



**GENESEE COUNTY
PLANNING BOARD REFERRAL**

RECEIVED

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N **JUL 18 2016**

(Please answer ALL questions as fully as possible)

**GENESEE COUNTY
DEPARTMENT OF PLANNING**

1. REFERRING BOARD(S) INFORMATION

Board(s) ZONING BOARD OF APPEALS
Address 3219 DRAKE ST RD.

2. APPLICANT INFORMATION

Name Joe + Chrystal Koch
Address 7000 Park Ave.
Phone (716) 335-6162 Email _____

MUNICIPALITY: City Town Village of oakfield

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 7000 PARK AVE., OAKFIELD, NY 14125
B. Nearest intersecting road JUDGE RD.
C. Tax Map Parcel Number 9-1-15.1
D. Total area of the property .69 ACRES Area of property to be disturbed 630'
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 _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law _____

C. Please describe the nature of this request CONSTRUCTION OF A NEW RESIDENTIAL GARAGE LESS THAN 20' FROM THE PROPERTY LINE, TO THE SIDE.

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"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input type="checkbox"/> Other: _____ |
| <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 planning@co.genesee.ny.us ***

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

Name CHARLES CARROLL Title ZONING BOARD MEMBER Phone (716) 560-0221
Address 3219 Drake St. Rd. Email ableelec96@gmail.com

Application For Zoning Permit and Certificate of Compliance

Name of Owner JOSEPH & CRYSTAL KOCH

Address 7000 PARK AVENUE OAKFIELD, NY 14125

Phone Number (716)335-6162

Location of Premises 7000 Park Avenue Oakfield, NY 14125

Intended Use of Structure on Land

Specify Whether

One or two family dwelling

New Building

other or additional (specify) Garage

Addition

Size of Premises: Frontage 20ft Depth 31.5 Area 630

Depth of Measurement is from: _____ Center of Highway _____ Edge of Right of Way

Dimensions of new structures 20 FT x 31.5 FT x 10 FT Estimated cost \$15,959.⁰⁰

PLOT PLAN: A plot plan must be submitted. It can be drawn on the back of this sheet or can be on a separate sheet. Show size and location of all existing and proposed structures. Show distance from:

1. Boundary of highway right of way.
2. Side Boundaries of Premises (if less than 30 feet show exact distance; if more than 30 feet, exact distance need not be shown).
3. Rear Boundary of Premises (if less than 60 feet, show exact distances; if more than 60 feet, exact distances need not be shown).

Front yard depth must be at least 50 feet from edge of highway boundary.

A Plot Plan for a dwelling must show a driveway from the highway to an auto storage space. The Storage space shall consist of an open parking area at least 10 feet wide and 20 feet long, or a carport, or garage.

Application is hereby made for a Zoning Permit at the premises as shown above:

Dated 6/22/16 Applicant Joe Koch

OFFICE USE BELOW ONLY

Action by Zoning Officer: Approved _____ Not Approved

Date: 6-27-16 Signature Mark A. Mitolozzi

Reason: Does not meet the required minimum set backs for side yard.

Action by Board of Appeals: _____

Date: _____ Signature of Chairman _____

Yard Slope for Dwellings: The front yard at the front wall must be at least one foot higher than centerline of highway, measured at midpoint of dwelling lines. Side and rear yards shall slope away from dwelling for at least two feet.

FEE FOR ZONING PERMIT: \$2.50 for each 100 square feet of floor area or fraction thereof. Minimum fee is \$25.00 and maximum fee is \$250.00.

PERMIT FEE: _____

PENALTY FEE: _____

The Zoning Officer may require additional information if necessary before he acts on the application. New Permit is required unless construction is not completed in one year.

THIS IS NOT A BUILDING PERMIT

APPLICANT: JOE & CRYSTAL KOCH PROJECT SITE LOCATION: 7000 PARK AVENUE
ADDRESS: 7000 PARK AVENUE OAKFIELD, NY OAKFIELD, NY 14125
TELEPHONE # (716) 335-6162 TAX MAP # (TMP) 9.-1-15.1
(CHECK WITH LOCAL ASSESSOR)

INSTRUCTIONS: PLEASE FILL OUT THIS ENTIRE APPLICATION WITH A BALL POINT PEN AND SUBMIT THE COMPLETED APPLICATION AND REQUIRED ATTACHMENTS TO THE ZONING ENFORCEMENT OFFICER (ZEO) PRIOR TO COMMENCING CONSTRUCTION. A LIST OF REQUIRED ATTACHMENTS IS LOCATED ON THE BACK OF THE PINK SHEET. THIS APPLICATION IS NON-TRANSFERABLE.

- APPLICATION FOR: RESIDENTIAL COMMERCIAL INDUSTRIAL AGRICULTURAL
- APPLICATION FOR PERMIT FOR (CHECK ONE): NEW CONSTRUCTION ADDITION RELOCATION ALTERATION REPAIR
DEMOLITION CHANGE IN USE
- IS THIS PARCEL: A CORNER LOT? YES NO IN A SEWER DISTRICT? YES NO
- LIST DIMENSIONS OF LOT 200 X 150, AND/OR LOT AREA (ACRES) .69
(LENGTH) (WIDTH)
- WHAT IS THE FRONT SETBACK (FEET) FROM THE PROJECT TO THE STREET RIGHT-OF-WAY (R.O.W.) _____, AND THE YARD SETBACKS (FEET)
FROM THE PROJECT TO PROPERTY LINE(S) SIDE (A) _____ (B) _____, REAR _____.
- TOTAL % OF COVERAGE OF ALL BUILDINGS ON LOT (INCLUDING PROPOSED PROJECT): _____ TOTAL %.
- NAME OF ARCHITECT OR ENGINEER _____ TELEPHONE # _____
ADDRESS _____
- NAME OF CONTRACTOR FINGER LAKES CONSTRUCTION CO. TELEPHONE # (585) 343-1777
ADDRESS 5773 EAST MAIN ST. RD. BATAVIA, NY 14020
- ESTIMATED COST OF PROJECT: \$16,959 (SUBSTANTIATION MAY BE REQUIRED).
- TOTAL DWELLING UNITS _____

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ. FT.
HOUSE				
GARAGE	10 FT	31.5 FT	20 FT	630
ACCESSORY BUILDING				
COMMERCIAL				
INDUSTRIAL				
OTHER				
TOTAL Sq. Ft.				

12. DESCRIBE PROPOSED PROJECT AND USE: GARAGE FOR PERSONAL USE

(USE ADDITIONAL SHEET(S) FOR MORE SPACE AND ANY SUPPORTING INFORMATION)

CERTIFICATION: I hereby certify that I have read the instructions and examined this application and supporting attachments and know the same to be true and correct. All provisions of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law or ordinance regulating construction or performance of construction.

[Signature] Signature (applicant) _____ Signature (owner, if other than applicant)

OFFICE USE ONLY

ACTION TAKEN BY Z.E.O.: APPROVED DENIED , IF DENIED REASON: Does not meet the required minimum set backs for side yard.
DATE: 6-27-16 Z.E.O. Mark A. Maholajick (SIGNATURE) FEE: _____
SENT TO: PLANNING BOARD DATE _____ BOARD OF APPEALS DATE _____ TOWN BOARD DATE _____
ACTION TAKE BY C.E.O.: APPROVED DENIED , IF DENIED REASON: _____
DATE _____ C. E. O. _____ (SIGNATURE) FEE: _____

PETITION TO THE ZONING BOARD OF APPEALS

Petition is made to the Board of Appeals of the Town of Oakfield for one of the following reasons (please check):

Variance Special Permit Zoning Change Other

STATE THE NATURE OF PETITION:

REQUESTING A VARIANCE FOR BUILDING PERMIT FOR GARAGE.

BUILD NOT POSSIBLE AT REAR OF HOUSE; NOT POSSIBLE AT

LEFT OF HOUSE; NOT POSSIBLE AT FRONT OF HOUSE.

Name and Address of Petitioner(s):

JOSEPH & CRYSTAL KOCH

7000 PARK AVENUE

OAKFIELD, NY 14125

Signature: CPK

Date: 6/28/16

Petition Fee: No Fee

Special Public Hearing: additional

Date Paid: [Signature]

Date paid: _____

Received by: [Signature]

Received by: _____

Town Clerk/Deputy Town Clerk

Town Clerk/Deputy Town Clerk

To be completed by ZBA:

Public Hearing date: _____

Special Hearing date: _____

ZBA Chairman: _____

Dated: _____

7/13/16

MEETING MINUTES:

CHARLES CARROLL MET WITH JOSEPH + CRYSTAL KOCH
AT 7:00 PM AND REVIEWED THEIR APPLICATION
FOR A VARIANCE TO CONSTRUCT A NEW GARAGE.
THE APPLICATION WAS REFERRED TO THE COUNTY
PLANNING BOARD. NO ACTION WAS TAKEN BY THE
ZBA.

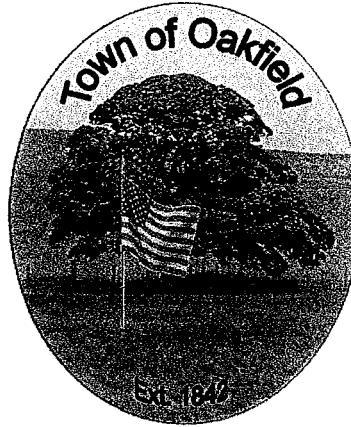
Charles W. Carroll

☛ Town Supt. of Highway
Alan R. Dennis

☛ Supervisor
Carol L. Glor

☛ Town Justices
Thomas A. Graham
Randy T. Baker

☛ Assessor
Barry D. Flansburg



☛ Town Clerk – Tax Collector
Melissa M. Haacke

☛ Councilpersons
Timothy A. Kabel
Matthew E. Martin
James P. Veazey
Kim E. Wolcott

☛ Code & Zoning Officer
Mark A. Mikolajczyk

3219 Drake Street Rd, Oakfield, NY 14125
Phone: 585-948-5835 ☛ Fax: 585-948-8108 ☛ TDD 1-800-662-1220
Website: townofoakfieldny.com



July 14, 2016

Genesee County Planning Board

RE: Variance for 7000 Park Ave., Oakfield, NY 14125

Dear Sirs:

Just a heads up on the parcel in question. There is not enough room in the back yard to put the garage. Also the left side of the house has the septic system in it and you can't put it in the front yard. The right side yard has enough room but does not meet the required 20' needed to be away from the property line. The new garage will be five feet from the property line and the house. Therefore the Koch's are looking for a variance.

Sincerely,

Mark A. Mikolajczyk
Code Enforcement Official
Town of Oakfield

