CASE NO. 1379

DATE OF HEARING 3/18/2021

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 LISA + MARK Belz
Address 1280 Grover Rd.
City East Aurora State N.Y. ZIP 14052
Phone ____ Fax ____ Email mb runnel.com
Interest in er/purchaser/developer) Owner - property

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

Property Owner(s) Name(s) Same
Address ____
City ____ State ____ ZIP ____
Phone ____ Fax ____ Email ____

III. PROPERTY INFORMATION

Property Address 1280 Grover Rd.
SBL# 187.00-1-24.2
Property size in acres 1.43 Property Frontage in feet 125'
Zoning District RR/A Surrounding Zoning RR/A
Current Use of Property Residential

IV. REQUEST DETAIL

(check all that apply)

X Variance from Ordinance Section(s) # 116-8.5 F(2)
___ 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)*

Signature of Applicant/Petitioner

LISA M Belz

Print name of Applicant/Petitioner

State of New York; County of Erie

On the 5th day of February 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.

Sheryl A. Miller

Notary Public

(Notary stamp)

SHERYL A. MILLER
Reg. #01MI6128663
Notary Public, State of New York
Qualified In Erie County
Commission Expires June 13, 20 21

Office Use Only: Date received: 2/8/21 Receipt #: 364684 CK# 961

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)

See attached

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
575 Oakwood Avenue, East Aurora, NY 14052
www.townofaurora.com

February 8, 2021

Lisa & Mark Belz
1280 Grover Rd
East Aurora, NY 14052

Dear Mr. & Mrs. Belz:

The Building Department has reviewed your submittal for the construction of a pole barn at your residence at 1280 Grover Rd. The request has been denied because it fails to meet the requirements of the Town of Aurora Code for the Rural Residential (RR) zoning district in which it is located.

Section 116-8.4G(2)
Required: Side yard setback for accessory building: a distance equal to the mean height of the proposed building but not less than 10 feet
Requested: 0' side yard setback
Variance: 14.6'

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 nearing next month. If you have any questions contact our office at 652-7591.

Sincerely,

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

Pole Barn

Name of Action or Project:
LISA + MARK Belz

Project Location (describe, and attach a location map):
1280 Grover Rd. East Aurora, N.Y. 14052

Brief Description of Proposed Action:
Building a pole Barn on our property but will be Right on the Land line of my parents.

Name of Applicant or Sponsor:	Telephone:	
LISA Belz	E-Mail:	adrunner.com

Address: 1280 Grover Rd.

City/PO:	State:	Zip Code:
East Aurora	N.Y.	14052

	NO	YES
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.	☒	☐
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:	☒	☐

3.a. Total acreage of the site of the proposed action? 1.39 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.39 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☒	☐	
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	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
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: _____	NO	YES	
	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
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?	☒	☐	
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: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
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? ☒ NO ☐ YES		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒ NO ☐ YES		

	NO	YES
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: _____	☒	☐
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: _____	☒	☐
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: _____	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: LISA M Belz Date: 2/5/21

Signature: _____

PRINT FORM

DATE 2/4/2021

I Sally Ketterer and Milton Ketterer give permission to Mark and Lisa Betz to Construct a pole Barn ON OR near the Lot LINE. This pole Barn will be Built with our Approval ON the Lot LINE that seperates our Two Lots.

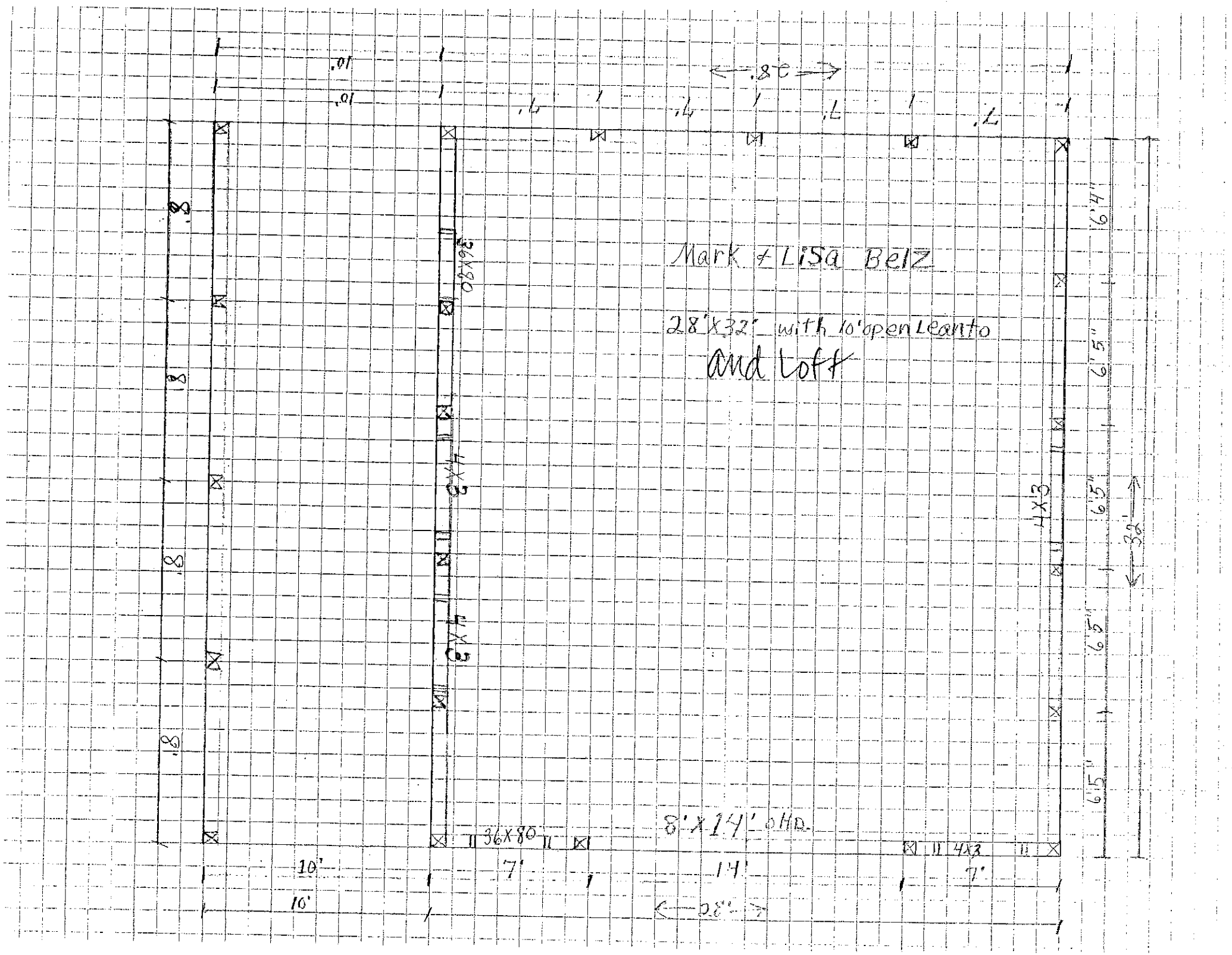
Sally Ketterer Sally Ketterer

Milton Ketterer Milton Ketterer

Marcia A. Keller

MARCIA A. KELLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KE4871705
Qualified in Erie County
My Commission Expires January 17, 2023

Lot 14, Twp 9 Rge 6
Holland Company Survey
Aurora
N.Y.S.
3 1986
December 22, 1986
Freeman
Land Surveyor
Grover
Road
(66
1250 r.m.
90°-38'-00"
89°-22'-00"
Ex Rebar
Ex Rebar
49.50
49.50 r.m.
89°-22'-00"
90°-38'-00"
Set Rebar
Set Rebar
North Line Ketterer
1.428± Acres
Well
Shed
2 Story
Frame
#1280
245
114.2
39
Pond
18'
32'
Pole Barn



Mark & Lisa Belz

28'x32' with 10' open Leanto

and Loft

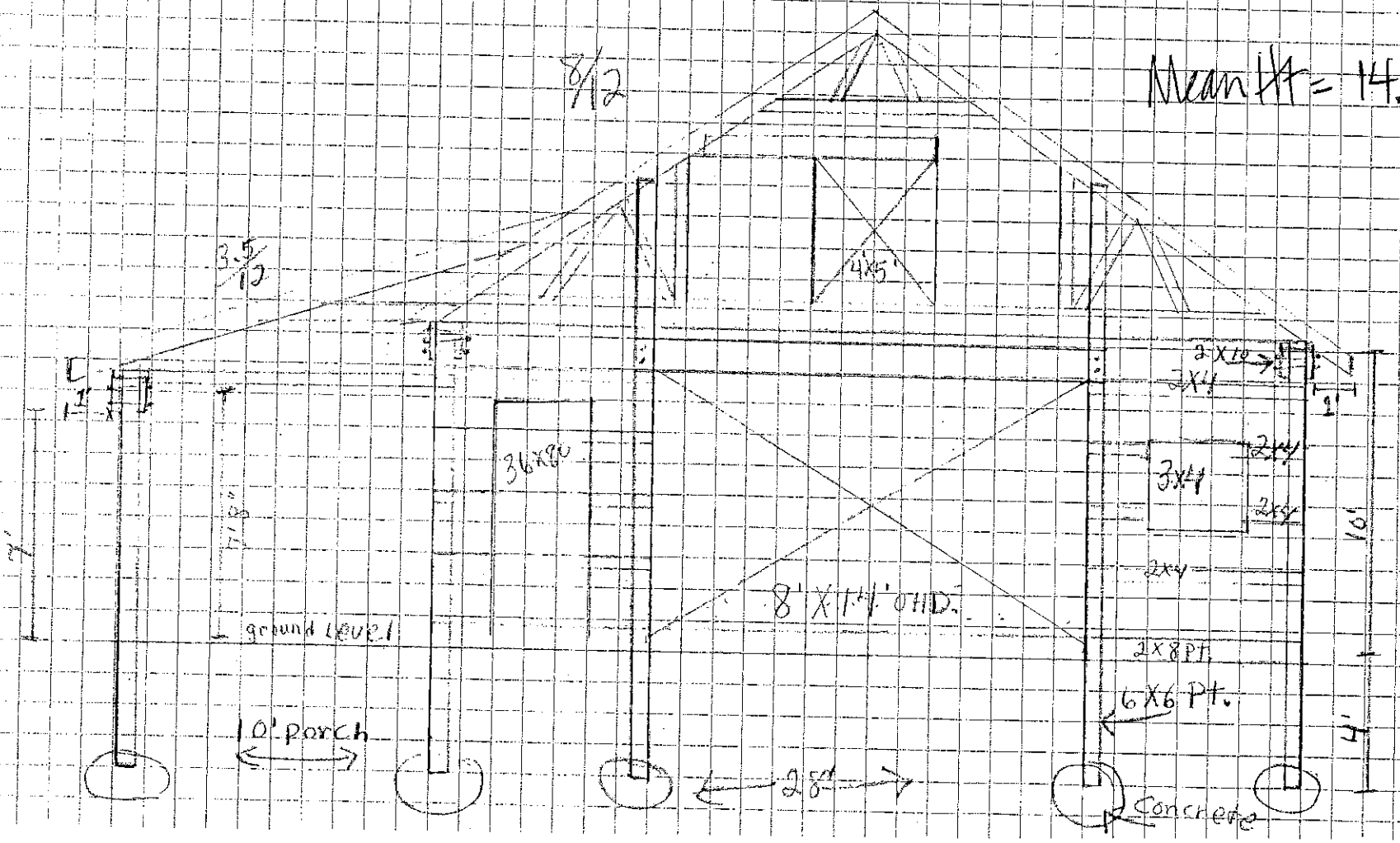
mark + Lisa belz

28 X 32' with 10' open leanto

28' Attic Trusses 8/12 2' oc. 1' OH.

Build per code

6X6 pt. POST 8' oc. max

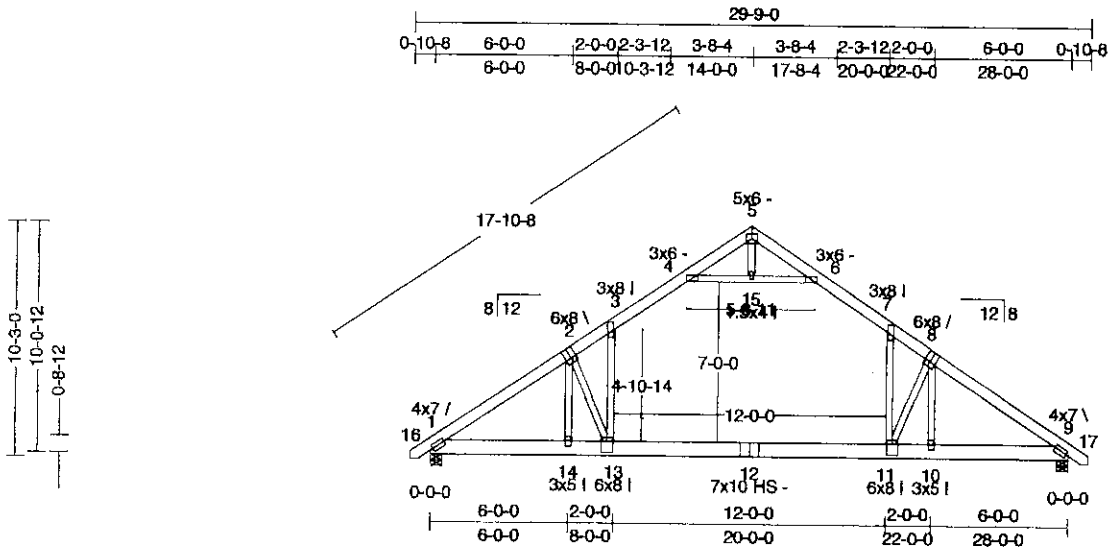


CUSSEWAGO TRUSS, LLC

Cambridge Springs, PA
Specializing In Custom Built Trusses

Truss:T01
Job: ESM02030687
Designer:KJO
Date: 02/03/21 10:51:15
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
28-0-0	8/12	21	0-10-8	0-10-8	0-0-0	0-0-0	1	24 in	201 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General		CSI	Deflection		L/	(loc)	Allowed
TCLL: 31.8	Bldg Code:	IBC 2018/	TC: 0.78 (5-6)	Vert TL:	0.69 in	L/472	(11-12)	L/240
TCDL: 10		TPI 1-2014	BC: 0.47 (13-14)	Vert LL:	0.37 in	L/868	12	L/360
BCLL: 0	Rep Mbr:	Yes	Web: 0.57 (4-15)	Horz TL:	0.03 in		9	
BCDL: 10	Lumber D.O.L.:	115%						

02/03/2021

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	6 in	1.64 in	1,977 lbs		-93 lbs	-68 lbs	-93 lbs	87 lbs
9	1	6 in	1.64 in	1,977 lbs		-93 lbs	-68 lbs	-93 lbs	

Material

TC: SP 2400/2.0 2 x 6
BC: SP 2400/2.0 2 x 8
Web: SPF #2 2 x 4

Bracing

TC: Sheathed or Purlins at 4-8-0, Purlin design by Others.
BC: Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads

1) This truss has been designed for the effects of balanced (31.8 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 16 with the following user defined input: 50 psf GSL, Terrain C, Exposure (Ce = 1.0), Risk Category II (I = 1.00), Thermal (Ct = 1.00), DOL = 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
2) This truss has been designed to account for the effects of ice dams forming at the eaves.
3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 16 with the following user defined input: 115 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category II, h=B=L=15 ft, End Zone Truss, Both end webs considered. DOL = 1.60
4) This truss has been designed for the effects of TC LL = 20 psf.
5) Minimum storage attic loading has been applied in accordance with IBC 1607.1

Member Forces

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.150	-2,968 lbs		4-5	0.777	528 lbs		7-8	0.680	-2,987 lbs		
	2-3	0.680	-2,987 lbs		5-6	0.777	528 lbs		8-9	0.150	-2,968 lbs		
	3-4	0.670	-2,023 lbs		6-7	0.670	-2,023 lbs						
BC	9-10	0.137	2,383 lbs	(3 lbs)	11-13	0.469	2,002 lbs		14-1	0.137	2,383 lbs	(3 lbs)	
	10-11	0.472	2,381 lbs		13-14	0.472	2,381 lbs						
Web	2-14	0.202	-732 lbs		4-15	0.571	-2,601 lbs		8-11	0.365	-1,100 lbs		
	2-13	0.365	-1,100 lbs		6-15	0.571	-2,601 lbs		8-10	0.202	-732 lbs		
	3-13	0.428	1,746 lbs		7-11	0.428	1,746 lbs						

Notes

1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
2) Attic floor area has been designed as a living area with 40 psf floor live load and a 10 psf floor dead load, and the interior vertical webs and ceiling has been designed for a 5 psf dead load.
3) The fabrication tolerance for this roof truss is 20 % (Cq = 0.80).
4) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
5) At least one web of this truss has been designed with a panel point in the web. All panel points on such webs shall be braced laterally perpendicular to the plane of the truss. Lateral braces shall be installed within 6 " of each web panel point.
6) Listed wind uplift reactions based on MWFRS & C&C loading.
7) Bottom chord in the open area of this truss meets L/360 for live load and L/240 for total load deflection criteria.

1120770.0000/0000

EAGLE METAL

12300 Ford Rd, Suite 110
Dallas, Texas 75234

eaglemetal.com

The truss designs referenced below have been prepared by me or under my direct supervision based on the truss design criteria and requirements ("design criteria") provided by **Cussewago Truss, LLC.**

These truss designs are intended for the fabrication of individual building components that will perform to the design criteria provided. Any variance from the design criteria will render the affected truss designs inapplicable.

Listed below are the truss designs included in this package and covered by this seal.

Job: **ESM02030687** - 1139772
T01

Any location identification is for file reference only. No determination of the appropriateness of design criteria for any specific project has been made in preparing the truss designs.

Please refer to individual truss designs for specific design criteria.

Arturo A. Hernandez (NY, 083684-1)
My license renewal date for the state of NY is 10/31/2023.

IMPORTANT NOTE: The responsibility of the engineer sealing this package, as a Truss Engineer, is solely for design of individual trusses as individual building components based upon design criteria provided by others and set forth in the referenced truss drawings. The truss design criteria for the components have not been verified as appropriate for any particular building, project or use. Adequacy and suitability of design criteria and requirements for the truss designs for any specific project are the responsibility of the building designer, not the Truss Engineer, per ANSI/TPI-1, Chapter 2.

EAGLE METAL

⚠ **WARNING:** Failure to follow may result in property damage or personal injury.

DESIGN NOTES

1. The Truss Design Drawing(s) provided with these Design Notes have been prepared under and are subject to ANSI / TPI 1 published by the Truss Plate Institute, www.tpinst.org. Capitalized terms have the meanings provided in ANSI / TPI 1.
2. Copies of each Truss Design Drawing shall be furnished to the installation contractor, Building Designer, Owner and all persons fabricating, handling, installing, bracing, or erecting the trusses.

DESIGN LIMITATIONS

3. The Truss Design Drawing is based upon specifications provided by the Building Designer in accordance with ANS1 / TPI 1. Neither the Truss Designer, Eagle, nor an engineer who seals this design (if any) assumes any responsibility for the adequacy or accuracy of specifications provided by the Building Designer.
4. The Building Designer is solely responsible for the suitability based upon the Truss Design Drawing and shall be responsible for reviewing and verifying that the information shown is in general conformance with the design of the Building.
5. Each Truss Design Drawing is for the individual building component (a truss). A seal on the Truss Design Drawing indicates acceptance of professional engineering responsibility solely for the individual truss.
6. Each Truss Design Drawing assumes trusses will be suitably protected from the environment.

HANDLING, INSTALLING, & BRACING

7. Refer to Building Component Safety Information (BCSI) for handling, installing, restraining and bracing trusses. Copies can be obtained from the Structural Building Components Association, www.sbcindustry.com.
8. Bracing shown on each Truss Design Drawing is for lateral support of individual truss components only to reduce buckling lengths. All temporary and permanent bracing, including lateral load and diagonal or cross bracing, are the responsibility, respectively, of the erector and Building Designer.
9. Eagle is not responsible for improper truss fabrication, handling, erection or bracing.
10. Compression chords shall be laterally braced by the roof or floor sheathing, directly attached, or have purlins provided at spacing shown, unless noted otherwise.
11. Bottom chord required bracing shall be at 10ft spacing or less, if no structural rated ceiling is installed, unless noted otherwise.
12. Strongbacking shall be installed on all parallel chord trusses, including flooring systems, to limit deflection and reduce vibration. Refer to BCSI-B7.
13. Never exceed the design loading shown. Never stack building or other materials on inadequately braced truss; refer to BCSI.
14. Concentration of construction loads greater than the design loads shall not be applied to the trusses at any time; refer to BCSI.
15. Trusses shall be handled with care prior to erection to avoid damage. Refer to BCSI for recommended truss handling and erection.

MATERIALS & FABRICATION

16. Lumber moisture content shall be 19% or less at the time of fabrication unless noted otherwise.
17. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
18. Unless expressly noted, the truss designs are not applicable for use with fire retardant or preservative treated lumber.
19. Plates shall be applied on both faces of truss at each joint and embedded fully. Knots and wane at joint locations shall be regulated in accordance with ANSI / TPI 1.
20. For a specified plate gauge and grade, the specified size is a minimum.
21. Connections not shown are the responsibility of others.
22. Adequate support shall be provided to resist gravity, lateral and uplift loads.
23. For 4X2 truss orientation, locate plates 0 - 1/16" from outside the edge of the truss.
24. Fabrication of truss shall be in accordance with ANSI / TPI 1.

OTHER NOTES

25. Camber is a non-structural consideration and is the responsibility of truss fabricator.
26. Do not cut or alter any truss member or plate without prior approval from a professional engineer.
27. Lumber design values are in accordance with ANSI / TPI 1; lumber design values are by others.
28. Install specified hangers per manufacturer recommendations.

SYMBOLS

PLATE SIZE

3X4 - The first dimension is the width perpendicular to slots. Second dimension is the length parallel to slots.

-, /, I, Indicates required direction of slots; Reference "Joint Details" for more information.

20 Ga Gr40 connectors required
3X10-20HS - 20 Ga Gr60 connectors required
8X10-18HS - 18 Ga Gr60 connectors required

LATERAL BRACING

When this symbol shown, continuous lateral bracing is required on the member of the truss.

BEARING

Indicates location where bearings (supports) occur.

PLATE LOCATION & ORIENTATION

The plate shall be centered on joint and/or placed in accordance with the design drawing/QC full scale details.

REFERENCES

- **ANSI / TPI 1:** National Design Standard for Metal Plate Connected Wood Trusses
- **BCSI:** Building Component & Safety Information - Guide to Good Practice for Handling, Installing, Restraining, & Bracing of Metal Plate Connected Wood Trusses.
- **NDS:** National Design Specification for Wood Construction
- **ESR:** 1082 published by the International Code Council. www.icc-es.org