

OK as to form only

TOWN OF AURORA  
Zoning Board of Appeals Request



Building Application # \_\_\_\_\_  
Building Permit # \_\_\_\_\_

CASE No. 1216  
Zoning Appeals Clerk  
Date 7-17-14

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

I, (we) Steven P. and Sherri S. Tait of Elma, NY  
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 Steven P. and Sherri S. Tait  
Name of Applicant

OF 1427 Townline Road, Elma, New York  
(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 779, 781 Quaker Road  
SBL # 175.09-1-1.14 ; 175.09-1-1.13 ZONING DISTRICT R-2 A  
175.09-1-1.12 (77)

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 Do not quote the Ordinance)

79-68(4) 40' Driveway (50 minimum)

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 \_\_\_\_\_

Boal Shurdart  
signature  
1427 Townline Road, Elma, NY 14059  
mailing address

Steven P. Tait Sherri Tait, 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 27<sup>th</sup>  
day of March, 2014

Boal Shurdart  
signature

Karen A Parry  
NOTARY PUBLIC

KARENA A. PARRY  
Notary Public, State of New York  
No. 01PA6223525  
Qualified in Erie County  
Commission Expires: June 14, 2014



Town of Aurora  
5 South Grove St  
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name Steven P. Tait  
Address 1427 TOWNLINE ROAD; ELMA, NY 14059  
Telephone 716-714-5005; 716-480-6800

Address of appeal 779 Quaker Road; East Aurora, NY 14052  
Zoning District ~~A Residential-2 (R2) etc A~~  
Zoning Code Section 79-1 (Open Development Area - ODA)

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)

Approximately 13 1/2 years ago, I went through the process of dividing the property at 773 Quaker Road with the intention of eventually constructing one two-family homes on each of the three parcels. I went through this procedure after consulting with the building code at that time and with the full advice and knowledge of Erie County Water Authority (Steve D'Amico), National Fuel Gas, NYSEG (Sue Westphal), and my attorney (Douglas Trumpler). While this was according to Town Building Code at that time and I have paid property taxes at the building lot rate for these parcels over this entire period, it is my understanding that the code has been changed. I would like to utilize these lots through making my best effort to stay within the Town's regulations.

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 Stail Date 3-27-14  
Owners Signature Shendait Date 3-27-14

SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



TOWN CLERK  
Martha L. Libroek  
(716) 652-3280  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

## TOWN OF AURORA

Southside Municipal Center  
300 Gleed Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

### TOWN COUNCIL MEMBERS

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DIR. OF RECREATION  
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Ronald P. Bennett

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[historian@townofaurora.com](mailto:historian@townofaurora.com)

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

Steven & Sherri Tait  
1427 Townline Rd.  
Elma, NY 14059

4/30/2014

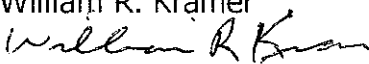
Re: Egress Width at 779 & 781 Quaker Rd.

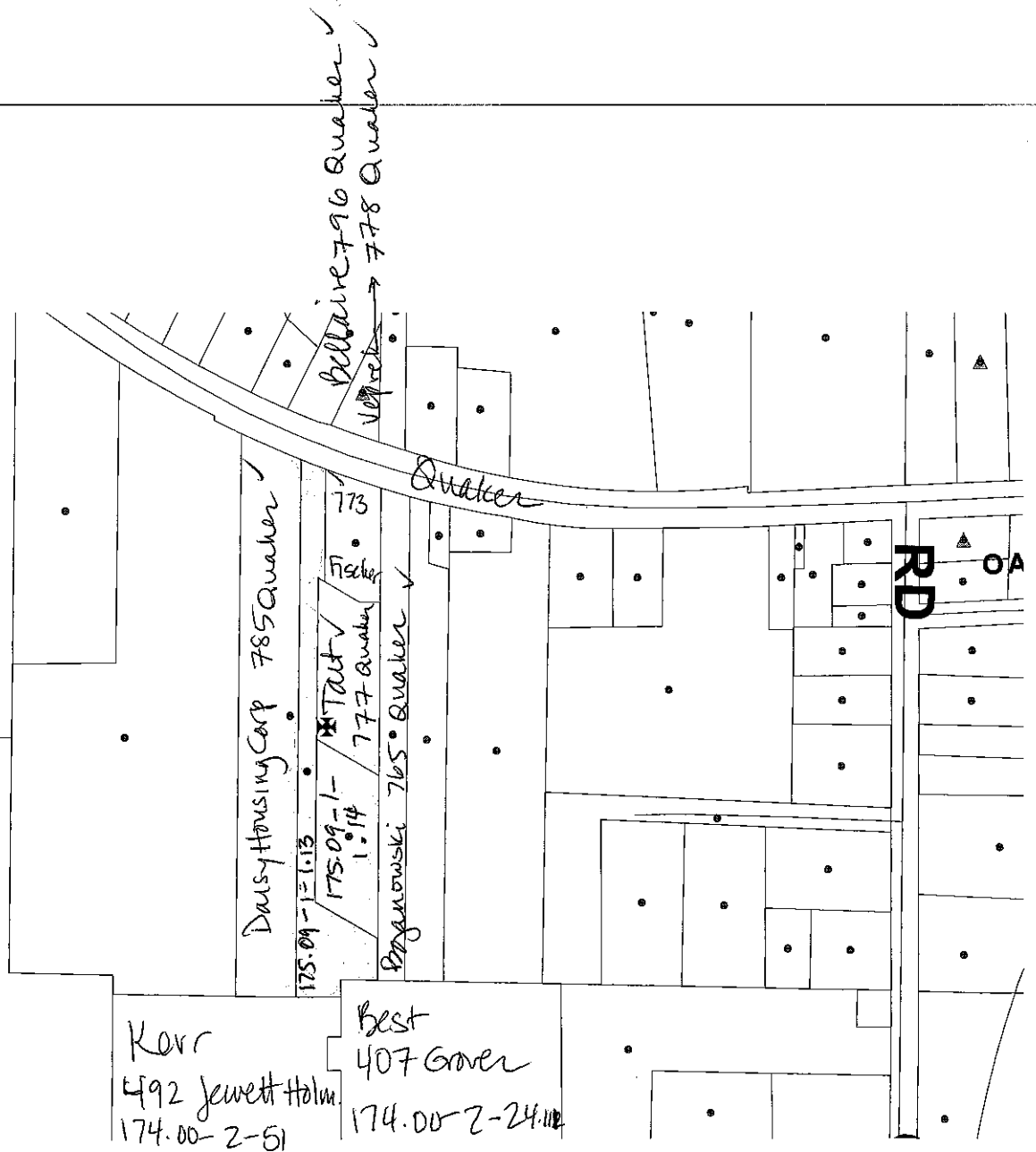
Steven & Sherri,

After discussing your plans to develop your existing lots and proceed with an application for an Open Development Area we are requesting that you first go to the Zoning Board of Appeals to request a variance for the required width of ingress and egress to your property as stated in Chapter 44 Section 1A & Chapter 79-6B 9(2)

Required: ingress and egress; 50 feet  
Requested: 40 feet  
Variance required: 10 feet

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



Kerr  
492 Jewett Holm  
174.00-2-51

Best  
407 Gower  
174.00-2-24.112

Tait 175.09-1-1.12 VL  
1.13 VL  
1.14 VL

Ø F <sup>Perimeter</sup> x 420 DEEP  
43.01 F x 1271 D  
Ø F x 395.50 D

~~175.09-1-1.12 VL~~

**PAID**  
\$75<sup>00</sup>

OK as to form only

**TOWN OF AURORA**  
**Zoning Board of Appeals Request**

Building Application # 6-2  
Building Permit # 14-203

Zoning Appeal Case No. 1217  
Date 7-17-14

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

I, (we) ROSS THOMPSON AAF Thomas Holmes of 4226 Reiter Rd, East Aurora  
HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING  
INSPECTOR on APPLICATION NO. 6-2 WHEREBY THE BUILDING INSPECTOR DID DENY

TO Thomas Holmes  
Name of Applicant

OF 4226 Reiter Rd, East Aurora, NY  
(Street & Number) (Municipality) (State)

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

1. LOCATION OF THE PROPERTY 1467 Okan Rd, S. Wales, N.Y.  
SBL # 188.00-4-7.1 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 - Frontyard 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

Ross Thompson (agent)  
signature  
4226 Reiter Rd, East Aurora, NY  
mailing address 14052

Ross Thompson, 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 17<sup>th</sup> day of June 2017  
Martha L. Librock  
NOTARY PUBLIC

\_\_\_\_\_  
signature  
PL 6/19/14 ch #1870  
Rept #687185

MARTHA L. LIBROCK  
COMM. #01LI5028312  
QUALIFIED IN ERIE COUNTY  
MY COMMISSION EXPIRES MAY 31, 2018

SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



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

**TOWN OF AURORA**  
**Southside Municipal Center**  
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[www.townofaurora.com](http://www.townofaurora.com)

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[jharris@townofaurora.com](mailto:jharris@townofaurora.com)

Jolene M. Jeffe  
[jjeffe@townofaurora.com](mailto:jjeffe@townofaurora.com)

Charles D. Snyder  
[csnyder@townofaurora.com](mailto:csnyder@townofaurora.com)

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[peggy@townofaurora.com](mailto:peggy@townofaurora.com)

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Robert L. Goller  
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[historian@townofaurora.com](mailto:historian@townofaurora.com)

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

Ross Thompson  
4226 Reiter Rd.  
East Aurora, NY 14052

6/19/2014

Re:1467 Olean Rd front yard setback

Ross,

The Building Dept. has observed construction of a front porch at 1467 Olean Rd. It was noted that no building permit had been obtained for the construction and also that the deck was in violation of the required front yard setback as specified in the Town of Aurora Table of District Regulations. 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.

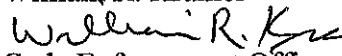
Required: 75ft from the right of way.

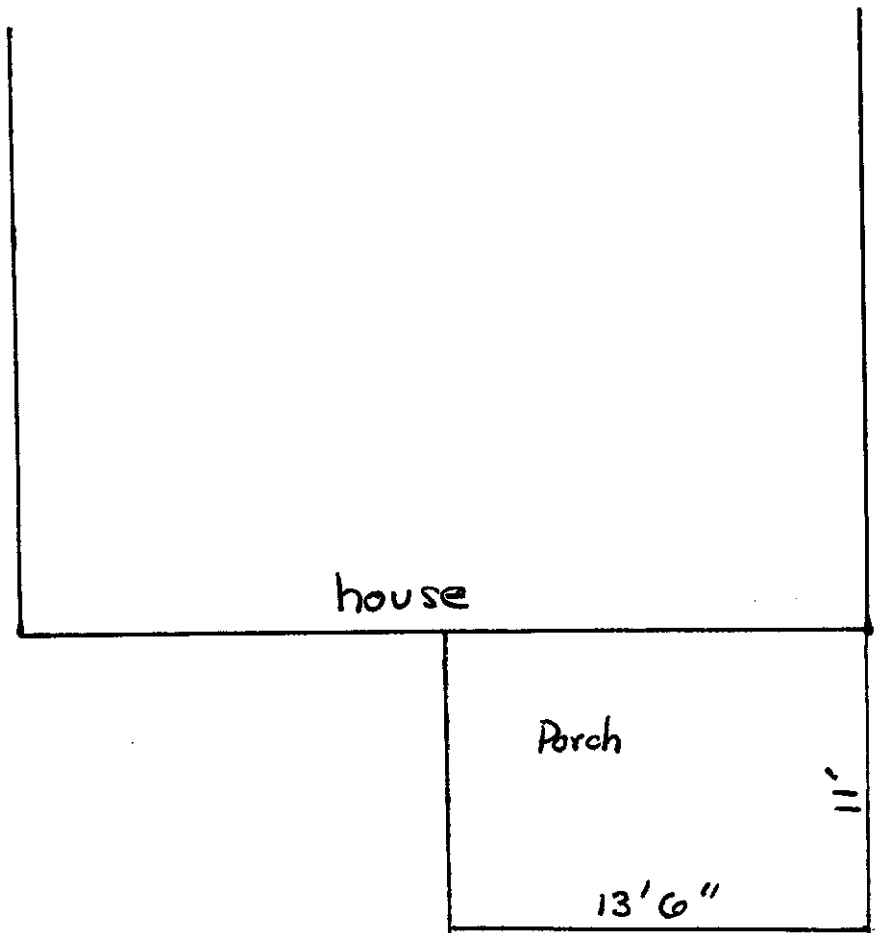
Requested: 29 ft.

Variance required: 46 ft.

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



Setback  
Measurements determined  
by Bill Kramer, TOA building dept.



R.O.W. CLEAN RD







OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

Building Application #
Building Permit #

Zoning Appeal CASE NO. 1218
Date 7-17-14

TO THE ZONING BOARD OF APPEALS, TOWN OF AURORA, NEW YORK Receipt # 687110

I, (we) ANTHONY STELLRECHT of 2062 MILL ROAD, WEST FALLS, NY
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 ANTHONY STELLRECHT
Name of Applicant

OF 2062 MILL ROAD, WEST FALLS, NY
(Street & Number) (Municipality) (State)

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

1. LOCATION OF THE PROPERTY 2062 MILL ROAD, WEST FALLS, NY
SBL # 199-01-2-b 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)
Table of District Regulations - Front Yard Setback

3. TYPE OF APPEAL. Appeal is made herewith for:
( ) An interpretation (x) A variance - to the Zoning Ordinance
( ) An exception ( ) A temporary permit

4. A PREVIOUS APPEAL ( ) has (x) 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: ~~Joseph D. ...~~
See attached list marked as an exhibit. see Attached Professional Order

STATE OF NEW YORK
COUNTY OF ERIE
of

signature
2062 Mill Road, West Falls, NY 14170-9710
mailing address

Anthony Stellrecht, 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 24th
day of June, 2014

Anthony Stellrecht
signature

Sheryl A. Miller
NOTARY PUBLIC

SHERYL A. MILLER
Reg. #01M16128663
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 13, 2017

SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



TOWN CLERK  
Martha L. Libroek  
(716) 652-3280  
[townclerk@townofaurora.com](mailto:townclerk@townofaurora.com)

**TOWN OF AURORA**  
**Southside Municipal Center**  
300 Glead Avenue, East Aurora, NY 14052  
[www.townofaurora.com](http://www.townofaurora.com)

TOWN COUNCIL MEMBERS

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[peggy@townofaurora.com](mailto:peggy@townofaurora.com)

TOWN ATTORNEY  
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HISTORIAN  
Robert L. Goller  
(716) 652-7944  
[historian@townofaurora.com](mailto:historian@townofaurora.com)

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

Tony & Debbie Stellrecht  
2062 Mill Rd.  
East Aurora, NY 14052

6/18/2014

Re: front yard setback

Tony & Debbie,

The Building Dept. has reviewed your application for a front porch at 2062 Mill Rd. We have denied your application because the proposed porch does not meet the required front yard setback as specified in the Town of Aurora Table of District Regulations for that lot. 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.

Required: 75ft from the right of way.

Requested: 70 ft..

Variance required: 5 ft.

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



Town of Aurora  
300 Gleed Avenue  
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name ANTHONY STELLRECHT  
Address 2062 MILL RD., WEST FALLS, NY 14170  
Telephone 716-864-1068

Address of appeal 2062 MILL RD, WEST FALLS, NY 14170

Zoning District R1

Zoning Code Section Table of District Regulations- Front Yard Setback

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)

FOR ADDITION OF A LONGER, DEEPER AND MORE ATTRACTIVE PORCH  
ACROSS THE FRONT OF OUR HOME. THE 30' X 7' PORCH WILL  
REQUIRE RELIEF FROM THE "75' FROM THE RIGHT OF WAY" REQUIRE-  
MENT; FOR FRONT YARD SETBACK.

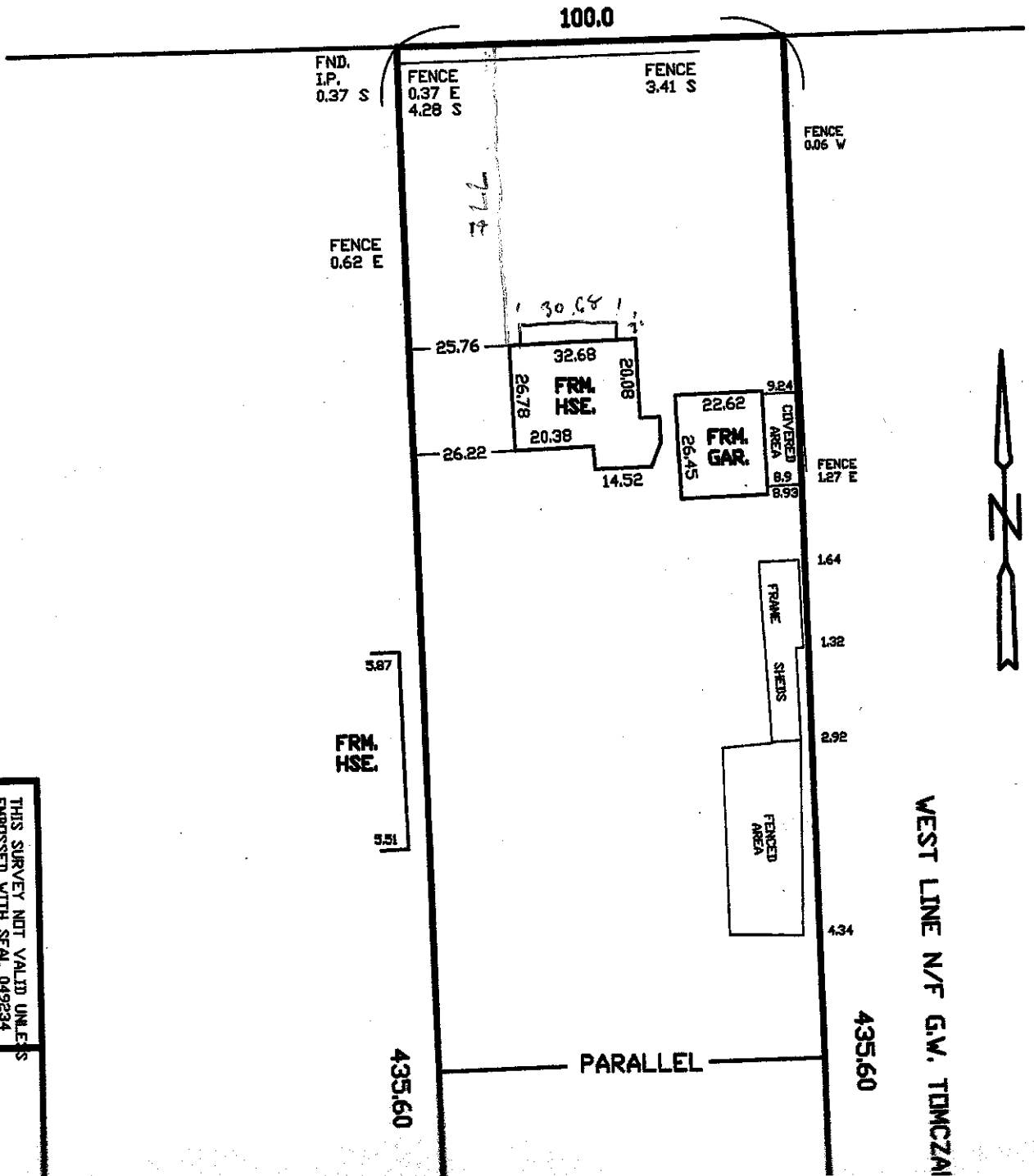
ACKNOWLEDGMENT:

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 Anthony Stellrecht Date 6-19-14

# MILL 66.0' WIDE ROAD

( FORMERLY JEWETTVILLE GRIFFEN MILLS HIGHWAY )



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF THE N.Y. STATE FULCRATION LAW

THIS SURVEY NOT VALID UNLESS  
 EMBOSSED WITH SEAL 049234

OK as to form only

TOWN OF AURORA  
Zoning Board of Appeals Request

PAID  
\$75<sup>00</sup>

Building Application # \_\_\_\_\_  
Building Permit # \_\_\_\_\_

Zoning Appeal Case No. 1219  
Date 7-17-14

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

I, (we) RALPH IRVIN of 337 GROVER 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 RALPH IRVIN  
Name of Applicant

OF 337 GROVER, TOWN OF AURORA, N.Y.  
(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 337 GROVER RD.  
SBL # 175,09-1-18 ZONING DISTRICT R-1

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 - Front 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

/ of /

signature /  
mailing address /

Ralph E. Irvin, 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 30th  
day of June, 2014

Ralph E. Irvin  
signature

Sheryl A Miller  
NOTARY PUBLIC  
SHERYL A. MILLER  
Reg. #01M16128663  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires June 13, 2017

pd \$75<sup>00</sup> cash Receipt #  
687123  
[Signature]

SUPERVISOR  
James J. Bach  
(716) 652-7590  
[jbach@townofaurora.com](mailto:jbach@townofaurora.com)



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

**TOWN OF AURORA**  
**Southside Municipal Center**  
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TOWN COUNCIL MEMBERS

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(716) 652-7944  
[historian@townofaurora.com](mailto:historian@townofaurora.com)

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

Ralph Irvin  
337 Grover Rd. Rd.  
East Aurora, NY 14052

6/25/2014

Re:337 Grover Rd front yard setback

Ralph,

The Building Dept. has reviewed your application for a front porch at 337 Grover Rd. We have denied your application because the proposed porch does not meet the required front yard setback as specified in the Town of Aurora table of District regulations for that lot. 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.

Required: 75ft from the right of way.

Requested: 57.7 ft.

Variance required: 17.3ft.

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.

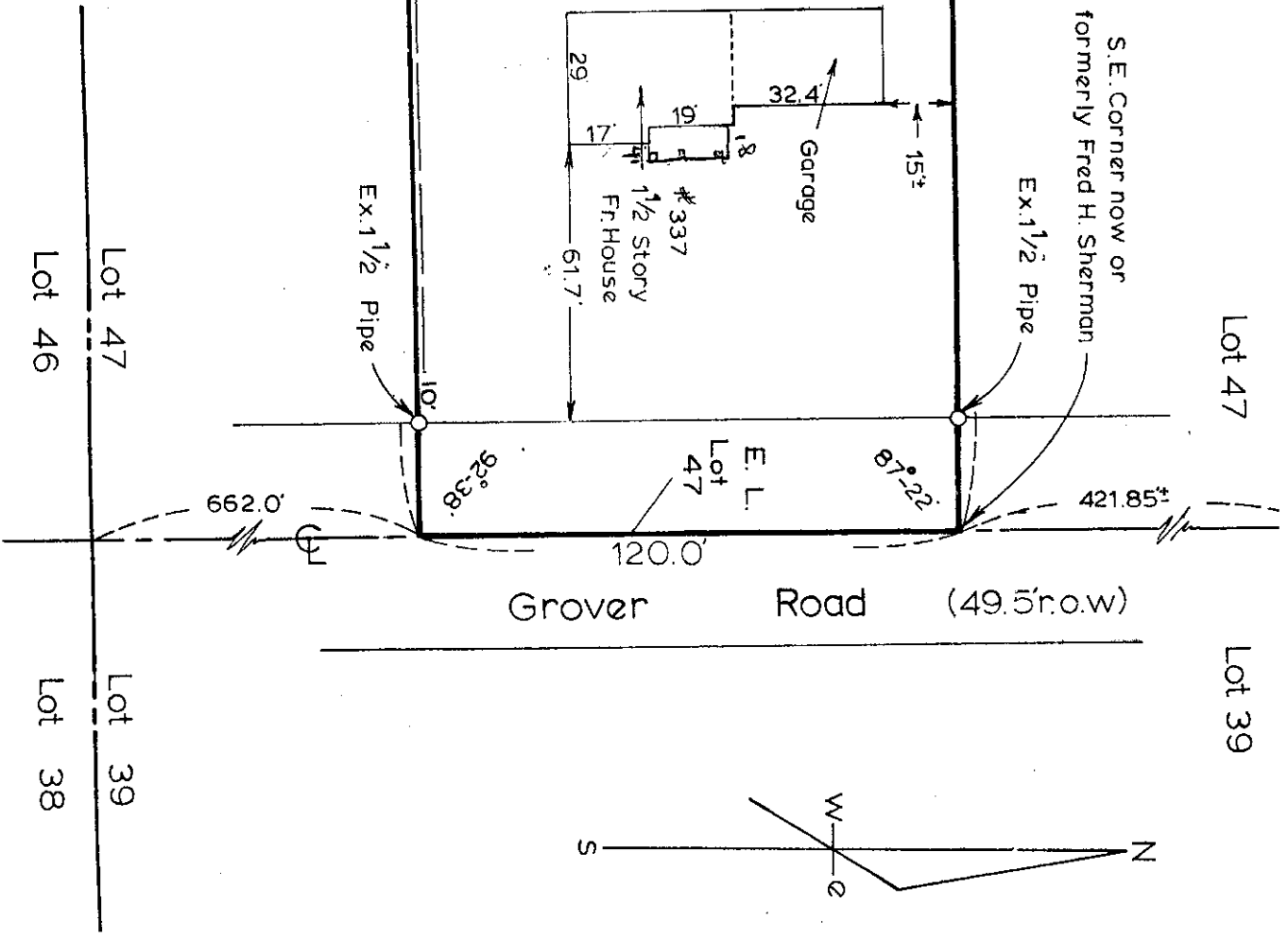
William R. Kramer

  
Code Enforcement Officer

Job no. 85-3865

Survey of  
Part of Lot 47, T9 R6  
Holland Land Company Survey  
Town of Aurora  
Erie County,  
N.Y.S.  
Scale 1"=40'  
May 11, 1949  
Redate: Oct. 28, 1964  
June 19, 1985  
Sept. 13, 1999

*Freeman*



Freeman and Freeman  
Land Surveyors  
Glenwood  
(716) 592-