



VILLAGE OF EAST AURORA

VILLAGE HALL

571 MAIN STREET

EAST AURORA, NY 14052

716.652.6000 FAX 716.652.1290

www.east-aurora.ny.us



Original
4/16

April 16, 2021

Bailey & Harris Architects
Attn: Trish Bailey
1350 East Main St
East Aurora, NY 14052

Dear Ms. Bailey,

The Building Department has reviewed the request to construct a residential addition for Nat Wayman at 522 Linden Ave. The request has been denied because it fails to meet the requirements of the Code of the Village of East Aurora for the Single Family Residential (SFR) zoning district in which it is located.

Section 285-20.4; Table 20.4E Residential District Lot & Yard Requirements

Required: Minimum side yard for residential use is 10 feet

Requested: Side yard setback of 8.58 feet

Variance: 1.42 feet

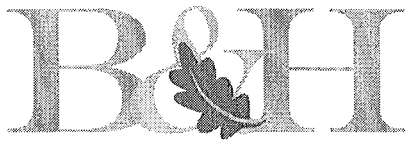
This letter serves as notice that we have received the application and fee for the Zoning Board of Appeals. You will receive notification from the Village Clerk with the date and time of your hearing next month. If you have any questions, please contact us at 652-7591.

Sincerely,

Elizabeth Cassidy
Code Enforcement Officer

OFFICE USE ONLY

DATE RECEIVED _____	RECEIPT# _____
PUBLIC HEARING DATE _____	NOTICE TO NEWSPAPER _____
NOTICES TO NEIGHBORS _____	PACKETS TO MEMBERS _____
AFFIDAVIT OF MAILING _____	ERIE COUNTY PLANNING _____



Bailey & Harris

A R C H I T E C T S

522 Linden Ave.

S.E.A.F and Application to Zoning Board of Appeals
Proposed Action and Grounds for Variance

A 12'x17' two-story addition is proposed on the east side of 522 Linden Avenue to replace an existing poorly-constructed 8'-6" one-story porch that has been removed. As initially designed, pre-covid construction delays, the addition was in compliance with the code-required 8' minimum side yard setback, which was changed to 10' in October 2019. The owner intends to add landscaping and improve drainage in conjunction with the work.

The addition will include an expanded kitchen and living space as well as an ensuite 2nd floor bath and closet for principal bedroom. Due to the existing 2nd floor layout, this is the only location where access to principal bedroom can be designed. The driveway and garage are located in west side yard so it is not a potential area for expansion. An addition to rear would reduce the size & access to the rear yard which is desired for play space for a young family and dogs. The 12' wide addition is 8.5' to ~9' from the east property line

The addition is keeping with the neighborhood character and the spirit of the ordinance is observed in that 1.42' is an insignificant deviation from code. Many homes on Linden are closer to one another than the 522 and 528 would be with the proposed design, as illustrated in the key plan. The variance is not contrary to public interest as the values of surrounding properties will be improved. Literal enforcement of the 10' setback provision would result in an unnecessary hardship in that the most cost effective and preferred design could not be accomplished in a narrower footprint.

Short Environmental Assessment Form

Part 1 - Project Information

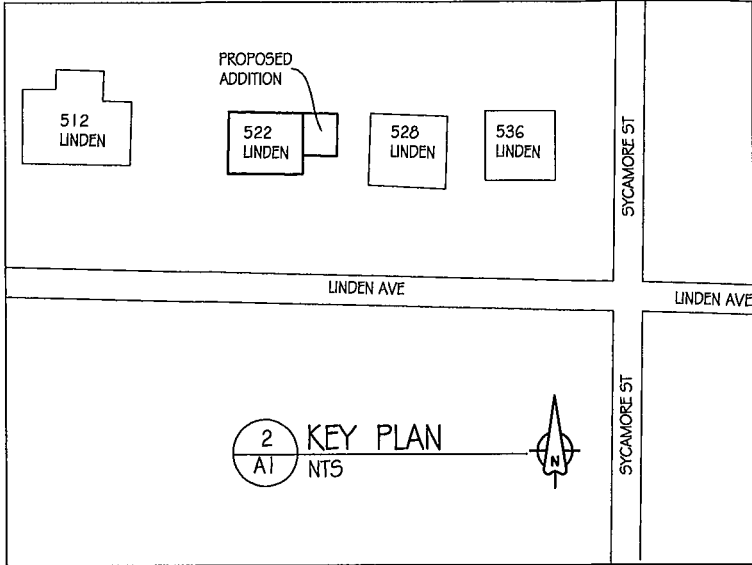
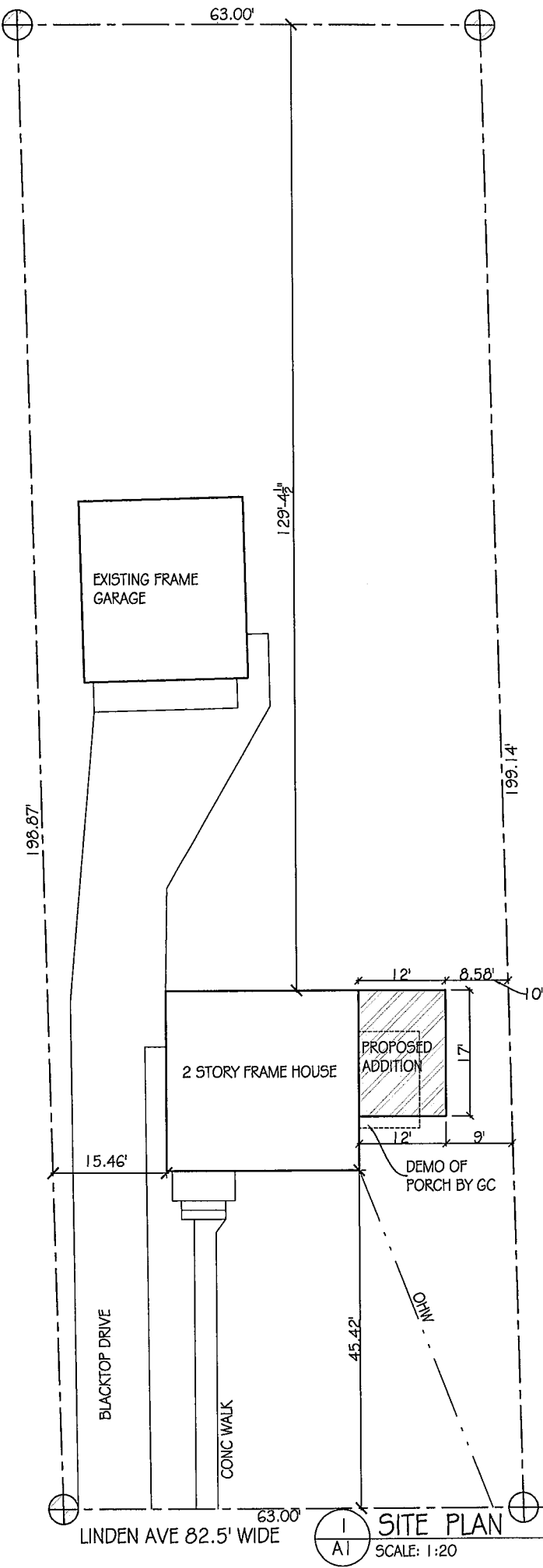
Instructions for Completing

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			
Name of Action or Project: Wayman Family Addition			
Project Location (describe, and attach a location map): 522 Linden Avenue, East Aurora, NY 14052			
Brief Description of Proposed Action: See attached.			
Name of Applicant or Sponsor: Patricia Bailey		Telephone: (716) 652-6055 E-Mail: pbailey@baileyandharris.com	
Address: 1350 East Main Street, East Aurora, NY 14052			
City/PO: East Aurora		State: NY	Zip Code: 14052
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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
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:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.29 acres	
b. Total acreage to be physically disturbed?		0.005 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.29 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Patricia Bailey - Bailey & Harris Architects</u> Date: <u>4/15/21</u></p> <p>Signature: <u><i>P. Bailey</i></u></p>		



EXISTING SOUTHEAST ELEVATION



EXISTING NORTHEAST ELEVATION

EA VILLAGE BUILDING CODE FOR SINGLE-FAMILY RESIDENTIAL DISTRICT

ITEM	REQ	PROV
FRONT YARD SETBACK	20' MIN, 60' MAX	45'
MIN REAR YARD SETBACK	20'	129'
MIN SIDE YARD SETBACK	10'	8.58'

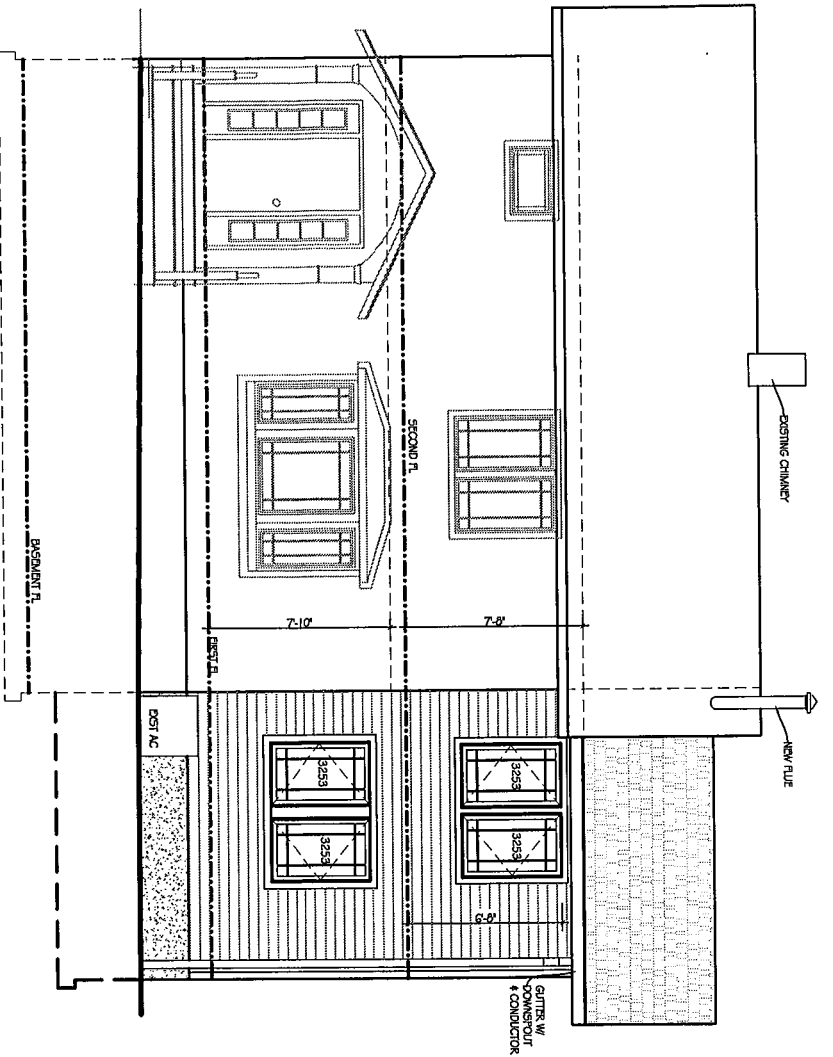
B&H
BAILEY & HARRIS
ARCHITECTS

1350 MAIN STREET, EAST
 AURORA, NY 14052
 PHONE/FAX: 716-652-6055

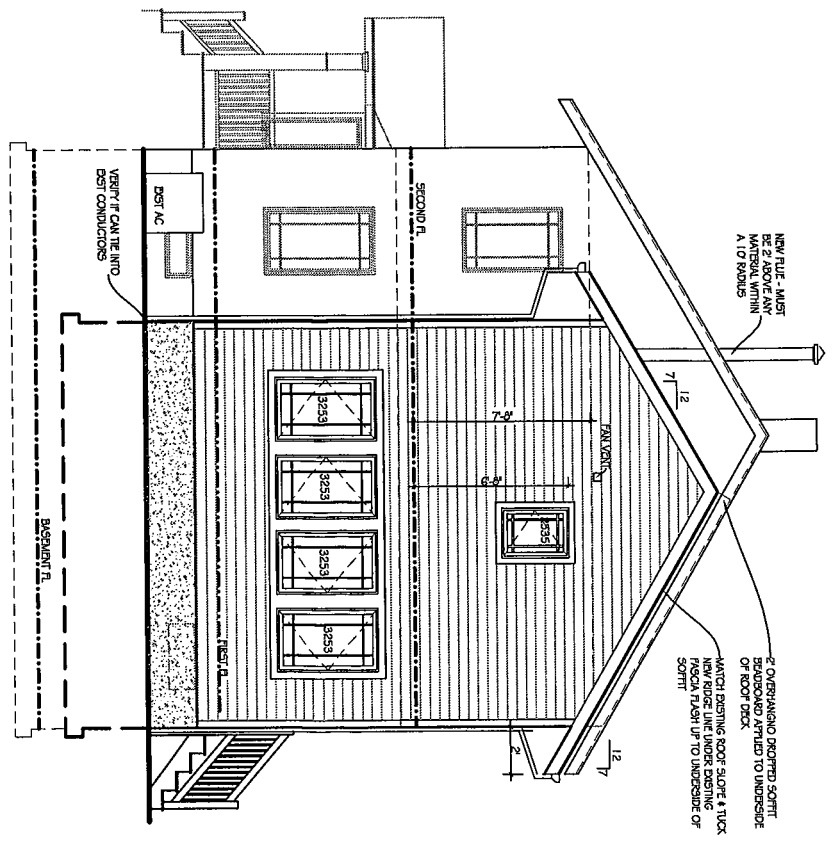
PROJECT: ADDITION
 OWNER: WAYMAN FAMILY
 522 LINDEN AVE,
 EAST AURORA, NY 14052

ZONING BOARD PRESENTATION 1
 4/15/21
 SCALE: AS NOTED

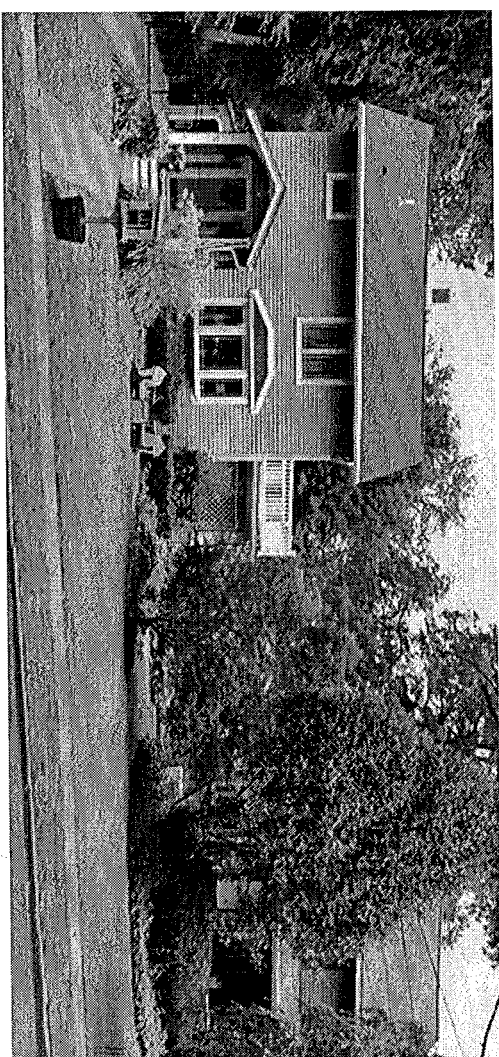
1 SITE PLAN
 AI SCALE: 1:20



1 PROPOSED SOUTH ELEVATION
 A2 SCALE: 3/8" PER FOOT



2 PROPOSED EAST ELEVATION
 A2 SCALE: 3/8" PER FOOT



EXISTING SOUTH ELEVATION

B&H
BAILEY & HARRIS
ARCHITECTS

1350 MAIN STREET, EAST
 AURORA, NY 14052
 PHONE/FAX: 716-652-6055

PROJECT: ADDITION
 OWNER: WAYMAN FAMILY
 522 LINDEN AVE.
 EAST AURORA, NY 14052

ZONING BOARD PRESENTATION 2
 4/15/21
 SCALE: AS NOTED



Bailey & Harris

A R C H I T E C T S

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