



**GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL
ACTION**

GCDP Referral ID **T-02-ALA-12-15**

Review Date **12/10/2015**

Municipality
Board Name
Applicant's Name

ALABAMA, T.
ZONING BOARD OF APPEALS
James Rowley

Referral Type
Variance(s)
Description:

Area Variance(s)
Area Variance to construct a roof over an existing entryway and deck for a single-family home.
Side Yard Setback
Minimum required: 15 ft.
Existing deck: 4 ft.
Proposed porch: 4 ft.

Location
Zoning District

6489 Knowlesville Rd., Alabama
Agricultural-Residential (A-R) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed setback should pose no significant county-wide or inter-community impact.

Director

December 10, 2015

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.

SEND OR DELIVER TO:
GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:
GCDP Referral # T-02-ALA-12-15



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED

NOV 23 2015

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(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 2218 Judge Rd
City, State, Zip Oakfield, NY 14125
Phone (585) 948-9341 Ext. _____

2. APPLICANT INFORMATION

Name James Rowley
Address 6489 Knowlesville Rd
City, State, Zip Oakfield, NY 14125
Phone (585) 948-9869 Ext. _____ 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. Full Address 6489 Knowlesville Rd.
- B. Nearest intersecting road Roberts Rd.
- C. Tax Map Parcel Number 8-1-63
- D. Total area of the property 21,780 sq ft Area of property to be disturbed _____
- E. Present zoning district(s) AR

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
ARTICLE III SECTION 306 ROW A
- C. Please describe the nature of this request Applicant proposes to construct a roof over an entryway and deck

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"/> Photos |
| <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.
Email to planning@co.genesee.ny.us

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

Name Samuel D. Ferris Title Chairman Phone (585) 948-8520 Ext. _____
Address, City, State, Zip 2251 Judge Rd., Oakfield, NY 14125 Email _____

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

Date: November 16, 2015

Applicant's Name James Rowley Phone: (585)-948-9869

Applicant's Mailing Address: 6489 Knowlesville Road Oakfield NY 14125

Area Variance requested for property located at: SAME

Tax Map # 8.-1-63 Zoning District of property: Agricultural / Residential

Lot was created – Prior to June 8, 1987

Explain why you are requesting a variance: To put a roof over entryway and deck

**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 pubic 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 Row A requires a side yard setback of a minimum if 15 feet

An Area Variance is needed for: 11 feet of side yard setback

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

Request has been – [] Approved [] Disapproved Date / / (see attached resolution)

Board Chairman _____

Board Members _____

Application Fee ** \$140.00

Received By _____

Date Received _____

****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.

** And any additional cost inquired by the town to process this application as per town fee schedule

Permit # _____
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.**

James K. Rowley Property Owners Name (Print) James K. Rowley Property Owners Signature 11/16/15 Date Submitted

Property Owners Mailing Address 6489 Knowlesville Rd. Oakfield, N.Y. 14125

Owners Home Phone: 585-948-9869 Owners Cell Phone: _____

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

Contractors Name Genesee County Roofing Contractors Phone Number 585-704-9400

1. Nature of work: [] New structure _____ [] Addition to Existing Deck
(What is it?) (What)
[] Alteration Roof over existing deck [] Other _____
(What type) (What is it?)

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

3. If other use, specify use Keep snow off deck - protect entrances

4. Solid Fuel Burring Units (what type) _____ Must provide MF installation manual

5. Dimensions of new structure _____ Ft. BY _____ Ft. Total Sq. Ft. _____

6. Dimensions of additions 13x18 + 6x16 Ft. BY _____ Ft. Total Sq. Ft. 330

7. Pools, Spas & Hot tubs 13x18 Ft. BY _____ Ft. Depth _____

8. Size and Area of the lot 132' Ft. BY 165 Ft. Total Sq. Ft. 21,780.00
Width Depth (Lot size must be feet not Acres)

9. Zoning District in which property is located - Agricultural / Residential [] Residential [] Commercial [] Industrial

10. Tax Map # 8-1-63 10. Estimated cost of project \$ 8500.00
LOT CREATED PRIOR TO 6-8-87

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
If yes give details ARTICLE III SECTION 306 Row A SIDE YARD SETBACK

[] Approved Date | ____/____/____ Permit Expires ____/____/____

Denied Date 11/16/15 Reason Denied A is Variance required [] A Special Use Permit is required

Signature of Zoning Enforcement Officer

PREMISES COVERED 1,088 389/285'

SURVEY

A PART OF LOT 7 - TOWNSHIP 13 - RANGE 3
TOWN OF ADA BAMA
GENESSEE COUNTY, NEW YORK

PAUL L. RYAN

LAND SURVEYOR

29 ST. MARY ST., LANCASTER, N. Y.

689-6333

N. Y. S. LICENSE NO. 34286

DATE AUGUST 17, 1972

RESURVEY

SCALE 1" = 40'

RESURVEY

F. B.

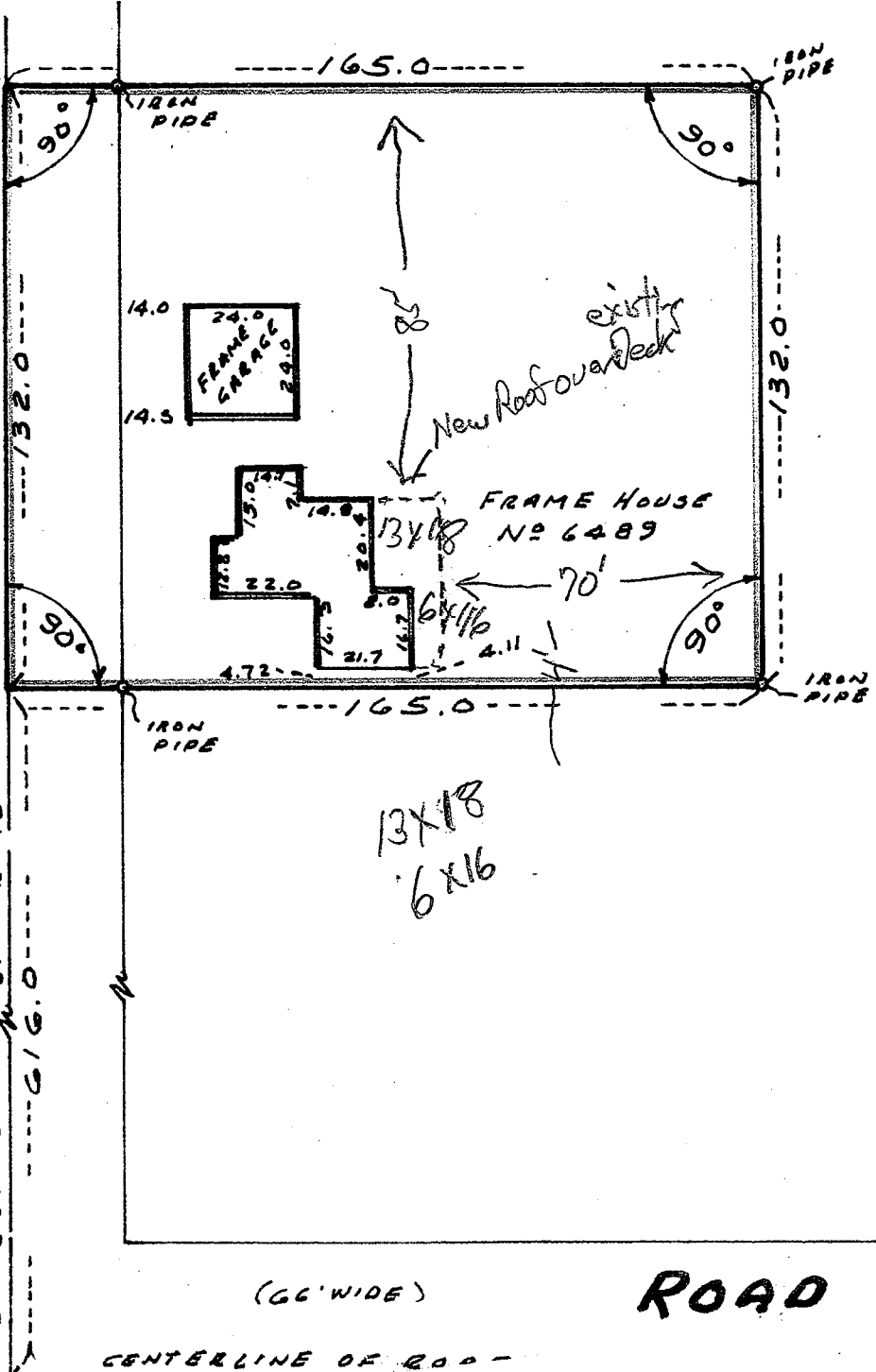
JOB NO. 708422

RESURVEY

LEWISTON

KNOWLES ROAD (30' W. 5.64) 3771 A 3770 ONLY

ROAD 30' W. 5.64' CENTERLINE



N
SCALE 1" = 40'

T-02-ALA-12-15



6502 KNOWLESVILLE
RD

6466 KNOWLESVILLE
RD

Knowlesville Rd

6489 KNOWLESVILLE
RD