

TOWN OF AURORA

575 OAKWOOD AVENUE, EAST AURORA, NY 14052
BUILDING DEPARTMENT
(716) 652-7591

MEMO

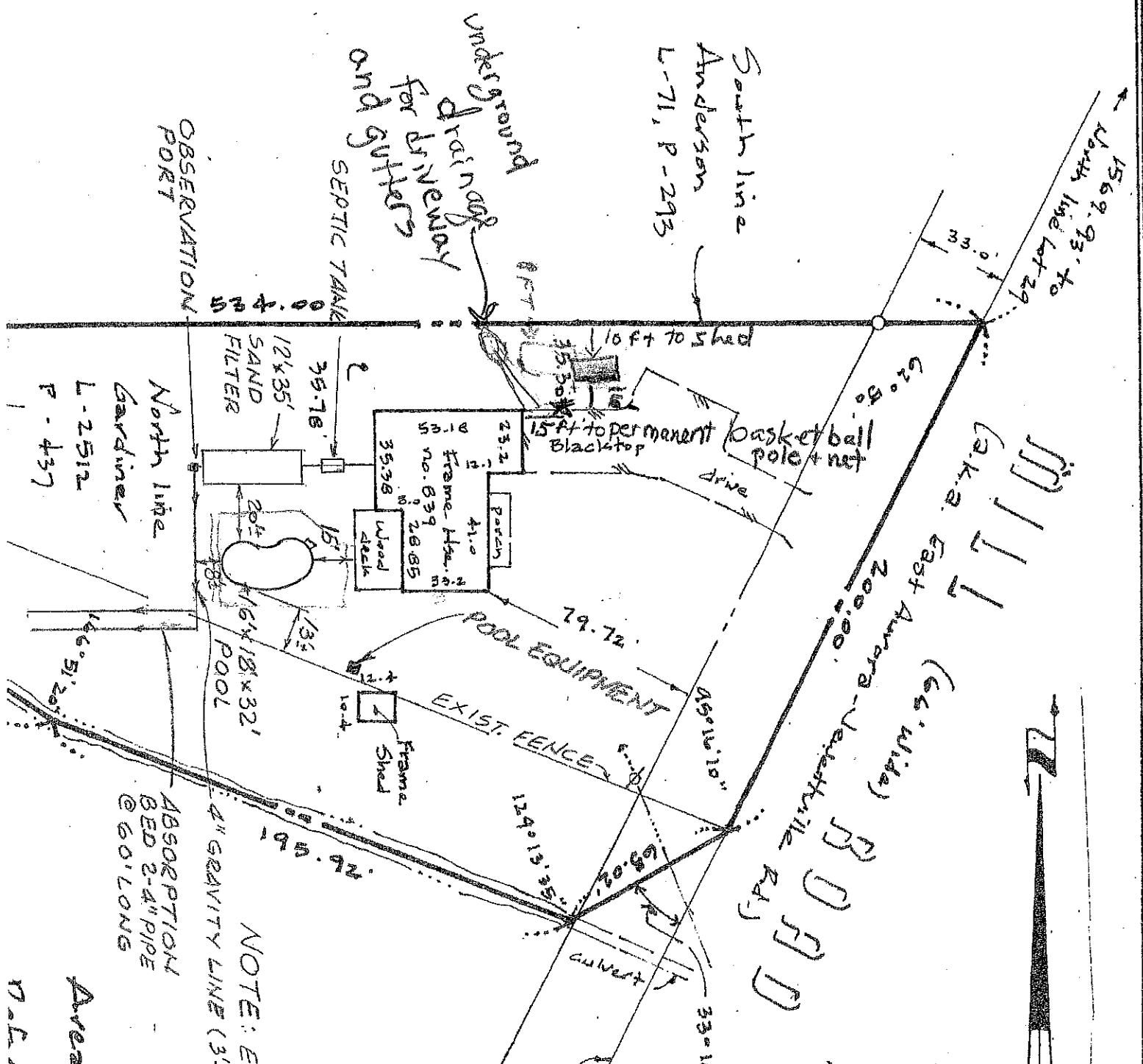
TO: Chairman Ernst and Zoning Board of Appeals Members

FROM: Elizabeth Cassidy, Code Enforcement Officer

DATE: June 16, 2022

Our office has received the revised shed location submitted by the applicant at 839 Mill Rd. The placement of the shed is in the front yard, but approximately 75' from the ROW. The only variance required for case 1402 is from Zoning Code sections 116-8.1E(4) and 116-18A(1) for an accessory building in the front yard.

If you have any questions, please contact me at 652-7591.
Liz Cassidy



Permanent basket ball pole and drainage nearby

New location 16' from driveway and legal side set-back

The only variance is for stated reasons necessitating a front yard variance

Multiple homes in center front yard variances.

NOTE: EXISTING FENCED YARD.
4" GRAVITY LINE (3' 6" COVER)

Area = 1.50 acres

McLennan, David. 1-11-97.

O'Connor/Weir Variance

There are multiple reasons for our requested variance (front yard variance) ^{only}

- 1.) Easier access for our ages and medical issues to get snow blower out.
- 2.) Having front of shed at level of front of house (legal location) would directly impact existing underground drainage for driveway and gutters. The shed would sit directly on top of this and not allow for any future repairs.
- 3.) We planned larger windows and windows in the doors to allow us to start our spring plants early. In spring the angle of the sun creates a shadow from the house (since it is the north side) that would not allow light into the shed in a "legal" location.
4. The elevation difference is only 12" from road side to back in our new proposed site, and is 130' from road edge. The elevation difference in a "legal" location along the house to back is 20+ inches and increases the further toward the back of the house - putting the

shed on unstable ground with possible erosion and stability issues over time.

The farther back we go, the more difficulty bringing a snowblower up front as well.

We do not want to be right on the driveway edge with the new location because that would leave no room for removed snow.

The new location is legal in side set back and 16 feet from the driveway. There is 15.5 ft pass through between the permanent basketball pole and new site which allows room for ample landscaping to accent the look of the shed and pass through for vehicles or fire equipment.

The new location is 19 ft from the house to avoid drainage impact and broken windows from basketball, and allow room for any repair vehicles.

A "legal location" ^{is} along the side of the house would only allow 6ft between our garbage area - not enough room for a vehicle, and the ten feet along the far side has a significant drop in elevation making vehicle passage tenuous.

There are multiple addresses in our vicinity that have front yard shed variances, including those by the town tax collector, a retired town employee, and a 30x60ft two story barn variance for the former building inspector. Addresses are attached.

We have tried to address all of your concerns and respectfully ask for your permission. We have personally spoken to four neighbors who might remotely be impacted by this and they do not have a problem.

HOUSES THAT HAVE A SHED OR GARAGE IN FRONT OF
THE HOUSE

605 mill

✓ 700 mill

✓ 826 mill

1664 mill

1680 mill

2116 mill

2084 mill

1498 GROVER

697 CENTER

137 SOUTH