

OK as to form only

TOWN OF AURORA
Zoning Board of Appeals Request

Building Application #
Building Permit #

Zoning Appeal Case No. 125a
Date 9/17/15

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

I, (we) Edward Dudley of 189 Cook Road East Aurora, 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 Edward Dudley
Name of Applicant

OF 189 Cook Road, East Aurora, 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 189 Cook Road East Aurora
SBL # 176.00-1-36.2 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 Do not quote the Ordinance)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 Regs - Mean Height of Acc. Building; DISTRICT REGS - 2ND STORY

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:
See attached list marked as an exhibit.

STATE OF NEW YORK
COUNTY OF ERIE
Town of Aurora

Edward L. Dudley
Signature(s)
189 Cook Road East Aurora, NY 14052
Mailing Address

EDWARD L. DUDLEY, 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 26th day of AUGUST, 2015

8/27/15 BALT
Rec. 93628

MARATHA L. LIBROCK
NOTARY PUBLIC

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



Town of Aurora  
300 Glead Avenue  
East Aurora NY 14052



Zoning Board of Appeals Petitioner's Letter of Intent

Applicants Name

Edward Dudley

Address

189 Cook Road East Aurora, NY

Telephone

585-750-4543

Address of appeal

189 Cook Road

Zoning District

A

Zoning Code Section

Table of District Regs - Mean Height of Acc. Building  
Table of District Regs - 2ND STORY

Type of Appeal:

A PERMIT FOR USE

A CERTIFICATE OF EXISTING USE

A VARIANCE FROM ZONING ORDINANCE

A PERMIT FOR OCCUPANCY

A TEMPORARY PERMIT OR EXTENSION THEREOF

GROUND FOR VARIANCE: (may continue on separate sheet)

we are requesting a variance from req. of max 15ft mean roof \* height. Reasons for this variance are as follows:  
1 - looking to build a 12/10 pitch roof on a 10 foot wall. The 10ft wall is to accommodate a 9 foot overhead door which is high enough for compact tractor cab height.  
2 - 12/10 roof pitch will shed snow much better  
3 - Higher roof line / ridge height matches higher ridge height of residence  
4 - Allows for attic storage area with 7ft head clearance. \*  
5 - Typical of out buildings in neighborhood.

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

Edward Dudley

Date

8/26/15

Owners Signature

Edward Dudley

Date

8/26/15

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



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Martha L. Libroek  
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[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)

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*This institution is an equal opportunity  
provider and employer.*

Edward Dudley  
189 Cook  
East Aurora, NY 14052

8/27/2015

Re: Mean Height

Edward,

The Building Dept. has reviewed your application for an accessory structure at 189 Cook Rd. We have denied your application because the proposed building does not meet the required building height 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 Mean Height: 15'  
Requested: 16.25'  
Variance required: 1.25'

Required: No second story  
Requested: second story for storage  
Variance: second story

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.

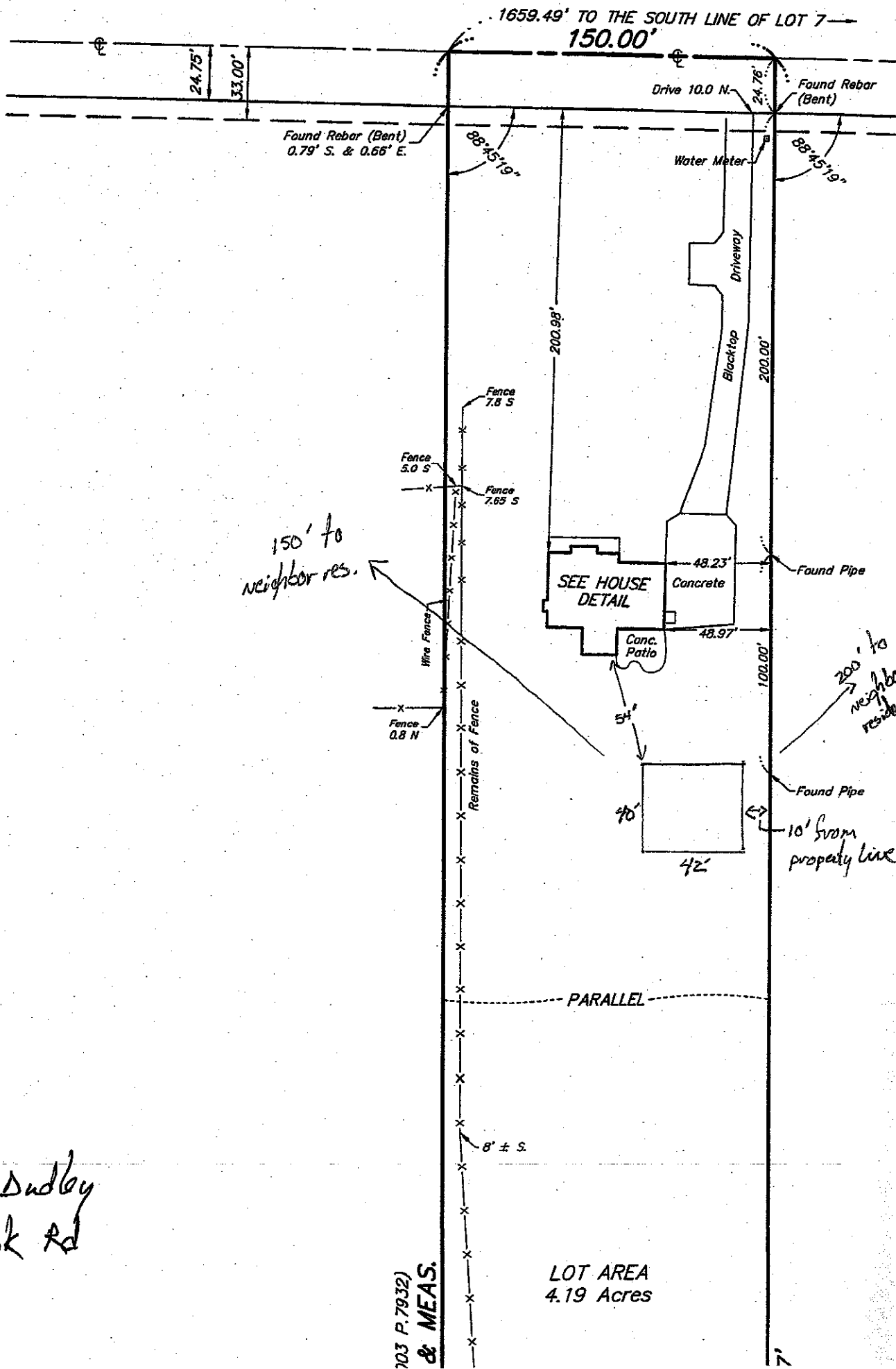
William R. Kramer  
  
Code Enforcement Officer

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COOK

(49.5' WIDE)

RD,



Edward Dudley  
189 Cook Rd

703 P. 7932)  
& MEAS.

LOT AREA  
4.19 Acres

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