WEST SENECA
ZONING BOARD OF APPEALS
1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
September 23, 2026

AGENDA

Meeting # 2026-09

CALL TO ORDER

OPENING OF PUBLIC HEARING

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2026-08

OLD BUSINESS

NEW BUSINESS

2026-038
Request of Pearson Wing for property located at 91 Circle End Drive to allow for the construction of an accessory structure with 13.5' height at midspan of roof. (12' height at midspan permitted)

2026-039
Request of Kevin Smith for property located at 1151 Center Road to allow a variance to erect a 6' fence in the front/side yard (maximum 4' height allowed in the front/side yard).

2026-040
Request of Larissa Filipski for property located at 111 Summit Ave to allow a variance to erect a 6' fence in the front/side yard (maximum 4' height allowed in the front/side yard).

ADJOURN

Future meetings are held the fourth Wednesday of the month at 6:00 pm

WEST SENECA
ZONING BOARD OF APPEALS
1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
August 26, 2026

DRAFT

Start Time: 6:00 PM

Call to Order

- Chairperson Stephen Stachowski
- Zoning Board Member Joette Tronolone
- Zoning Board Member Amelia Greenan
- Zoning Board Member Paul Lang
- Zoning Board Member Edmond Bedient
- ZBA Counsel Joseph Trapp
- Code Enforcement Representative Doug Busse

Absent: None noted

Opening of Public Hearing

- Motion to open Public Hearing: Tronolone
- Second: Lang
- Vote: Ayes: 5, Noes: 0 (Motion carried)

Approval of Proofs of Publication

- Motion to approve proofs of publication: Lang
- Second: Tronolone
- Vote: Ayes: 5, Noes: 0 (Motion carried)

Counsel noted website posting issue; statutory requirement is “as soon as practicable, at least 24 hours in advance” under Public Officers Law. Publication in the newspaper was completed; applications were available at Code Enforcement. Counsel stated readiness to defend the meeting if challenged. Board proceeded.

Approval of Minutes from Previous Meeting

- Motion to approve July 2026 minutes: Bedient
- Second: Greenan

- Vote: Ayes: 5, Noes: 0 (Motion carried)

Old Business

2026-029, 29 Klas Avenue

- Applicant not present; motion to table to end of meeting:
  - Motion: Tronolone
  - Second: Lang
  - Vote: Ayes: 5, Noes: 0 (Motion carried)

New Business

2026-035, 1310 Seneca Creek Road — Pool Deck Connection (Area Variance)

Applicant: Jesse Schutt (contractor)

Request: Extend deck to existing pool to improve accessibility and safety for elderly parents; neighbor support letters provided (1320 Seneca Creek, 1300 Seneca Creek).

Code Enforcement Busse: Requires self-closing, self-latching gate; no environmental/drainage concerns.

Counsel Trapp: No comment.

Public: No comments.

- Motion to close public hearing and grant variance:
  - Motion: Greenan
  - Second: Lang
- Condition added: Gate must be self-closing, self-latching; applicant confirmed.
- Vote: Ayes: 5, Noes: 0 (Motion carried)

Area Variance Balancing Test (5 factors):

1. Undesirable change in neighborhood character or detriment to nearby properties: No. Attached pool decks are common; neighbor letters support.
2. Feasible alternatives: Existing separate deck/stairs are impractical for elderly parents; alternatives do not meet needs.
3. Substantiality: Yes numerically, but not determinative in this context.
4. Adverse environmental/physical impacts: No (no drainage or other impacts).
5. Self-created difficulty: No, based on accessibility needs related to elderly parents.

2026-036, 84 Annette Drive — Detached Garage Setback (Area Variance)

Applicant: Henry Ernst (owner)

Request: Single-story, two-car detached garage at 15-foot offset from 30-foot required setback to preserve usable backyard; neighbor letters from 85 Annette, 12 Kathy, 15 Kathy. Applicant owns large parcel along adjacent paper street.

Code Enforcement Busse: Corner-lot constraints; garage size compliant, setback location only issue; no environmental/drainage concerns; will use existing driveway (no second driveway).

Counsel Trapp: No comment (paper street noted; no current town action).

Public: No comments.

- Motion to grant variance:
    - Motion: Tronolone
    - Second: Greenan
- Vote: Ayes: 5, Noes: 0 (Motion carried)

Area Variance Balancing Test (5 factors):

1. Undesirable change/detriment: No. Residential accessory structure consistent with neighborhood.
2. Feasible alternatives: No practical alternatives; locating elsewhere would eliminate viable backyard use and conflict with existing site configuration.
3. Substantiality: Numerically substantial (15 feet of 30-foot setback, 50% reduction), but mitigated by lot constraints.
4. Environmental/physical impacts: No impacts on drainage, utilities, traffic, or visibility.
5. Self-created difficulty: No, due to existing lot configuration and corner-lot constraints.

2026-037, 30 Woodcrest Drive — Side Yard Fence Height (Area Variance)

Applicant: Emily Kawa (owner)

Request: Six-foot privacy fence between sun porch and garage, 60 feet from sidewalk; security/privacy due to nearby bar and prior theft; neighbor letters from 27 Woodcrest, 23 Woodcrest; adjacent vacant lot.

Code Enforcement Busse: No objection.

Counsel Trapp: No comment.

Public: No comments.

- Motion to approve variance:
    - Motion: Lang
    - Second: Tronolone

- Vote: Ayes: 5, Noes: 0 (Motion carried)

Area Variance Balancing Test (5 factors):

1. Undesirable change/detriment: No. Fence limited to side yard and terminates along side of house.
2. Feasible alternatives: A four-foot fence is permissible but inadequate for privacy/security needs.
3. Substantiality: No. Increment is limited to side yard; consistent with commonly granted town variances.
4. Environmental/physical impacts: No. No sightline or environmental concerns.
5. Self-created difficulty: Yes, somewhat; not determinative.

Training Reminder

- ZBA members require 4 hours of annual training. In-house training may be possible; counsel coordinating other CLE activities. Members should complete required training as per email guidance.

Return to Old Business

- ## 2026-029, 29 Klas Avenue
    - Applicant still not present; third attempt.
    - Motion to receive and file (non-denial to allow potential reapplication):
        - Motion: Stachowski
        - Second: Bedient
        - Rationale: Three failed appearances.
        - Vote: Ayes: 5, Noes: 0 (Motion carried)

Close Public Hearing

- Motion to close:
    - Motion: Tronolone
    - Second: Lang
- Vote: Ayes: 5, Noes: 0 (Motion carried)

End Time 6:30 PM

APPLICATION TO BOARD OF APPEALS

2026-038

Tel. No. [redacted]

Appeal No. _____

Date August 31, 26

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:

I (we) Pearson Wing of PO Box 60, West Seneca, NY 14224

_____, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT TO: _____

- ☐ A PERMIT FOR USE
- ☐ A PERMIT FOR OCCUPANCY
- ☐ A TEMPORARY PERMIT OR EXTENSION THEREOF
- ☐ A CERTIFICATE OF EXISTING USE
- ☐ A CERTIFICATE OF ZONING COMPLIANCE
- ☒ AREA PERMIT

1. Applicant is the
   - ☐ PROPERTY OWNER
   - ☒ CONTRACTOR FOR THE WORK CONCERNED HEREIN
   - ☐ PROSPECTIVE TENANT
   - ☐ OTHER (Describe) _____
2. LOCATION OF THE PROPERTY 91 Circle End Dr
3. State in general the exact nature of the permission required, _____

4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. _____, dated _____, 20_____.

5. REASON FOR APPEAL.

A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because: (See Attached letter)

B. Interpretation of the Zoning Ordinance is requested because: _____

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section _____, Subsection _____, Paragraph _____ of the Zoning Ordinance, because: _____

Pearson Wing
Applicant's Signature

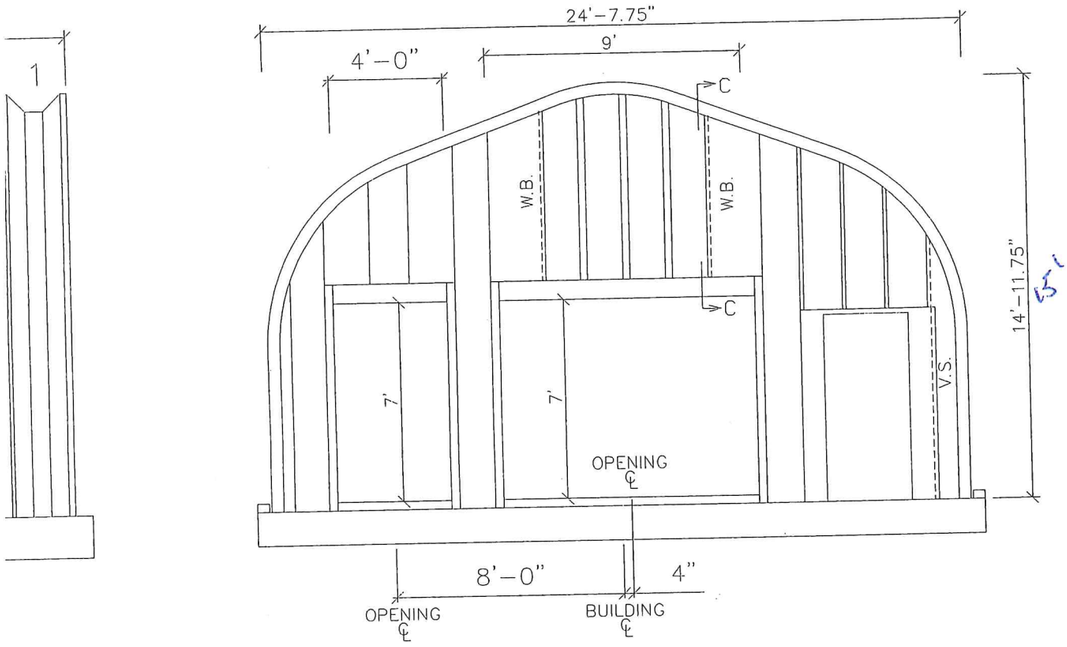
TO BE COMPLETED BY THE BUILDING INSPECTOR

1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance
   120-34 (C) Accessory Building height. 12' required to mid span
   Requesting 13.5' at rear wall
2. Zoning Classification of the property concerned in this appeal R75
3. Type of Appeal:
   - ☒ Variance to the Zoning Ordinance.
   - ☐ Interpretation of the Zoning Ordinance or Zoning Map.
   - ☐ Special or Temporary Permit or an xtension thereof under the Zoning Ordinance.
4. A statement of any other facts or data which should be considered in this appeal. Grading Slopes down significantly at property

Building Inspector [signature]

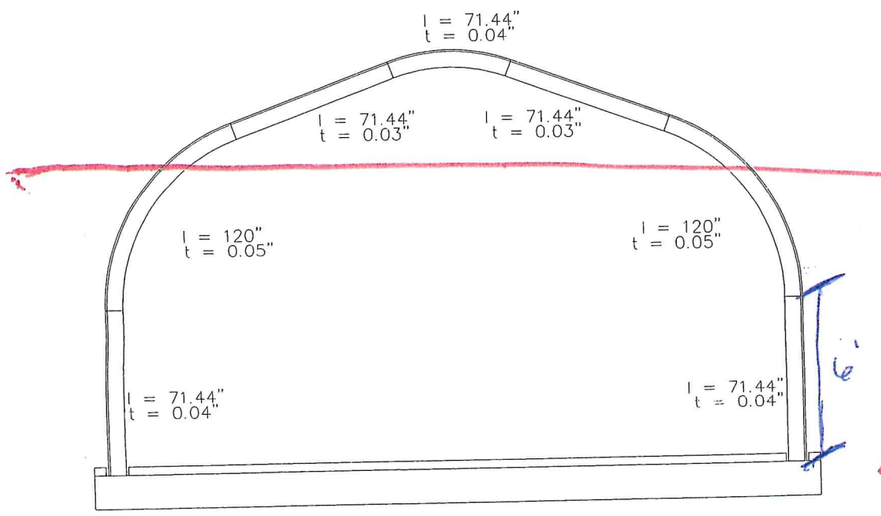
Description of proposed variance:

91 Circle End Drive, West Seneca, NY 14224
Height variance on detached garage. The old garage was a dilapidated hazard, and was positioned out of code according to setback requirements. For us to meet setback requirements on the new garage, our clients yard slope will cause us to be ~~3 to 4 feet~~ past the height requirement on the backside of his garage only. 1.5' - 2'

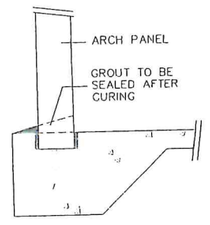


FRONT ELEVATION

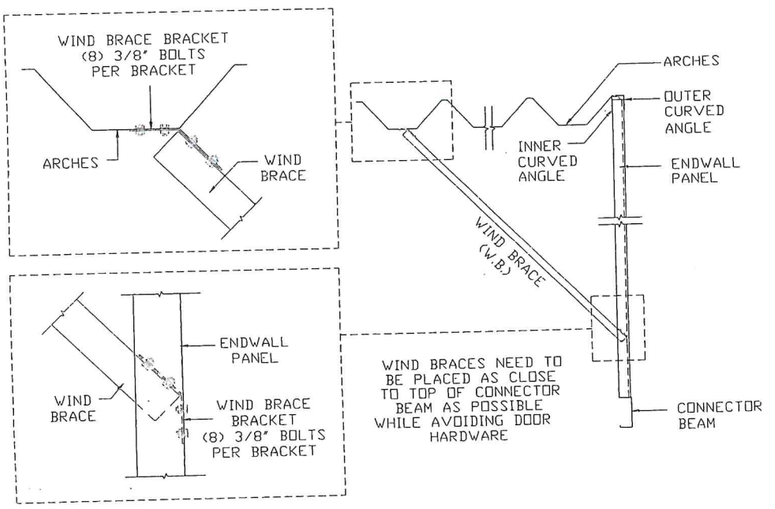
OVERHEAD DOOR TO BE DESIGNED
AND SUPPLIED BY OTHERS
V.S. – VERTICAL STIFFENER
W.B. – WIND BRACING



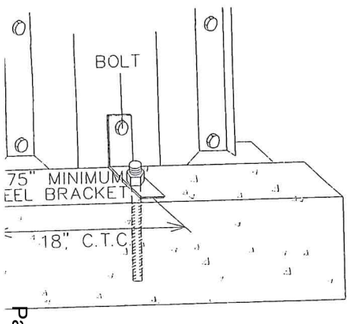
ARCH PROFILE



NGLE & VERTICAL LEG LENGTH
AY BE DIFFERENT FOR Q & X MODELS



WIND BRACING DETAIL
SECTION C



BUILDING CENTERLINE, THEN 18" C.T.C.
OM DOOR FRAME OPENING, THEN 18" C.T.C.

	WINDOW FRAME SCHEDULE	WINDOW FRAME SILL HEIGHT
01	21"W X 24"H	36" SILL HEIGHT
	WINDOW OPENINGS TO BE LOCATED AND FIELD CUT ON SITE BY OTHERS.	

Digitally signed by Ahmed Ghith
Date: 2026.06.20 12:24:52 +03'00'

2026-06-20

WARNING: IT IS A VIOLATION OF THE

STATE OF NEW YORK ★ AHMED GHITH ★ LICENSED PROFESSIONAL ENGINEER

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE IBC–2024 & BCNYS–25. DESIGN ACCORDING TO AISI S100–16(2020) W/S2–20, NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURAL MEMBERS, AND WITH ASCE/SEI 7–22.
2. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BELOW SHALL BE IMPOSED ON THE "STRUCTURE"
3. SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE BUILDING MANUAL SUPPLIED.
4. THE BUILDING, INCLUDING THE FOUNDATION, MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DRAWING AND ERECTION INSTRUCTIONS. ANY DEVIATION, UNLESS APPROVED BY US IN WRITING, SHALL NULLIFY OUR CERTIFICATE AND SEAL AND SHALL BE THE SOLE RESPONSIBILITY OF THE ERECTOR.
5. A PROFESSIONAL ENGINEER SHOULD BE RETAINED WHERE SITE INSPECTIONS ARE WARRANTED.
6. NO ARCH PANEL MAY BE CUT OR MODIFIED UNLESS IT IS TO ACCOMMODATE AN ACCESSORY PROVIDED BY THE MANUFACTURER IN ACCORDANCE WITH ITS INSTRUCTIONS AND/OR THIS DRAWING.
7. MINIMUM SEPARATION FROM THIS BUILDING TO ANY TALLER BUILDING MUST BE THE SMALLER OF 20 FEET AND 6 TIMES THE HEIGHT DIFFERENCE.
8. IF SEALED BY AN ENGINEER, THIS DRAWING IS FOR PERMIT APPLICATION. OTHERWISE IT IS A DRAFT AND NOT FOR CONSTRUCTION.

FOUNDATION NOTES

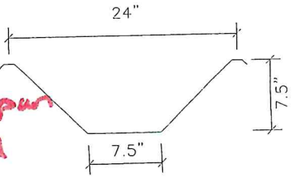
NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.

1. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING 1500 psf. THIS SHALL BE DESIGNED TO FULLY RESIST ALL ROTATION AT THE BASE OF THE ARCH.
2. SLAB ON GRADE SHALL BE PLACED ON WELL COMPACTED SOIL CAPABLE OF SUSTAINING 1500 psf WITHOUT APPRECIABLE SETTLEMENT.

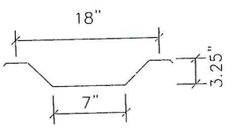
DESIGN DATA (MATERIALS)

1. CONCRETE F'c = 2500 PSI @ 28 DAYS, ACI
2. REINFORCING STEEL GRADE 40, Fy = 40 KSI, ASTM A615
3. W.W.R. Fy = 65 KSI, ASTM A185.
4. W.W.R. 6 x 6 – W1.4 x W1.4

ARCH DATA



ENDWALL DATA



BOLTS: SAE GRADE 2 OR ASTM A307
ARCH STEEL THICKNESS – SEE ARCH PROFILE
ENDWALL STEEL THICKNESS = 0.03 in.

GALVALUME PLUS SHEET STEEL
STRUCTURAL QUALITY ASTM SPECIFICATION A792–21a
55% ALUMINUM–ZINC ALLOY (HOT DIP COATING)
ASTM A792 GRADE 80A CLASS 3
80 KSI MINIMUM YIELD
82 KSI MINIMUM TENSILE
HSS SECTIONS SHALL CONFORM TO:
ASTM A500 GRADE B (Fy = 46 ksi)
W SECTIONS SHALL CONFORM TO:
ASTM A992 GRADE 50 (Fy = 50 ksi)
OTHER SECTIONS SHALL CONFORM TO:
ASTM A36 (Fy = 36 ksi)

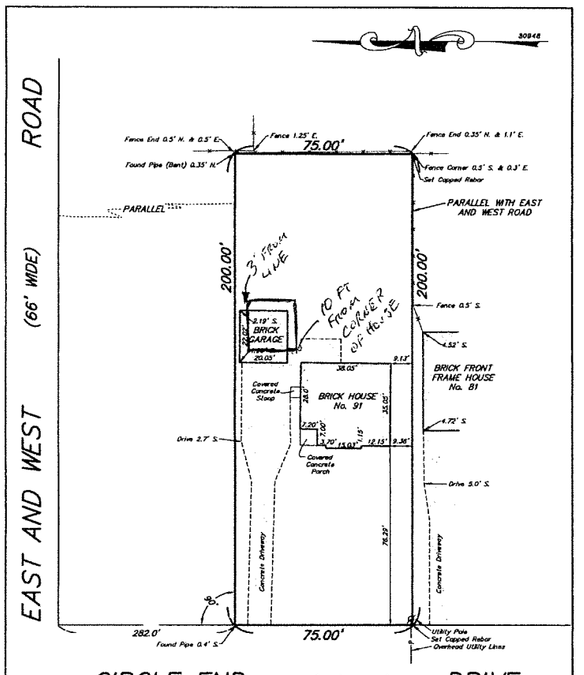
ARCH DESIGN DATA IN ACCORDANCE WITH ASCE/SEI 7–22:
Lo: ROOF LIVE LOAD (PSF) = 20
Pg: GROUND SNOW LOAD (PSF) = 64
Ce: EXPOSURE FACTOR = 1.1
Ct: THERMAL FACTOR = 1.0
CATEGORY 1/AGRICULTURAL BUILDING
Pnet: COMPONENT WIND PRESSURE (PSF) = +/– 21
V : BASIC WIND SPEED (MPH) = 105
Kh: VELOCITY PRESSURE EXPOSURE = 0.85
GCpi: PRODUCT OF INTERNAL PRESSURE COEFFICIENT AND GUST–EFFECT FACTOR = +/– 0.18
Kd: WIND DIRECTIONALITY FACTOR = 0.85
Kzt: TOPOGRAPHIC FACTOR = 1.0
Ke: Ground Elevation Factor = 1.00
WIND EXPOSURE CATEGORY = C
SEISMIC DESIGN CATEGORY = A

LEGAL NOTE
This drawing is the property of Future Steel Buildings Intl. Corp. Any duplication of this drawing in whole or in part is strictly forbidden. Anyo doing so will be prosecuted under the full extent of the law.

REVISIONS:

SteelMaster Buildings
220 Chrysler Drive, Brampton, Ontario, Canada, L6S 6B6, Phone: (905) 790–

SCALE:	N.T.S.	APPROVED BY:	A.GHITH
DATE:	21/05/2026	CHECKED BY:	A.G.
PROJECT:	PEARSON WING		



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 11185 Deeds P.3311

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Frontier Enterprises, LLC

Christopher J. Bann

CHRISTOPHER J. BANN — NYSPLS No. 050868

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TRUE NORTH
LAND SURVEYING, PLLC
150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:

SURVEY DATE: 3-24-26

©DRAWING DATE: 3-25-26

SCALE: 1" = 30'

"ALL RIGHTS RESERVED"
THIS MAP VOID UNLESS EMBOSSED
WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED UNDER SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

PART OF LOT 374 SECTION ___ TOWNSHIP 10 RANGE 7 OF THE: Buffalo Creek Reservation SURVEY— Erie COUNTY, N.Y.

SURVEY OF: 91 Circle End Drive, Town of West Seneca

SBL No. 143.16-1-40

FILE No. 143.16-1-40

* * * RECEIPT * * *

Date: 08/31/26 **Receipt#:** 102925

Quantity	Transactions	Reference	Subtotal
1	Zoning Board of Appeals	20161812	$160.00
		Total Paid:	$160.00

Notes: 2026-038

Payment Type	Amount	Paid By
Credit Card-Ref #MC	$160.00	Wing, Pearson

Thank you for allowing the West Seneca Town Clerk's office to serve you. Have a wonderful day!
1250 Union Road, Room 212 West Seneca, NY 14224

Name: Wing, Pearson
PO Box 60
West Seneca, NY 14224

Clerk ID: MD

Internal ID: 20161812

APPLICATION TO BOARD OF APPEALS

Tel. No. X — Appeal No. 2026-039

Date X 8/31/26

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:

I (we) X Kevin Smith of 1151 Center Rd.

, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT TO:

- ☐ A PERMIT FOR USE
- ☐ A PERMIT FOR OCCUPANCY
- ☐ A TEMPORARY PERMIT OR EXTENSION THEREOF
- ☐ A CERTIFICATE OF EXISTING USE
- ☐ A CERTIFICATE OF ZONING COMPLIANCE
- ☒ AREA PERMIT

1. Applicant is the ☒ PROPERTY OWNER
   - ☐ CONTRACTOR FOR THE WORK CONCERNED HEREIN
   - ☐ PROSPECTIVE TENANT
   - ☐ OTHER (Describe)
2. LOCATION OF THE PROPERTY Same
3. State in general the exact nature of the permission required,
4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. _____, dated _____, 20_____.
5. REASON FOR APPEAL.

A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because:

X Want to add 6' fence to Hide a generator

B. Interpretation of the Zoning Ordinance is requested because:

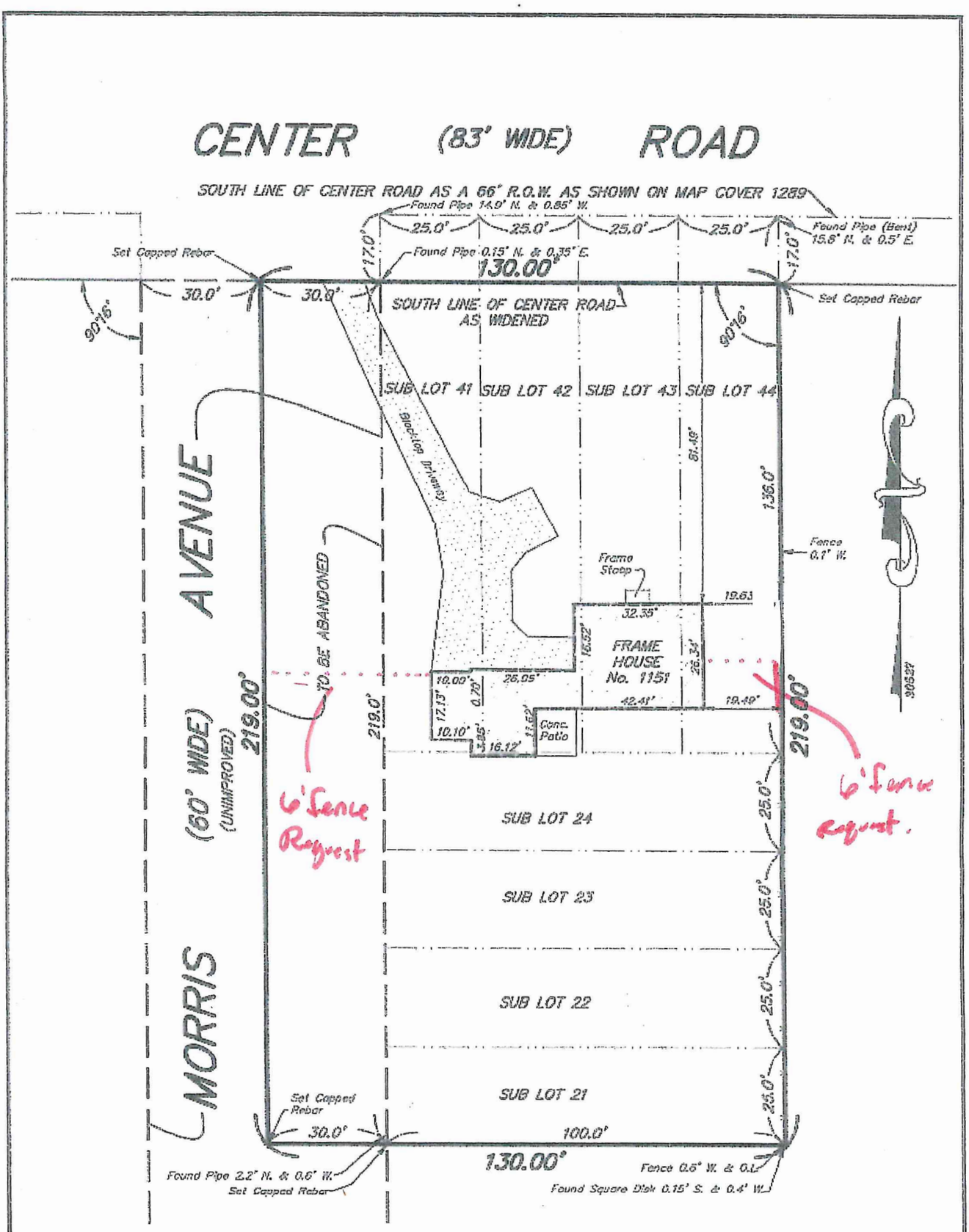
C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section _____, Subsection _____, Paragraph _____ of the Zoning Ordinance, because:

X [signature]
Applicant's Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance
   170-39 (B) Fences shall not exceed 4' in front/side yard. Requesting 6' in height front/side yard.
2. Zoning Classification of the property concerned in this appeal
3. Type of Appeal:
   - ☒ Variance to the Zoning Ordinance.
   - ☐ Interpretation of the Zoning Ordinance or Zoning Map.
   - ☐ Special or Temporary Permit or an xtension thereof under the Zoning Ordinance.
4. A statement of any other facts or data which should be considered in this appeal.

Building Inspector [signature]



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 11022 Deeds P.9276

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

NOTE: THIS SURVEY WAS PERFORMED UNDER SEVERE SNOW AND ICE CONDITIONS.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Kevin J. Smith

CHRISTOPHER J. BAER — NYSPLS No. 050685

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TRUE NORTH
LAND SURVEYING, PLLC
150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:

SURVEY DATE: 12-9-25

©DRAWING DATE: 12-16-25

SCALE: 1" = 30'

"ALL RIGHTS RESERVED"

SUB LOTS 21-24 INCLUSIVE & PARTS OF SUB LOTS 41-44 INCLUSIVE, BLOCK "Q" AND PART OF MORRIS AVENUE ~ MAP COVER 1289

PART OF LOT 212 SECTION ____ TOWNSHIP ____ RANGE ____ OF THE: Ebenezer Lands SURVEY— Erie COUNTY, N.Y.

THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

SURVEY OF: 1151 Center Road & Part of Morris Avenue, Town of West Seneca

SBL No. 135.62-2-1

FILE No. 135.62-2-1

* * * RECEIPT * * *

Date: 08/31/26 **Receipt#:** 102929

Quantity	Transactions	Reference	Subtotal
1	Building Application	20161817	$18.00
1	Zoning Board of Appeals	20161816	$160.00
		Total Paid:	$178.00

Notes: 2026-039

Payment Type	Amount	Paid By
Credit Card-Ref #M/C	$178.00	Smith, Kevin

Thank you for allowing the West Seneca Town Clerk's office to serve you. Have a wonderful day!
1250 Union Road, Room 212 West Seneca, NY 14224

Name: Smith, Kevin
1151 Center Rd
West Seneca, NY 14224

Clerk ID: CLAIRE Internal ID: 20161816

APPLICATION TO BOARD OF APPEALS

Tel. No X

Appeal No. 2026-046

Date X 9-8-26

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:

I (we) X LARISSA Filipski of X 111 Summit Ave

_____, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT TO: Erect 6 foot fence in front & side yard

- ☐ A PERMIT FOR USE
- ☐ A PERMIT FOR OCCUPANCY
- ☐ A TEMPORARY PERMIT OR EXTENSION THEREOF
- ☐ A CERTIFICATE OF EXISTING USE
- ☐ A CERTIFICATE OF ZONING COMPLIANCE
- ☒ AREA PERMIT

1. Applicant is the ☒ PROPERTY OWNER
   - ☐ CONTRACTOR FOR THE WORK CONCERNED HEREIN
   - ☐ PROSPECTIVE TENANT
   - ☐ OTHER (Describe) _____
2. LOCATION OF THE PROPERTY X 111 Summit Ave
3. State in general the exact nature of the permission required, Requesting a 6' fence on a corner lot in front and side yard
4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. _____, dated _____, 20_____.
5. REASON FOR APPEAL.

A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because: See Enclosed

B. Interpretation of the Zoning Ordinance is requested because: R district fences front and side yard 4 foot max permitted

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 39, Paragraph B of the Zoning Ordinance, because: _____

X [signature]
Applicant's Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance
   Town Zoning Ordinance 120-39(B)
   R District Fences
2. Zoning Classification of the property concerned in this appeal R-4S
3. Type of Appeal:
   - ☒ Variance to the Zoning Ordinance.
   - ☐ Interpretation of the Zoning Ordinance or Zoning Map.
   - ☐ Special or Temporary Permit or an xtension thereof under the Zoning Ordinance.
4. A statement of any other facts or data which should be considered in this appeal. Corner Lot

Building Inspector [signature]

Larissa Filipski
111 Summit Ave.
(716) 515-5035
lflips19@gmail.com

September 2, 2026

Town of West Seneca; Zoning Board of Appeals
1250 Union Road
West Seneca, NY 14224

Subject: Request for Fence Zoning Variance at 111 Summit Ave.

Dear Members of the Board,

I am writing to formally request a variance from the local zoning ordinance regarding the installation of a fence at my property, 111 Summit Avenue.

Specifically, I am asking for a variance to allow a 6-foot fence in the back yard. The current zoning code limits the height of the fence in this area. This variance is necessary due to the condition that my home sits on a corner lot. The fence is needed for privacy and will not be near the corner.

I have attached a site plan and photos of the property. This fence will not negatively impact neighborhood aesthetics, traffic visibility, or the public good.

Thank you for your time and consideration of this request. I look forward to presenting my case at the upcoming public hearing.

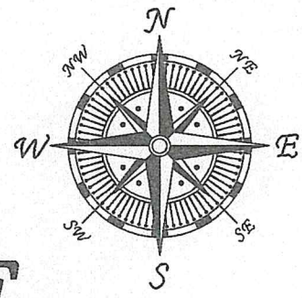
Sincerely,



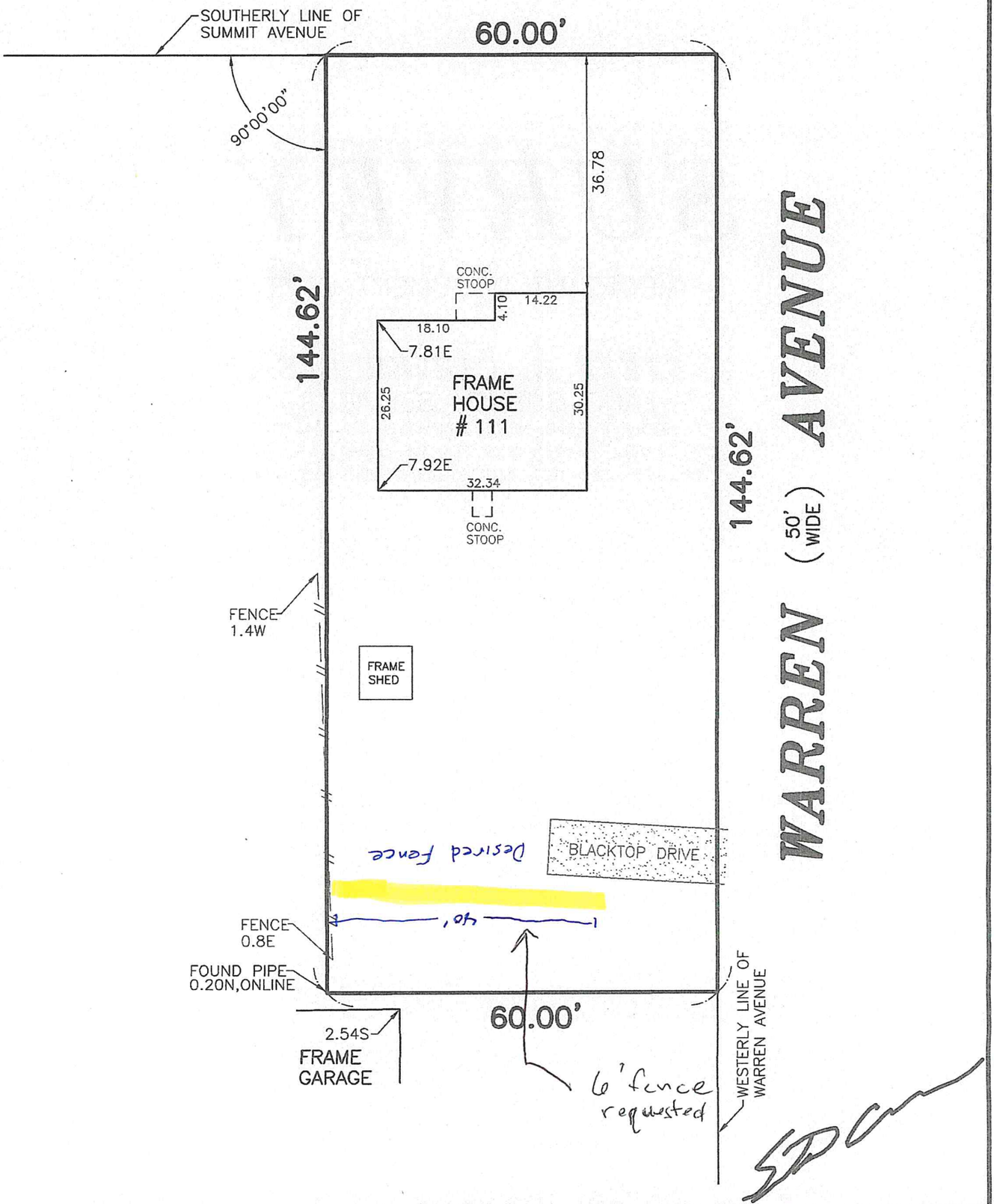
Larissa Filipski

Feet	Inches
0.08 –	1 inch
0.17 –	2"
0.25 –	3"
0.33 –	4"
0.42 –	5"
0.50 –	6"
0.58 –	7"
0.67 –	8"
0.75 –	9"
0.83 –	10"
0.92 –	11"
1.00 –	12"

NOTE: 1)THIS SURVEY IS NULL AND VOID WITH AN AFFIDAVIT OF NO CHANGE
2)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



SUMMIT (50' WIDE) AVENUE



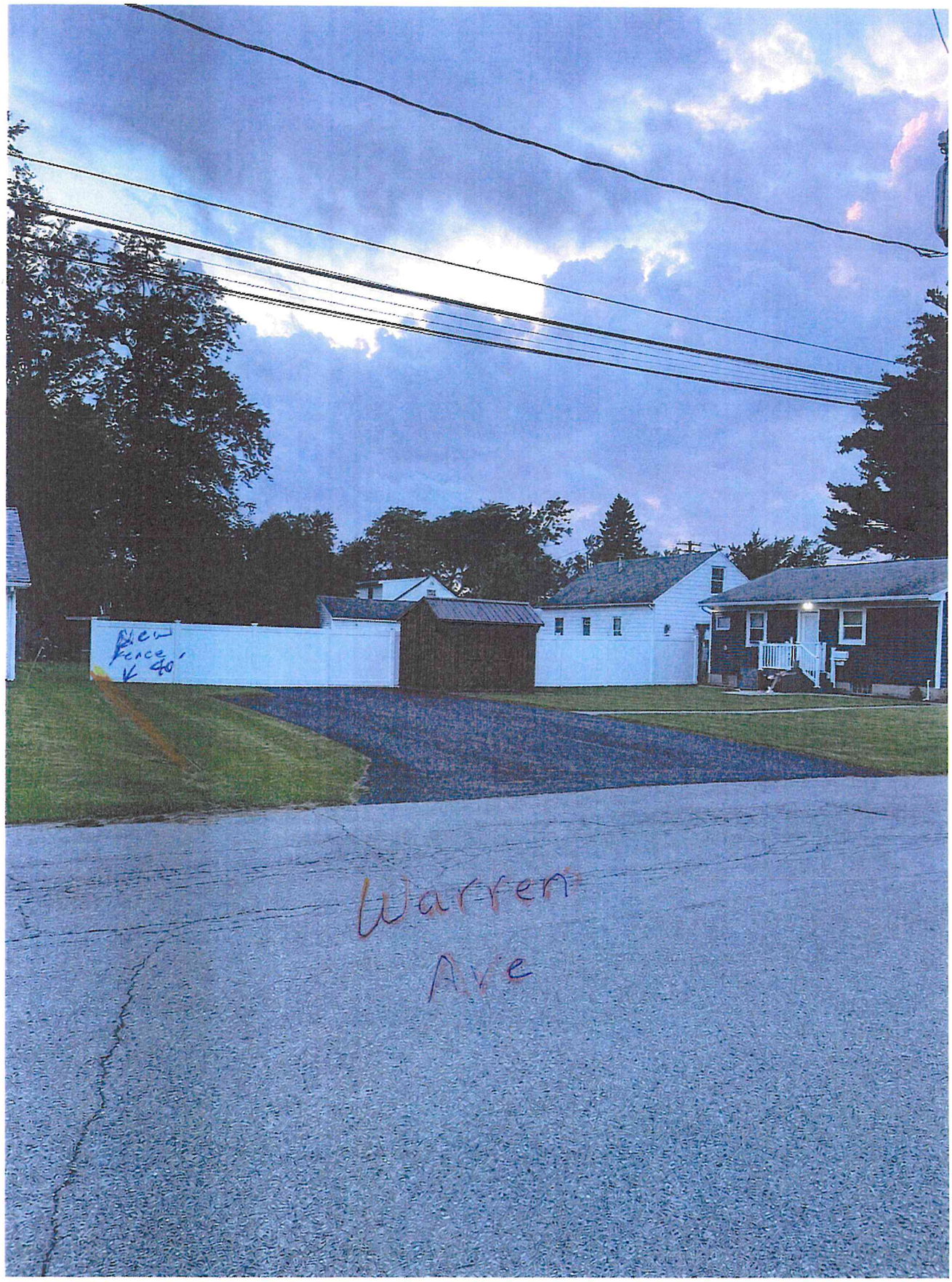
LOCATION: TOWN OF WEST SENECA	MAP COVER: 1577		JOB NO.: 19-5480
COUNTY OF ERIE, STATE OF NEW YORK	SUBLOT(S): 216		
PART OF LOT 191 OF EBENEZER LANDS	DATE: JULY 15, 2019	SCALE: 1"= 20'	DRAWN BY: J. HARTWELL
	REVISIONS:		CHECKED BY: S. CARVER

STEVE A. CARVER PLS.
LAND SURVEY SERVICES
965 RUIE ROAD, NORTH TONAWANDA NY 14120
TEL. 716-525-1250 FAX 716-525-1275
CELL 716-361-2939 EMAIL CARVERSURVEY@GMAIL.COM

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This survey is a report of the findings in the field and is not a guarantee of Title.
This survey is null and void with an affidavit of no change.

fence will be between grey car & red car. Not to exceed front of neighbors house


New fence 40'
Warren
Ave

