: <u>N/A</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>ANNETTE HOELSCHER</u>      Date: <u>7/15/19</u></p> <p>Signature: <u>Annette Hoelscher</u></p>		





LANDS CONVEYED TO LANGENDORFER, L 5476, P 330

LANDS CONVEYED TO BRUSH, L 6475, P 233

LANDS CONVEYED TO DALY, L 4922, P 421

LANDS CONVEYED TO KROUKOWSKI, L 10490, P 3

LANDS CONVEYED TO DECKER, L 8633, P 279

OVERHEAD POWER LINE POLE 50' W (P 22)  
 FR & BLDG NO 531  
 101.08  
 102.17  
 51.96  
 51.99

12.112 ACRES ±  
 (INCL. HIGHWAY)

GROVER ROAD  
 149.87'

ROAD  
 111.51'E REG



LANDS CONVEYED TO DALY, L 5143, P 378  
 280.00'  
 116°43'W  
 EX I.P. ON LINE 0.53 S.  
 154.80'  
 191°02'04"

472.55'  
 PARALLEL WITH THE E OF JEWETT HOLMWOOD RD  
 865°40'W  
 250.00'  
 EX I.P. 1.16 N

280.00'  
 100°35'26"

500.00'

931.94'

EX REBAR

431.94'

EX REBAR

245.45'  
 982.87'

PARALLEL

PARALLEL WITH THE E OF GROVER ROAD  
 330.00'

PARALLEL

LANDS CONVEYED TO DEWITT & LUDWIG KINGSTON L 5789 P 115

EX CONC MON

300.00'

330.00'

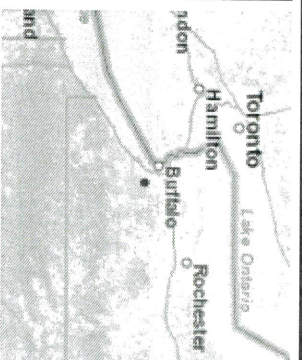
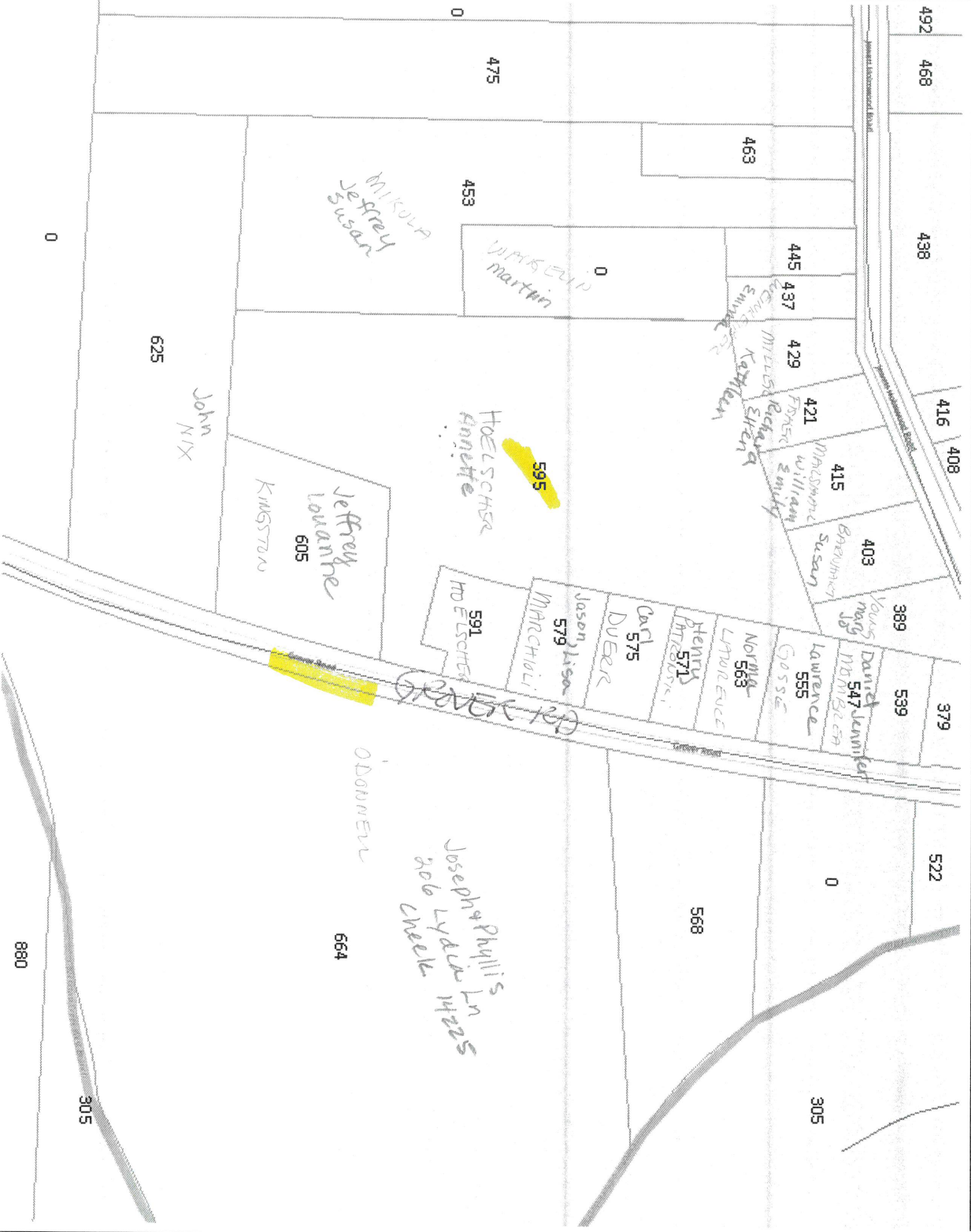
(166' WIDE)



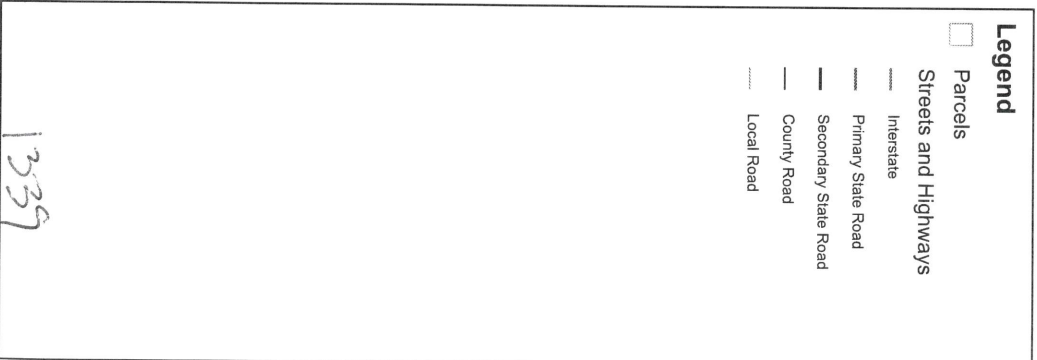




# Erie County On-Line Mapping Application



- Legend**
- Parcels
  - Streets and Highways**
    - Interstate
    - Primary State Road
    - Secondary State Road
    - County Road
    - Local Road



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**ERIE COUNTY**  
**DEPARTMENT OF ENVIRONMENT & PLANNING**  
**OFFICE OF GIS**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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