

**PETITIONER'S LETTER OF INTENT**

Please describe in detail the proposed project, reason the variance and/or special use permit is being requested and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

This is a supplement to my original appeal/application to build a 24' x 32' pole barn in front of our house. During the hearing it was brought to my attention that we have an existing wood shed in front of the house for which we did not obtain a variance. I am now seeking a variance for the wood shed in addition to the new building. The dimensions of the woodshed are 52" x 144". It is located on the west side of the driveway, approx. 11' from the edge of the driveway. It is 54' from the property line on the west side of our lot. I would like to keep the shed in its current location because it is most convenient for delivery of firewood and moving wood into the house, which I do with my tractor and bucket. Any other location would require me to drive the tractor across the yard. I propose to demolish the outhouse near the east boundary of the property. That structure was present when we purchased the property. The proposed pole barn would be located 13' from the property line (side setback), although it could be move one or two feet farther, if necessary. The woodshed has been present since roughly 2010. It is not visible from the road, when there are leaves on the trees, and the view from the road would be totally obscured if the new pole barn is approved. The location of the woodshed is shown on the survey that is being submitted herewith. 13.5'

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A Use Variance is requested because the applicable regulations and restrictions in the Zoning Code of the Town of Aurora have caused unnecessary hardship as demonstrated by the following:

- 1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).
Financial Evidence Provided Yes ☐ No ☐ (financial evidence is required per NYS Town Law)
- 2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: _____

- 3) Describe why you believe that the essential character of the neighborhood/community will not change if the Zoning Board of Appeals grants you a use variance: _____

- 4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: _____

(Attach additional pages if needed)

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April 24, 2025

Jeffrey Baase
1718 Bailey Road
East Aurora, NY 14052

Jeff:

The Building Department has reviewed your request to construct a new pole barn and maintain an existing woodshed at *1718 Bailey Road (SBL 200.00-2-20.11)*. The request has been denied because it fails to meet the requirement for front yard setback and no accessory buildings/structures in the front yard in the Rural Residential (RR/A) zoning districts in which the building/ accessory structures are located.

Sections 116-8.4F(4) and 116-18A(1)

Required: No accessory buildings/structures shall be erected in the front yard.

Requested: Accessory Structure in front yard (pole barn)

Variance: Accessory Structure in front yard (pole barn)

Sections 116-8.4F(4) and 116-18A(1)

Required: No accessory buildings/structures shall be erected in the front yard.

Requested: Accessory Structure in front yard (woodshed)

Variance: Accessory Structure in front yard (woodshed)

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 Town Clerk with the date and time of the next available hearing. If you have any questions, please contact our office at 652-7591.

Sincerely,

Richard Miga
Assistant Code Enforcement Officer

