



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-01-ALA-6-19**

Review Date **6/13/2019**

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

ALABAMA, T.

ZONING BOARD OF APPEALS

Rebecca Borkholder

Area Variance(s)

Area Variance to replace an existing garage with a larger one.

Side Yard Setback
Minimum required: 15 ft.
Existing: 14.93 ft.
Proposed: 7 ft.

Location
Zoning District

6981 Knowlesville Rd., Alabama

Residential (R) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed variance should pose no significant county-wide or inter-community impact. Neighboring properties exhibit similar or smaller setbacks.

Director

June 13, 2019

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

**RECEIVED
MAY 20 2019**

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N Genesee County Department of Planning
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Zoning Board of Appeals
Address 2218 Judge Rd.
Oakfield, NY 14125

2. APPLICANT INFORMATION

Name Rebecca Borkholder
Address 6981 Knowlesville Rd., Oakfield, NY 14125
Phone 585-737-8579 Email _____

MUNICIPALITY: City Town Village of Alabama

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Address 6981 Knowlesville Rd.
B. Nearest intersecting road Judge Rd.
C. Tax Map Parcel Number 12-1-52
D. Total area of the property 1,353 sq ft Area of property to be disturbed 720 sq. ft.
E. Present zoning district(s) Residential

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken 6/9/05-Approved Area Variance for lot size.

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
Article III Section 306 Table 1 requires a minimum 15 ft side yard setback

C. Please describe the nature of this request Applicant is requesting an 8ft side yard setback to replace an existing garage with a new 24 x 30 ft. garage.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Location map or tax maps | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | |
| <input type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

*** If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17 in.
Digital copies may be sent via email to _____ ***

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Robert Crossen Title ZBA Chairman Phone 585-813-8700
Address 1198 Judge Rd., Basom, NY 14013 Email _____

OFFICIAL COPY

Permit # 19-11
Zoning Permit Fee \$
Building Permit Fee \$
Fee Total \$

Town of Alabama
Genesee County, New York

Application For Zoning/Building Permit

Fill out the application with a black or blue ballpoint pen. Return the completed application to the Town Clerk.
Once the application has been processed the Town Clerk will contact the applicant to inform them it is ready to be picked up
and the cost of the permit. Permits must be picked up within two weeks from the date the town clerk notifies the applicant.
If applicant fails to pick up the permit within the time stated the application will be returned to the Zoning/Building Officer and
Voided. A new application will need to be submitted for the project. Permits Expire one year from the date it is issued.

Rebecca Barkholder Property Owners Name (Print)
[Signature] Property Owners Signature
1/29/19 Date Submitted
6981 Knowlesville Rd, Oakfield 1425 Property Owners Mailing Address

Owners Home Phone: Owners Cell Phone: 37-8579

Address of property where work will be done if different than mailing address

Contractors Name Self Contractors Phone Number
*Contractors MUST provide proof of Workers Compensation Insurance before starting work.

Nature of work: [] New structure [] Addition to [] Remodel
[] Other (explain) Remove existing garage + build bigger one

If a NEW dwelling: No. of Stories No. of Families Garage - Attached Unattached No.Cars

- 1. Solid Fuel Burring Units (what type) Must provide MF installation manual
2. Remodeling Total Sq. Ft.
3. Dimensions of addition Ft. BY Ft. Total Sq. Ft.
4. Dimensions of New structure 24 Ft By 30 Ft Total Sq Ft 720
5. Pools, Spas & Hot tubs Ft BY Ft Depth
6 Size and Area of the lot 82 Width 165 Depth Total Sq. Ft. 13530
7 Zoning District in which property is located - [] Agricultural / Residential [X] Residential [] Commercial [] Industrial
WNY Science & Technology Advanced Manufacturing Park - [] TD-1 [] TD-2 [] TD-3
8. Tax Map # 12-1-52 9. Estimated cost of project \$ 8-10,000 Lot creation date per Table 1 Row A

DO NOT WRITE BELOW THIS LINE, FOR OFFICIAL USE ONLY

Does the proposed construction or use violate any Town Zoning Law, Ordinance, or Regulation? Yes - location of
If yes give details Building does not meet the required side yard setback of 15' per
Section 306 table 1 Row A

[] Approved Date Permit Expires [X] Denied Date 5/2/19

Reason Denied [X] A is Variance required [] A Special Use Permit is required [] Other

[Signature]
Signature of Zoning Enforcement Officer

**6981 KNOWLESVILLE
T-4-ALA-5-05**

**ZONING BOARD OF APPEALS
PUBLIC HEARING
JUNE 28, 2005**

**PURPOSE: AREA VARIANCE FOR 6,470 SQ. FT. FOR LOT SIZE TO PLACE
A 192 SQ. FT. STORAGE BUILDING-6981 KNOWLESVILLE RD.-SBL 12-1-52**

Hearing called to order at 7:01 PM by Chairman Ferris

ZBA Members McGorray and Keller were present. ZBA Members Greene and Perry were absent. Also present was R. Borkholder

This Area Variance was reviewed by the GC Planning Board and approved on 6/9/05, with modifications That the building will not encroach upon the required setbacks from the septic system and well on the property.

Section 807-I-#3-Pg. 84-Area Variances of the Zoning Law was reviewed by the Board.

ZBA Member Keller offered the following RESOLUTION:

WHEREAS, The Zoning Board of Appeals has reviewed the Petition for an Area Variance from James & Rebecca Borkholder at 6981 Knowlesville Rd.-SBL 12-1-52,
RESOLVED, The Zoning Board of Appeals adopts the findings of fact and conclusions of law, and based thereon, grants an Area Variance of 6,470 Sq. Ft. for lot size for 6981 Knowlesville Rd.-SBL 12-1-52..

ZBA Member Greene seconded the resolution which was approved by three (3) votes. ZBA Members Perry and Greene were absent.

Hearing closed at 7:10 PM.

Kay Ciurzynski
Clerk

CENTERLINE KNOWLESVILLE ROAD (49)

HIGHWAY

R/O BORKHOLDER, MICHAEL D. ET AL.
LIBER 838, PAGE 150

Bent Pipe
0.5' S.
0.1' E.

Stone Drive

89°12'00"

West Line Lot-24

82.50'

90°48'00"

Pipe
0.10' S.
0.60' E.

BOUNDARY

Stone Drive

Porch

2 Sty. Wd.
Fr. Hse.
No. 6981

Well

Drive
1.7' N.

Neigh. Blacktop and Stone Drive

Drive
0.9' S.

Cor. Gar.
0.11' N.

Neigh. Garage

Cor. Gar.
On Line

PARCEL SURVEYED
CONTAINING
0.344 +/- ACRE
LIBER 855, PAGE 101

173.75'

189.75'

30 ft.

100 ft.

15.01'
10.91'
5.64'
16.1'
20.6'
16.8'
7.3'
11.2'
35.6'
34.8'
24.5'
15.72'
15.92'
26.51'

173.75'

Canvas Shelter

4' Chain Link Fence

Pipe
0.28' S.
0.47' E.

R/O VANDERKOOI,
NORMAN M.

Fnc. Cor.
0.2' S.
0.1' W.

11.0

14.31'

89°12'00"

Shed
12.3
16.3

16.00'

270°48'00"

14.54'

8.2

12.3

10.30'

10.28'

10.28'

Pipe in Conc.
0.82' S.
0.78' E.

Fnc. Cor.
1.3' On
Pipe

40.75'

6.64'

6.90'

TOWN OF ALABAMA
Genesee County New York

APPLICATION FOR AN AREA VARIANCE

If the Applicant is **NOT** the owner of the property for which the request is being made, a letter signed by the property owner giving authorization for the applicant to apply for the request **MUST** accompany the application or no action can be taken

PLEASE PRINT OR TYPE

Applicant's Name Rebecca Borkholder Phone: 585-737-8579

Applicant's Mailing Address: 6981 Knowlesville Road, Oakfield, NY 14125

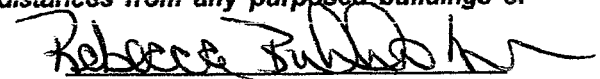
Area Variance requested for property located at: same as above

Tax Map # 12.-1-52 Zoning District of property: Residential

Lot was created – 1800's, prior to Town Zoning Law

Explain why you are requesting a variance: Removing existing garage to build a larger one. Lot size is 82x165, need to have variance for 8 ft side yard setback on North Side of property.

**A detailed plot diagram clearly showing lot lines, lot size and all buildings and structures located on the property is required. It must also clearly and accurately show the distances from any purposed buildings or structures to all lot lines.*


Applicant's Signature

Fees for application must be paid before a public hearing will be scheduled

For official use only

The above request is for an Area Variance from the Town of Alabama Zoning Board of Appeals according to Article VIII Section 807-I-3 of the Town of Alabama zoning law

Article III Section 306 Table 1 requires **a minimum 15 foot side yard setback.**

An Area Variance is needed for: **8 foot side yard setback.**

Date 5/16/19 request was sent to the County (County recommendations attached).

Request has been - [] Approved [] Disapproved ~ Date ___/___/___ (see attached resolution)

Board Chairman _____

Board Members _____

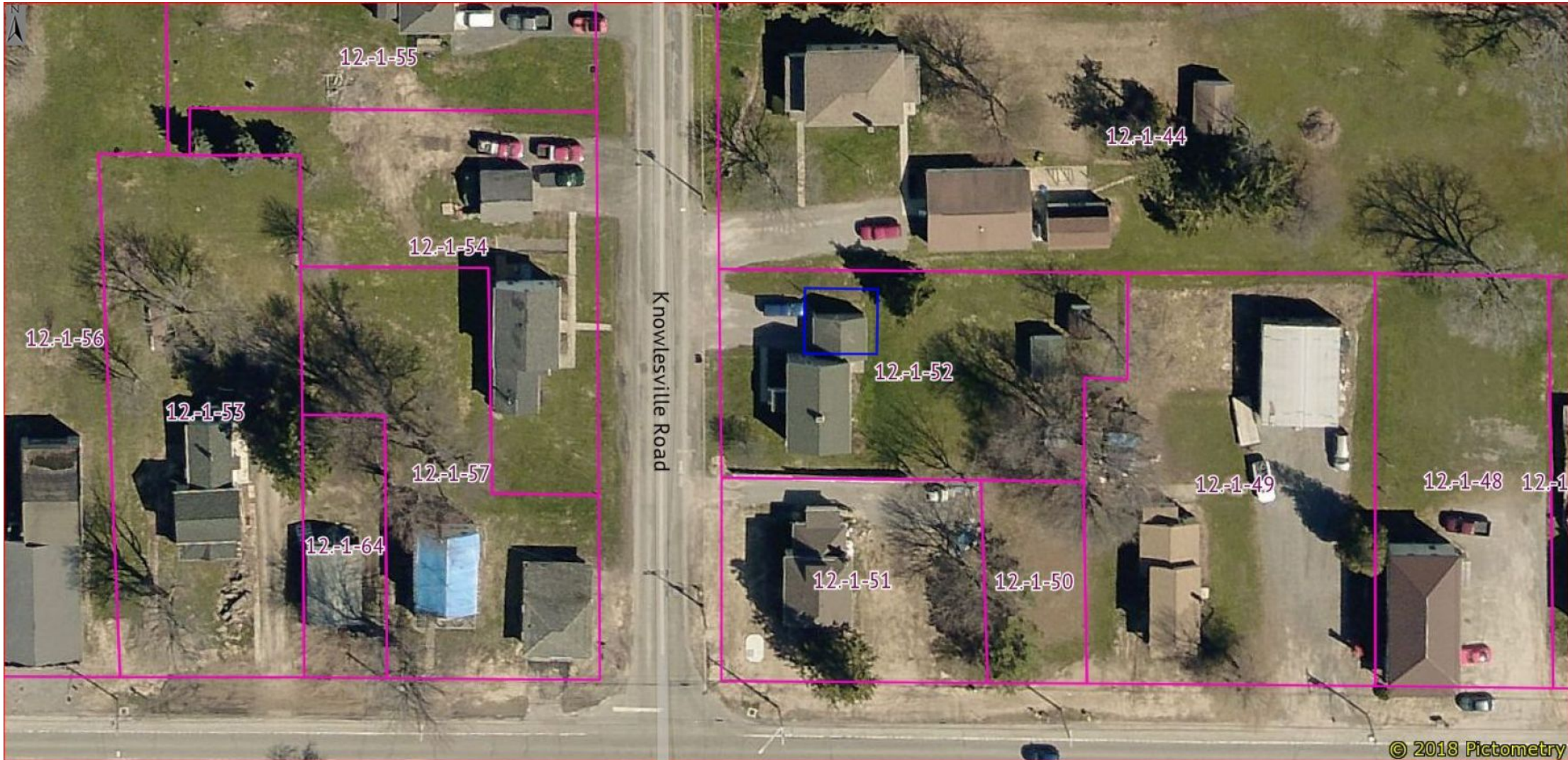
Application Fee ** \$200.00

Received By R Borkholder

Date Received 5/19/19 Q# 4459

****Section 813 – Public hearing and Notice Requirements. Town of Alabama Zoning Law.** When a public hearing is required by the Town of Alabama Zoning Law, the requirements set forth in this section, as well as the applicable requirements of the NYS Town Law, shall be followed. All costs for the public hearing including, but not limited to the legal ad(s), required mail notifications and posting of signs, shall be paid by the applicant.

T-01-ALA-6-19



T-01-ALA-6-19



04/22/2018