Paul Treharne
52 Eagle St.
Williamsville, New York 14221

RE: 52 Eagle St. Garage replacement
To: Williamsville Zoning Board of Appeals

This cover letter is to address the scope and intentions for the Building Permit that I have applied for, as well as the blueprints, variance request and thought process for this project.

My lot is a through lot, fronting on Eagle St. to the south and the alley on the north side that runs parallel and in between Eagle and Franklin St.

Currently the garage on my property has two halves. One side is cinder block construction and the other side is wooden stick frame construction that is metal sheathed. I do not know when they were erected, but I would estimate in the 1940's or 50's. The cinder block portion (east side) is in very good condition and needs no replacement. The west side was built below grade and has water penetration which has deteriorated the structure. It is also below the grade of the blacktop on the alley side. (See attached pictures). For this reason , I would like to replace the west side of the garage. This would include raising the elevation of the floor to alleviate the grade problem on the alley side (North side) , and add two courses of cinder block around the perimeter at the base of the walls to eliminate the water penetration of the adjoining walls of the structure, the remainder of the wall elevation to be wooden stick frame construction. Although the height will be increased to accomplish this, it is lower than the untouched East side cinder block portion and within the height requirements for the current building codes.

The two non-conformities that I am applying for a variance are:
112-12-C(3)(a) an accessory building is not permitted in the front yard.- The property fronting the alley is treated as a front yard in a through lot situation.

Numerous buildings are located on that alley (see attached pictures). I am only replacing existing , not altering the footprint in anyway.

112-14-C(1)(c) Lot coverage is greater than 35% for a principal building and an accessory building combined.- I have included the attached calculation for this and presently it is approximately 37.5%. At the completion of the project it will be 37.5%. Again, I am only replacing existing and not altering the footprint.

Lastly, the building is somewhat of an eyesore as it is, in my opinion. The architectural drawings included show the aesthetic improvements that will be completed to make it much more attractive and improve the appearance to the neighborhood.

Although I attempted to apply for my permits in a timely fashion in September so I could attend meetings, I am out of the country starting 12/28/2023 through 4/3/2023. Because of this, I am asking to attend the ZBA meeting via Zoom or telephone. If this is not possible I request that my son Michael attend the meeting in my absence. He is familiar with the project. My architect is also unavailable to attend the ZBA meeting.

Thank you for your time and consideration on this project. Feel free to contact me at the below numbers or e-mail address.

Regards,

Paul Treharne
716-622-6689
ebcollc2@yahoo.com

Village Of Williamsville
Area/ Use Variance Application

TYPE OF REQUEST

☒ Area Variance ☐ Use Variance

APPLICANT INFORMATION

Property Owner(s):

Name: PAUL TREHARNE PATRICIA JENSEN Signature: Paul C Patricia Jensen

Email: ebcollc2@yahoo.com

Address: 52 EAGLE ST. WILLIAMSVILLE NY 14221

Phone: 716-622-6689

Applicant(s) (if other than property owner):

Name: _____ Signature: _____

Email: _____

Address: _____

Phone: _____

If the applicant is not the property owner, owner's signature or a letter of permission allowing the applicant to file this application is required.

PROPERTY INFORMATION

Property Address: 52 EAGLE ST. WILLIAMSVILLE NY 14221

SBL: 69.17-3-26 Zoning District: R-3

OFFICIAL USE

112-12-C. (3) (a) Accessory Bldg. not permitted in Front yard

112-14-C. (1) (c) lot coverage.

☐ 239m applicable ☐ SEQR Short EAF ☐ FEE ($100-residential $150-commercial)

Meeting Date: _____ Reviewed By: _____ Appeal #: _____

Village Of Williamsville
Area/ Use Variance Application

AREA VARIANCE REQUEST

In making its determination on an area variance, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance were granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making that determination, the ZBA will consider these five questions:

1. Describe whether there will be an undesirable change in the character of the neighborhood or a detriment to nearby properties by the granting of the subject variance;
   THERE WILL BE NO UNDESIRABLE CHANGES. TO THE CONTRARY, IT WILL BE IMPROVED.

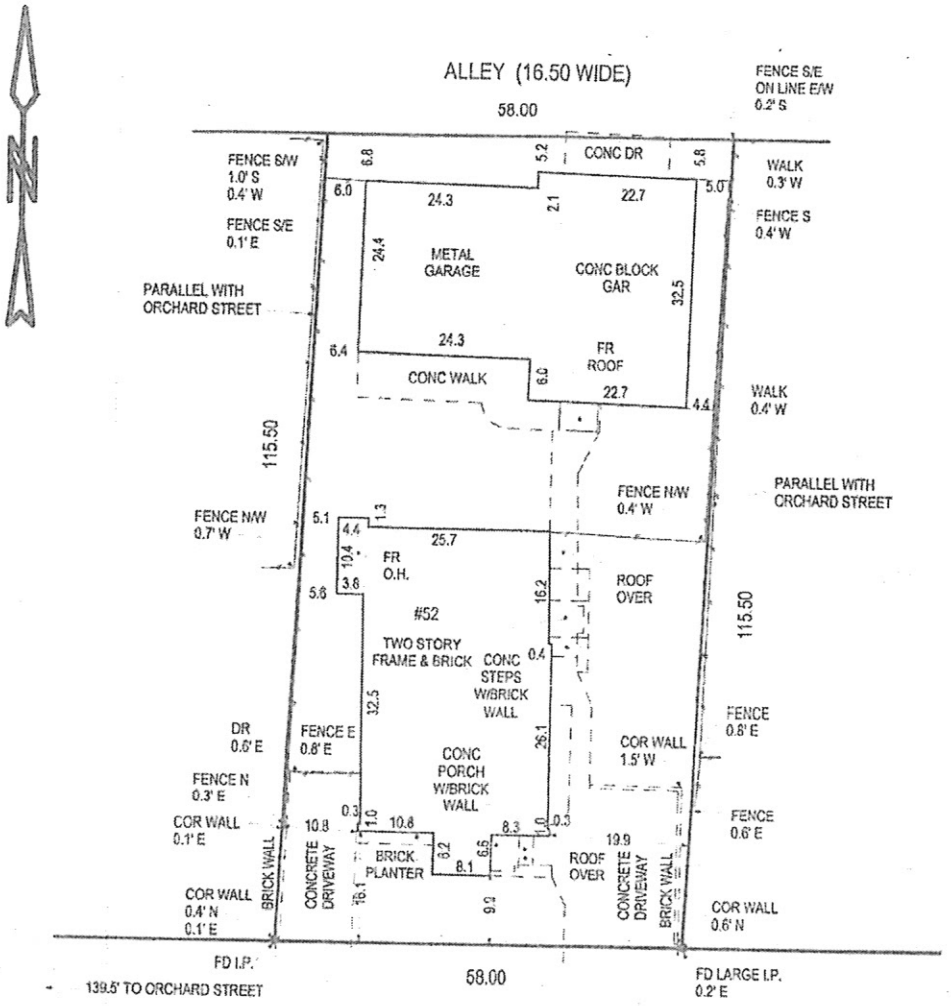
2. Describe whether the benefit sought by the applicant can be achieved by some other feasible method, other than a variance;
   THERE IS NOT A REASONABLE METHOD. SQUARE FOOTAGE COULD POSSIBLY BE REDUCED, BUT THAT WOULD REQUIRE DEMO/RECONSTRUCTION OF EXISTING FOUNDATION AND FINANCIAL HARDSHIP, AS WELL AS UNDESIRABLE RESULTS.

3. Describe whether the requested variance is substantial; (How substantial are the potential impacts to neighboring properties?)
   AS THE FOOTPRINT WILL NOT CHANGE, AND ALL OTHER CODES WILL BE ADHERED TO, THERE WILL BE NO IMPACT TO SURROUNDING PROPERTIES.

4. Describe whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood/district;
   NO ADDITIONAL IMPACT WILL OCCOUR OF ANY KIND, WITH THE GRANTING OF THIS VARIANCE.

5. Describe whether the alleged difficulty is self-created;
   THIS IS NOT SELF CREATED.

FILE NO. 59484



EAGLE (49.50 WIDE) STREET

STATE OF NEW YORK
WESLEY D. STONE
No. 049063-1
LICENSED LAND SURVEYOR

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SAME.

BISSELL STONE

BISSELL, STONE ASSOCIATES
ENGINEERING AND LAND SURVEYING, P.C.
CIVIL ENGINEERING : LAND SURVEYING : SITE PLANNNING : CONSULTING
TELEPHONE: (716) 632-7000 FAX: (716) 632-7004

DATE: JUNE 26, 2023	JOB NO: 59484	FIELD BOOK: 492/65A DC	SCALE 1" = 20'

SURVEY OF PART OF LOT 1 SECTION – TOWNSHIP 12 RANGE 7
VILLAGE OF WILLIAMSVILLE, TOWN OF AMHERST - ERIE COUNTY, NEW YORK - HOLLAND LAND COMPANY

FORMERLY GEO. DIEHL, SHEEHAN, FRETTS & TALLAMY; FRETTS & SENCA; SENOR, BISSELL & BRONGE
DESIGN SYSTEM COLLABORATIVE: THE BISSELL CO.

Job	Truss	Truss Type	Qty	Ply	
23090744B	S01GE	GABLE	1	1	Job Reference (optional)

UFP Site Built, LLC, UFP SE Engineering

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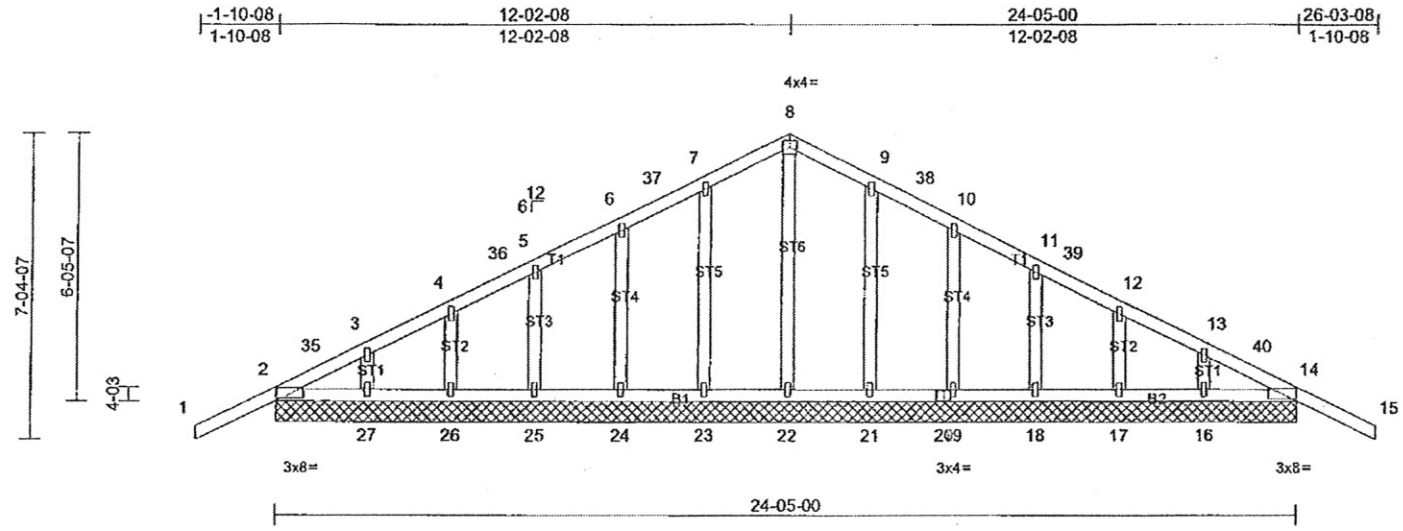

Scale = 1:51.1

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	38.5	Plate Grip DOL	1.15	TC	0.61	Vert(LL)	n/a	-	n/a	999	MT20	197/144
(Ground Snow = 50.0)		Lumber DOL	1.15	BC	0.20	Vert(CT)	n/a	-	n/a	999		
TCDL	10.0	Rep Stress Incr	YES	WB	0.15	Horz(CT)	0.00	31	n/a	n/a		
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 104 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS All bearings 24-05-00.
(lb) - Max Horiz 2=-86 (LC 13), 28=-86 (LC 13)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 14, 17, 18, 19, 21, 23, 24, 25, 26, 28, 31 except 16=-125 (LC 18), 27=-125 (LC 18)
Max Grav All reactions 250 (lb) or less at joint (s) 16, 22, 27 except 2=537 (LC 18), 14=537 (LC 18), 17=255 (LC 1), 18=309 (LC 20), 19=337 (LC 20), 21=357 (LC 20), 23=357 (LC 19), 24=337 (LC 19), 25=309 (LC 19), 26=255 (LC 1), 28=537 (LC 18), 31=537 (LC 18)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-35=-100/285
BOT CHORD 2-27=-326/112
WEBS 7-23=-316/52, 6-24=-296/48, 5-25=-271/46, 9-21=-316/52, 10-19=-296/48, 11-18=-271/46

NOTES
1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=24ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-10-8 to 1-1-8, Interior (1) 1-1-8 to 9-2-8, Exterior(2R) 9-2-8 to 15-2-8, Interior (1) 15-2-8 to 23-3-8, Exterior(2E) 23-3-8 to 26-3-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
3) TCLL: ASCE 7-16; Pg= 60.0 psf; Pf=38.5 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 38.5 psf on overhangs non-concurrent with other live loads.
6) All plates are 1.5x4 MT20 unless otherwise indicated.
7) Gable requires continuous bottom chord bearing.
8) Gable studs spaced at 2-0-0 oc.
9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
10) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 23, 24, 25, 26, 21, 19, 18, 17, 14, 2, 14 except (jt=lb) 27=124, 16=124.
12) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	
23090744B	S01	SCISSORS	12	1	Job Reference (optional)

UFP Site Built, LLC, UFP SE Engineering — Run: 8.62 S Sep 22 2022 Print: 8.620 S Sep 22 2022 MiTek Industries, Inc. Wed Sep 13 13:11:40 — Page: 1

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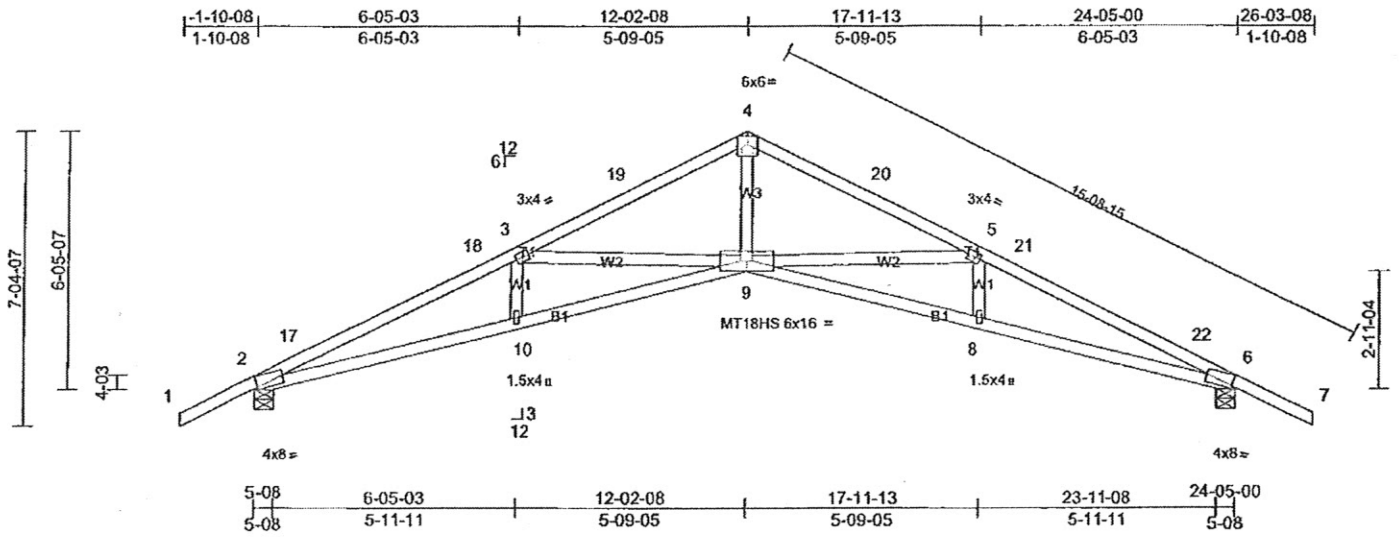


Scale = 1:53

Loading	(psf)	Spacing	2-00-00	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	38.5	Plate Grip DOL	1.15	TC	0.80	Vert(LL)	-0.34	9-10	>851	240	MT18HS	197/144
(Ground Snow = 50.0)		Lumber DOL	1.15	BC	0.61	Vert(CT)	-0.54	9-10	>541	180	MT20	197/144
TCDL	10.0	Rep Stress Incr	YES	WB	0.87	Horz(CT)	0.37	6	n/a	n/a		
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 84 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SPF 2100F 1.8E
BOT CHORD 2x4 SPF 2100F 1.8E
WEBS 2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (size) 2=5-08, (min. 2-00), 6=5-08, (min. 2-00)
Max Horiz 2=-86 (LC 13)
Max Uplift 2=-30 (LC 12), 6=-30 (LC 13)
Max Grav 2=1662 (LC 19), 6=1662 (LC 20)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-17=-4668/102, 17-18=-4648/6, 3-18=-4437/23, 3-19=-3173/0, 4-19=-3046/15, 4-20=-3046/15, 5-20=-3173/0, 5-21=-4437/11, 21-22=-4648/0, 6-22=-4668/0
BOT CHORD 2-10=-215/4186, 9-10=-32/4203, 8-9=0/4203, 6-8=0/4186
WEBS 4-9=0/2174, 3-9=-1483/145, 5-9=-1483/152

NOTES
1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=24ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-10-8 to 1-1-8, Interior (1) 1-1-8 to 9-2-8, Exterior(2R) 9-2-8 to 15-2-8, Interior (1) 15-2-8 to 23-3-8, Exterior(2E) 23-3-8 to 26-3-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) TCLL: ASCE 7-16; Pg= 50.0 psf; Pf=38.5 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 38.5 psf on overhangs non-concurrent with other live loads.
5) All plates are MT20 plates unless otherwise indicated.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
8) Bearing at joint(s) 6, 2 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 30 lb uplift at joint 6 and 30 lb uplift at joint 2.
10) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

OSB — ORIENTED STRAND BOARD

ALLOWABLE UNIFORM LOAD CAPACITY (PSF) ON SHEATHING

The attached information is based upon recognized industry standards, testing and quality control procedures. The information is provided for information purposes. For project specific application, a design professional should be consulted.

SPAN RATING	TYPICAL NOMINAL PANEL THICKNESS[a]	MAXIMUM RECOMMENDED SPAN		LOAD GOVERNED BY	SPAN - Center-to-Center of Supports (in)												
					STRENGTH AXIS PERPENDICULAR TO SUPPORTS										STRENGTH AXIS PARALLEL TO SUPPORTS		
		WITH EDGE SUPPORT	W/O EDGE SUPPORT		12	16	19.2	24	30	32	36	40	48	60	12	16	24
24/0	3/8	24	20[b]	L/360	261	98	54	26	13	10	9	---	---	---	49	18	---
				L/240	392	147	81	39	19	16	14	---	---	---	71	27	---
				L/180	522	196	107	52	26	21	18	---	---	---	96	37	---
				Bending	208	117	81	52	33	29	19	---	---	---	139	238	---
				Shear	314	228	186	147	116	108	92	---	---	---	620	449	---
24/16	7/16	24	24	L/360	339	128	70	34	17	14	12	9	---	---	71	27	---
				L/240	509	191	105	51	25	20	18	13	---	---	105	40	---
				L/180	679	255	140	68	33	27	24	17	---	---	139	52	---
				Bending	267	150	104	67	43	38	24	19	---	---	164	93	---
				Shear	362	262	215	169	133	125	106	95	---	---	620	449	---
32/16	15/32	32	28	L/360	500	188	103	50	24	20	18	13	---	---	108	40	12
				L/240	750	282	154	75	37	30	26	19	---	---	164	62	21
				L/180	1001	376	206	100	49	40	35	25	---	---	217	83	27
				Bending	308	173	120	77	49	43	27	22	---	---	238	133	46
				Shear	400	290	237	187	147	138	117	105	---	---	768	554	344
40/20	19/32	40	32	L/360	979	368	201	98	48	39	34	25	16	---	241	89	31
				L/240	1468	552	302	146	72	58	51	37	24	---	362	136	46
				L/180	1958	736	403	195	96	78	69	49	32	---	486	182	62
				Bending	521	293	203	130	83	73	46	38	26	---	387	217	77
				Shear	505	366	299	236	186	174	147	132	114	---	973	706	437
48/24	23/32	48	36	L/360	1740	655	358	174	85	69	61	44	29	14	396	148	49
				L/240	2610	982	537	260	128	104	91	66	43	21	598	223	74
				L/180	3480	1309	716	347	170	139	122	88	57	28	796	300	102
				Bending	704	396	275	176	113	99	63	51	35	23	582	325	117
				Shear	648	469	384	302	239	223	189	170	147	116	1122	812	502

a Predominant panel thickness for the given Span Rating is provided. For alternate panel thicknesses, refer to "Span Rating and Nominal Thickness Table" below

b 20 in. for 3/8" panels; 24 in. for 15/32" and 1/2" panels

ADJUSTMENT FACTORS				
STRUCTURAL I RATED SHEATHING	1.67	PARALLEL TO SUPPORT ONLY	SPAN CONDITION	
WET OR DAMP CONDITIONS			2-SPAN TO 1-SPAN	
Deflection	0.85		Deflection	0.42
Bending	0.75		Bending	1.00
Shear	0.75		Shear	1.25
DURATION OF LOAD			3-SPAN TO 1-SPAN	
Permanent (over 10 years)	0.90	BENDING AND SHEAR ONLY	Deflection	0.53
Snow (2 months)	1.15	BENDING AND SHEAR ONLY	Bending	0.80
Wind or Seismic	1.60*	BENDING AND SHEAR ONLY	Shear	1.20
Impact	2.00	BENDING AND SHEAR ONLY		

*Adjustment factor for Wind and Seismic may not apply depending on the local building code adopted and/or load combination factors.

Notes:

1 OSB meets the minimum performance criteria in accordance with APA PRP-108, *Performance Standards and Policies for Structural-Use Panels* and the Voluntary Product Standard

PS 2-18, *Performance Standard for Wood-Based Structural -Use Panels.*

2 Normal duration of load and dry-conditions

3 No consideration for pressure treated or fire-retardant treated panels.

4 Allowable loads and adjustment factors are in accordance with the ANSI / AF & PA NDS-????, *National Design Specification for Wood Construction*

5 Minimum APA Rated Sheathing EXP 1 or 2. If APA Structural I Rated Sheathing is desired, refer to adjustment factors below.

6 Multiple span conditions and a minimum 24" panel width:

- for strength axis perpendicular to supports, 3-span conditions are considered for spans of 32" or less and 2-span conditions are considered for spans greater than 32".
- for strength axis parallel to supports, 3-span conditions are considered for spans of 16" or less and 2-span conditions are considered for spans of 24".

7 2" nominal framing members are assumed for support spacings less than 48" center-to-center. 4" nominal framing members are assumed for support spacings of 48" or greater.

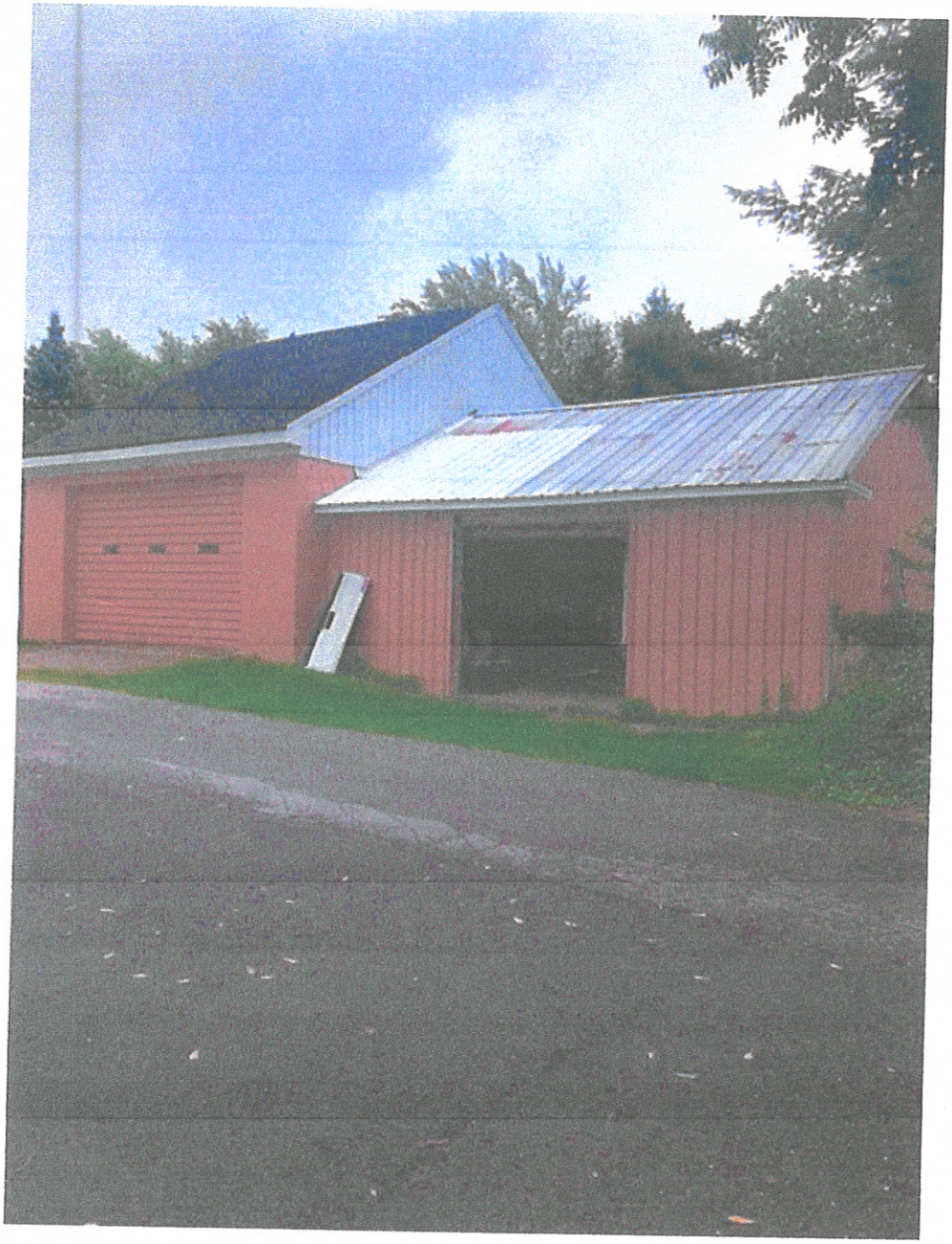
SPAN RATING AND NOMINAL THICKNESS TABLE									
SPAN RATING	NOMINAL THICKNESS								
	3/8	7/16	15/32	1/2	19/32	5/8	23/32	3/4	7/8
24/0	P	A	A	A					
24/16		P	A	A					
32/16			P	A	A	A			
40/20					P	A	A	A	
48/24							P	A	A

P = Predominant nominal thickness for each Span Rating

A = Alternative nominal thickness that may be available for each Span Rating. Check with local suppliers for availability.

P.O. Box 919 • 1641 Sigman Road • Conyers, Georgia 30012 • 770/922-8000 • FAX: 770/922-1290
105 SE 124th Ave • Vancouver, WA 98684 • 360/449-3138 • Fax: 360/449-3953

PROPOSED REPLACEMENT OF THE RIGHT HAND SIDE OF GARAGE.
EXISTING FLOOR BELOW GRADE OF BLACK TOP
NORTH ELEVATION VIEW.



SOUTH ELEVATION VIEW IS APPROX. 18" BELOW GRADE

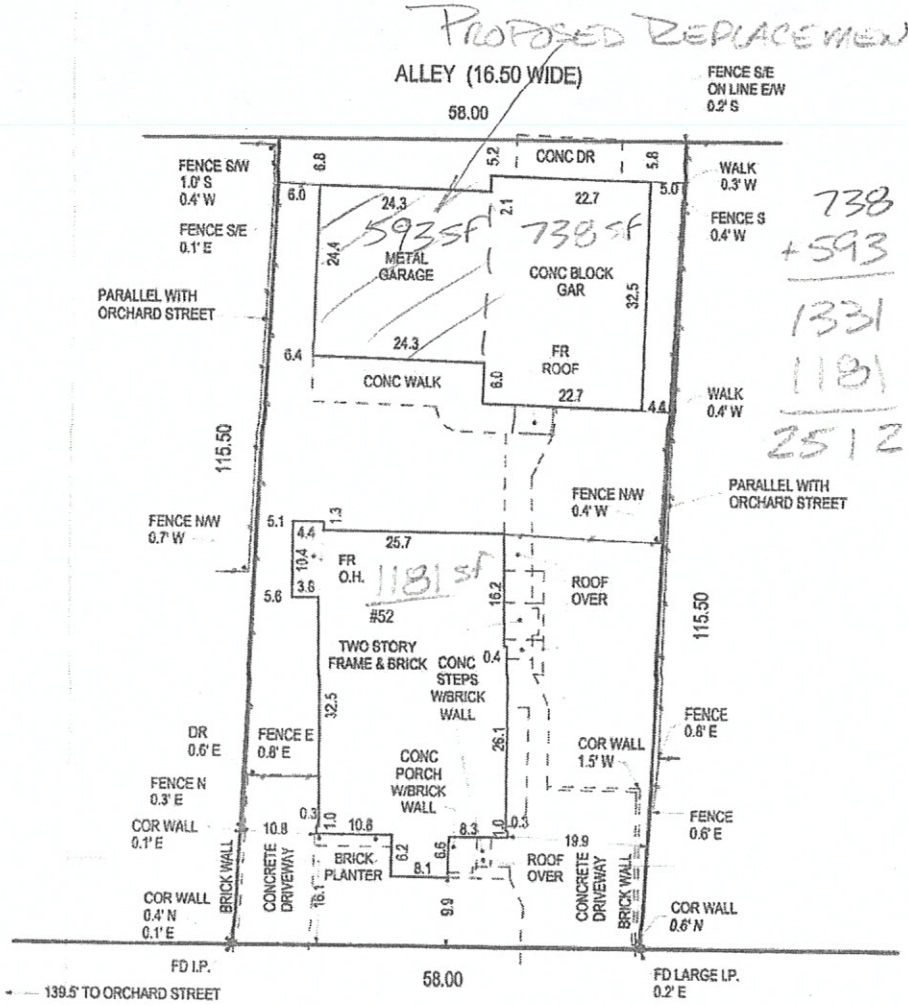
OTHER ACCESSORY BUILDINGS FRONTING ALLEY

52 EAGLE PROPOSED REPLACEMENT

SQUARE FOOTAGE CALCULATION

FILE NO. 59484

PROPOSED REPLACEMENT



EAGLE (49.50 WIDE) STREET

738
+593
1331 GARAGE SF
1181 HOUSE SF
2512 TOTAL SF BUILDINGS

6699 LOT SF
2512 BUILDINGS SF
37.5 %

STATE OF NEW YORK
WESLEY D. STONE
No. 049083-1
LICENSED LAND SURVEYOR

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BISSELL STONE

BISSELL, STONE ASSOCIATES
ENGINEERING AND LAND SURVEYING, P.C.
CIVIL ENGINEERING : LAND SURVEYING : SITE PLANNING : CONSULTING
TELEPHONE: (716) 632-7000 FAX: (716) 632-7004

DATE: JUNE 26, 2023	JOB NO: 59484	FIELD BOOK: 492/65A DC	SCALE 1" = 20'

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VILLAGE OF WILLIAMSVILLE, TOWN OF AMHERST - ERIE COUNTY, NEW YORK - HOLLAND LAND COMPANY

FORMERLY GEO. DIEHL; SHEEHAN, FRETTS & TALLAMY; FRETTS & SENIOR; SENIOR, BISSELL & BRONIGE DESIGN SYSTEM COLLABORATIVE; THE BISSELL CO.

Village Of Williamsville

Area/ Use Variance Application

RECEIVED
VILLAGE OF WILLIAMSVILLE
2023 DEC -7 PM 1:33

TYPE OF REQUEST

☒ Area Variance ☐ Use Variance

APPLICANT INFORMATION

Property Owner(s):

Name: PAUL TREHARNE PATRICIA JENSEN Signature: P Jensen

Email: ebdcollc2@yahoo.com

Address: 52 EAGLE ST. WILLIAMSVILLE NY 14221

Phone: 716-622-6689

Applicant(s) (if other than property owner):

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Email: _____

Address: _____

Phone: _____

If the applicant is not the property owner, owner's signature or a letter of permission allowing the applicant to file this application is required.

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112-14-C. (1) (c) Lot Coverage.

☐ 239m applicable ☐ SEQR Short EAF ☐ FEE ($100-residential $150-commercial)

Meeting Date: _____ Reviewed By: _____ Appeal #: _____

Village Of Williamsville
Area/ Use Variance Application

AREA VARIANCE REQUEST

In making its determination on an area variance, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance were granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making that determination, the ZBA will consider these five questions:

1. Describe whether there will be an undesirable change in the character of the neighborhood or a detriment to nearby properties by the granting of the subject variance;
   THERE WILL BE NO UNDESIRABLE CHANGES. TO THE CONTRARY, IT WILL BE IMPROVED.

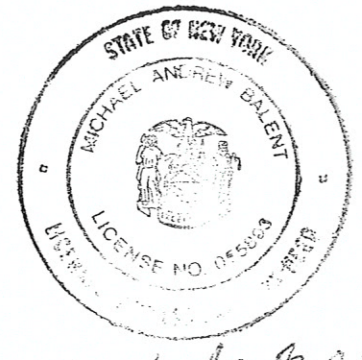
2. Describe whether the benefit sought by the applicant can be achieved by some other feasible method, other than a variance;
   THERE IS NOT A REASONABLE METHOD. SQUARE FOOTAGE COULD POSSIBLY BE REDUCED, BUT THAT WOULD REQUIRE DEMO/RECONSTRUCTION OF EXISTING FOUNDATION AND FINANCIAL HARDSHIP, AS WELL AS UNDESIRABLE RESULTS.

3. Describe whether the requested variance is substantial; (How substantial are the potential impacts to neighboring properties?)
   AS THE FOOTPRINT WILL NOT CHANGE, AND ALL OTHER CODES WILL BE ADHERED TO, THERE WILL BE NO IMPACT TO SURROUNDING PROPERTIES.

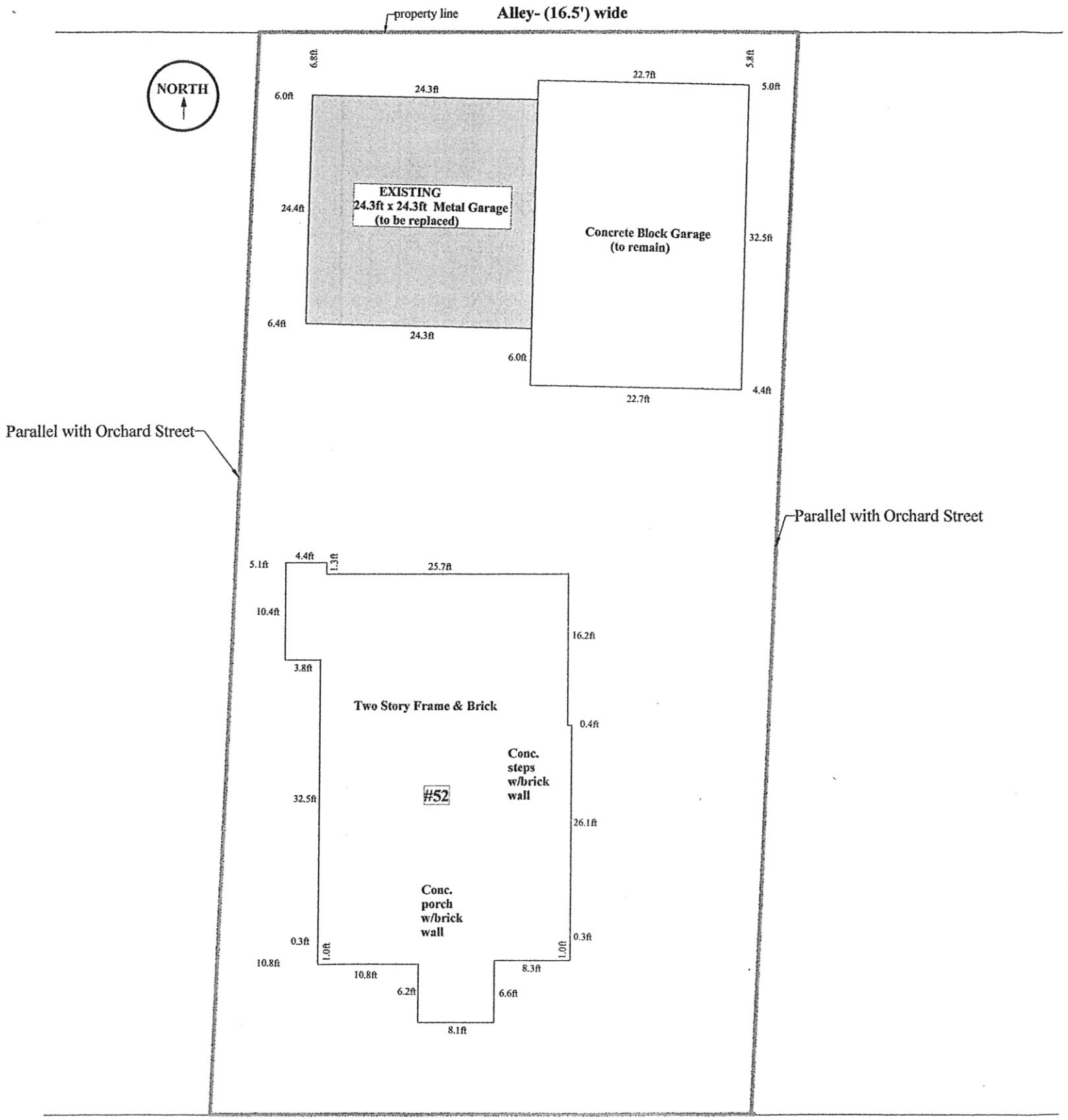
4. Describe whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood/district;
   NO ADDITIONAL IMPACT WILL OCCOUR OF ANY KIND, WITH THE GRANTING OF THIS VARIANCE.

5. Describe whether the alleged difficulty is self-created;
   THIS IS NOT SELF CREATED.

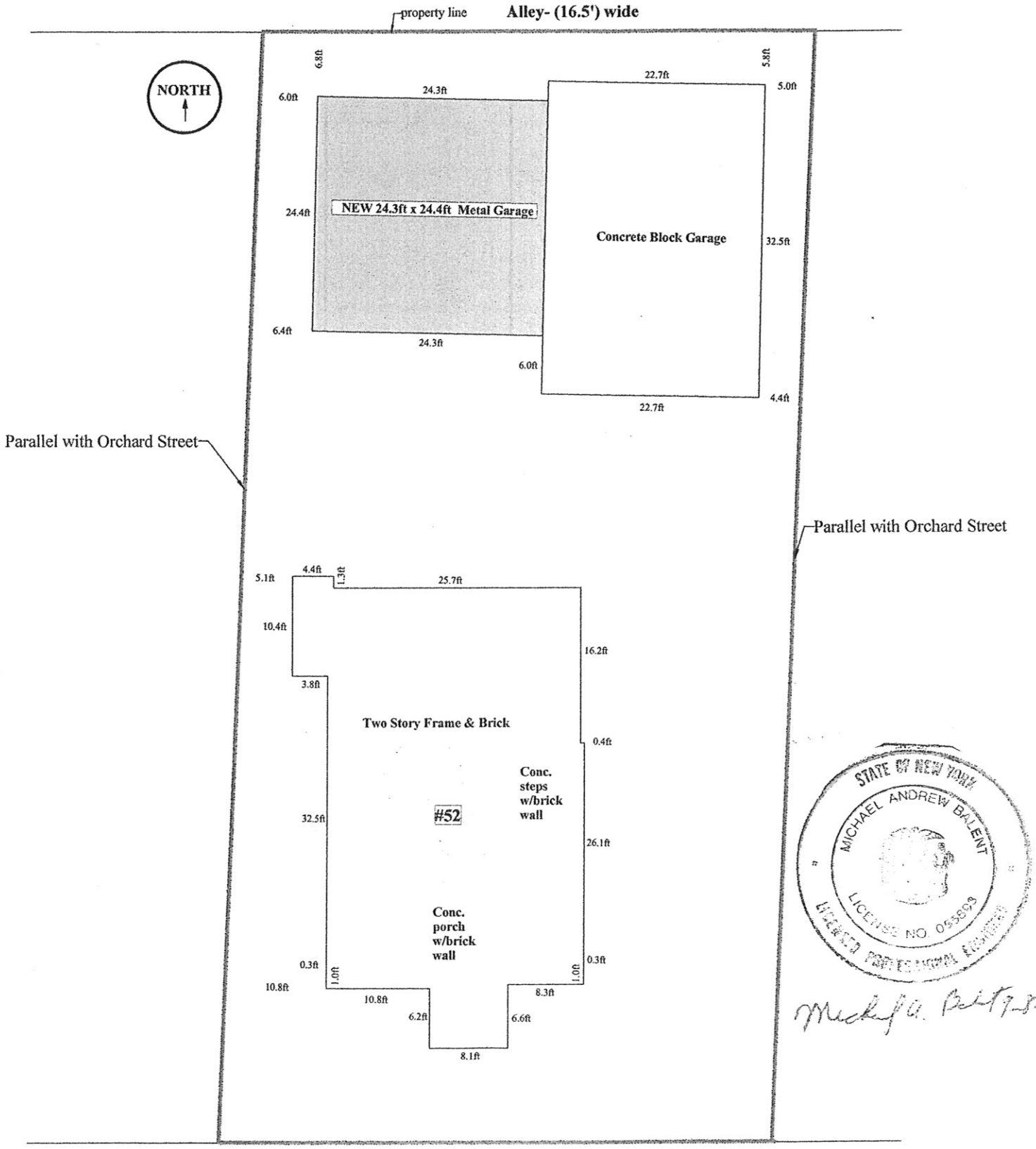
Proposed Replacement Garage
Paul Treharne
52 Eagle St
Williamsville NY



Michael A. Balent 9-1-23



EXISTING Site Plan 57 Eagle Street



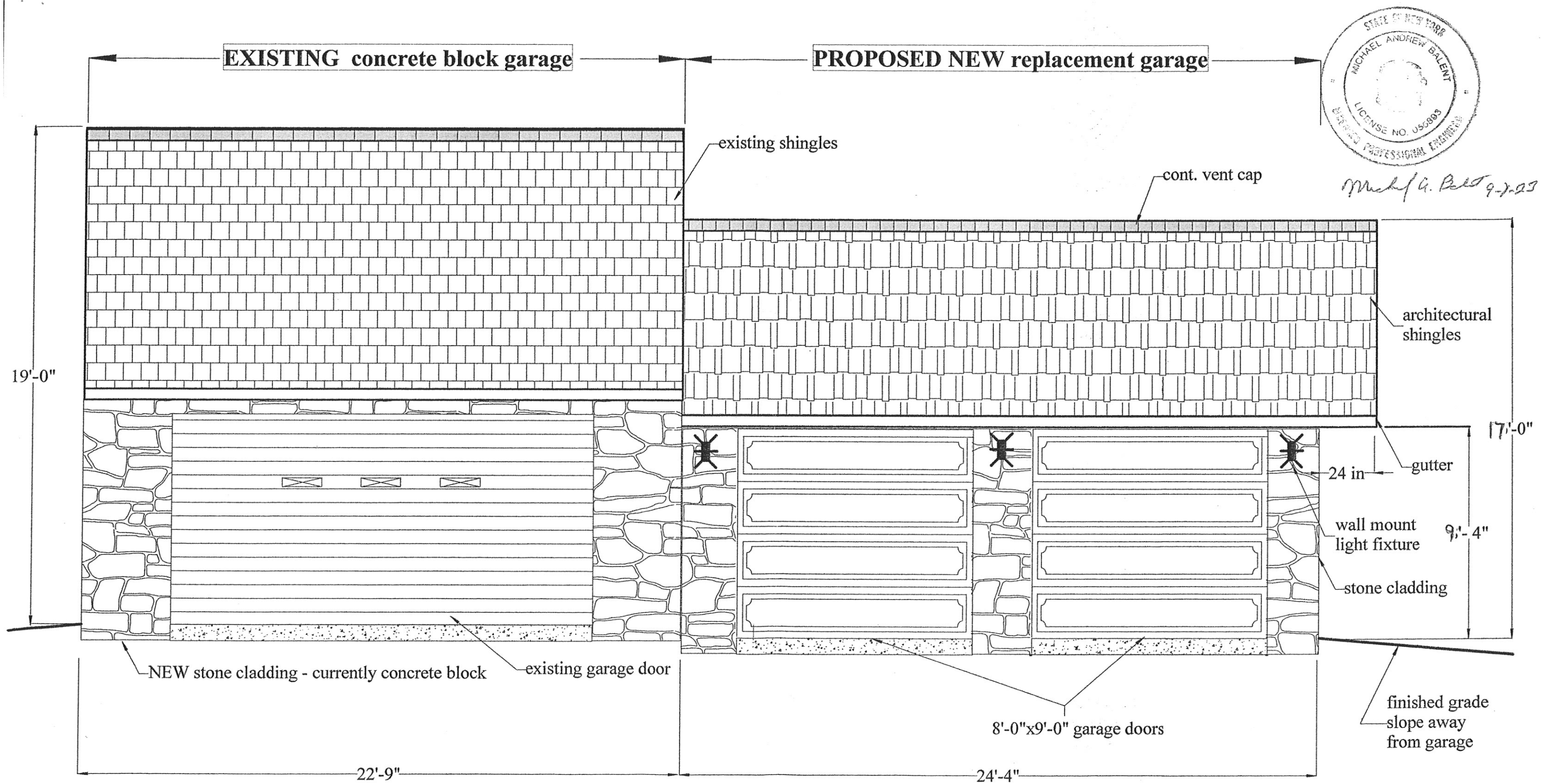
PROPOSED Site Plan 57 Eagle Street

Plotted from BISSELL STONE June 26 2023 Job # 59484

Paul Treharne
52 Eagle St
Williamsville NY

Proposed Replacement Garage

DATE : 9- 8-23	DWG- #1	REV - 0



STATE OF NEW YORK
MICHAEL ANDREW BALENT
LICENSE NO. 056893
LICENSED PROFESSIONAL ENGINEER

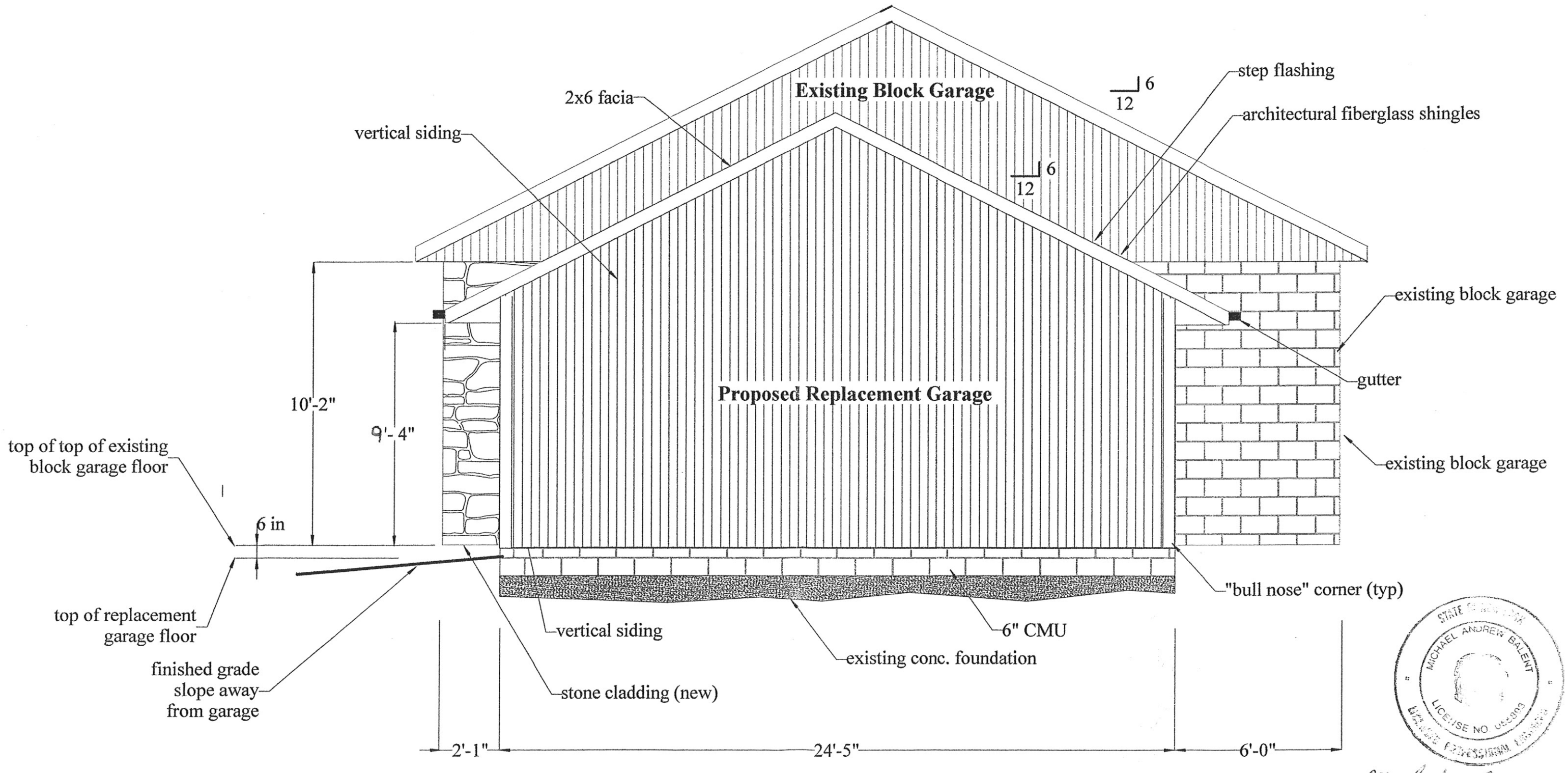
Michael A. Balent 9-7-23

Architectural North View Looking South Replacement Garage

Paul Treharne
52 Eagle St
Williamsville NY

Proposed Replacement Garage

DATE : 9- 8-23	DWG- #2	REV - 0



STATE OF NEW YORK
MICHAEL ANDREW BALENT
LICENSE NO 092803
LICENSED PROFESSIONAL ENGINEER

Michael A. Balent 9-8-23

Architectural View Looking East Replacement Garage

Paul Treharne
52 Eagle St
Williamsville NY

Proposed Replacement Garage

DATE : 9- 8-23	DWG- #3	REV - 0

PROPOSED NEW replacement garage

EXISTING concrete block garage

existing shingles

cont. vent cap

architectural shingles

17'-0"

gutter

24 in

CALCULATED BUILDING HEIGHT -
17'+9'-4"=26'4"
26'-4" ÷ 2=13'2"

9'-4"

finished grade slope away from garage

bull nose corner

vertical siding

36" door w/ lock set & threshold

4'-6"

existing block garage

24'-4"

22'-9"

STATE OF NEW YORK
MICHAEL ANDREW BALENT
LICENSE NO. 056993
LICENSED PROFESSIONAL ENGINEER

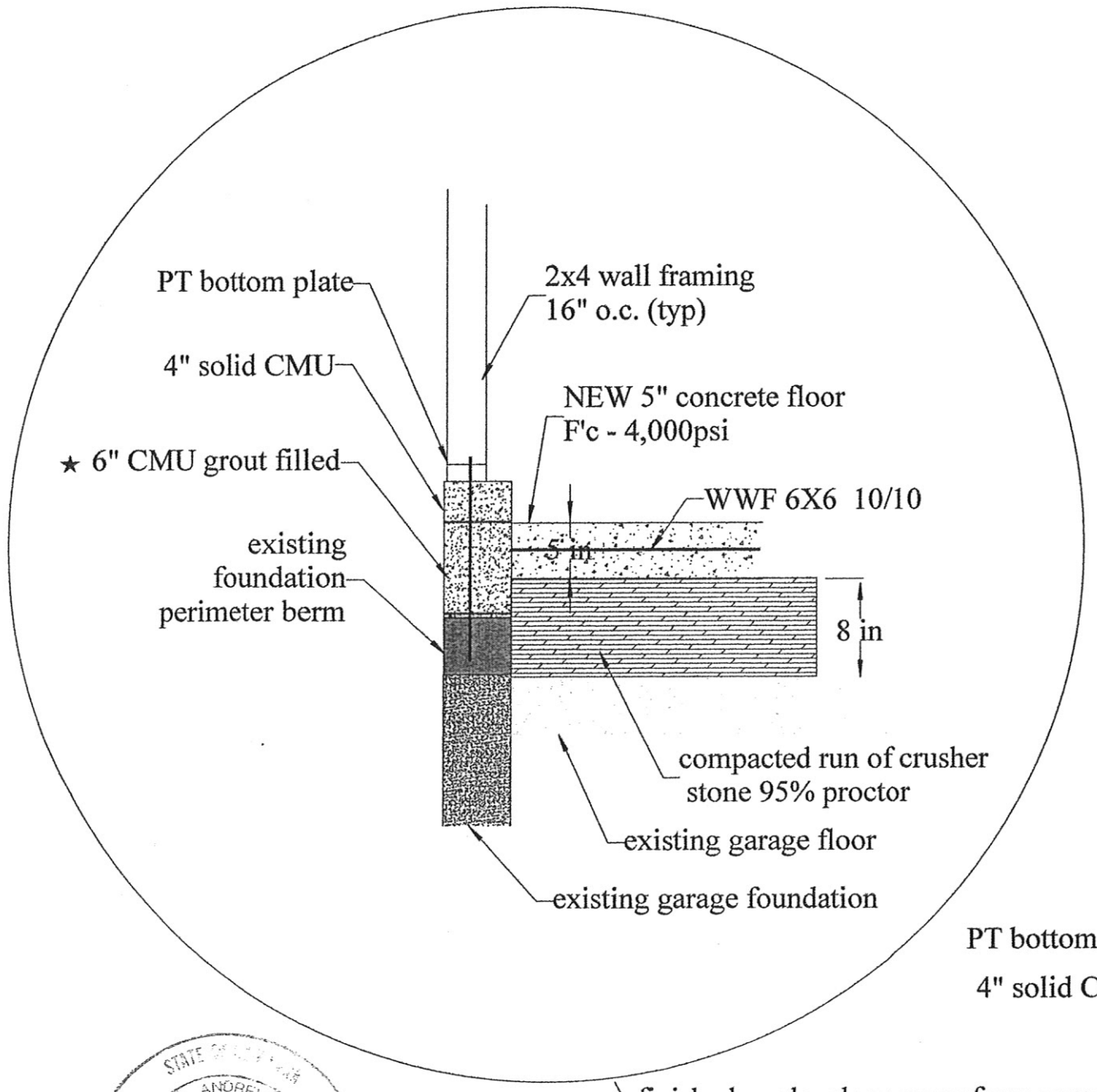
Michael A. Balent 9-8-23

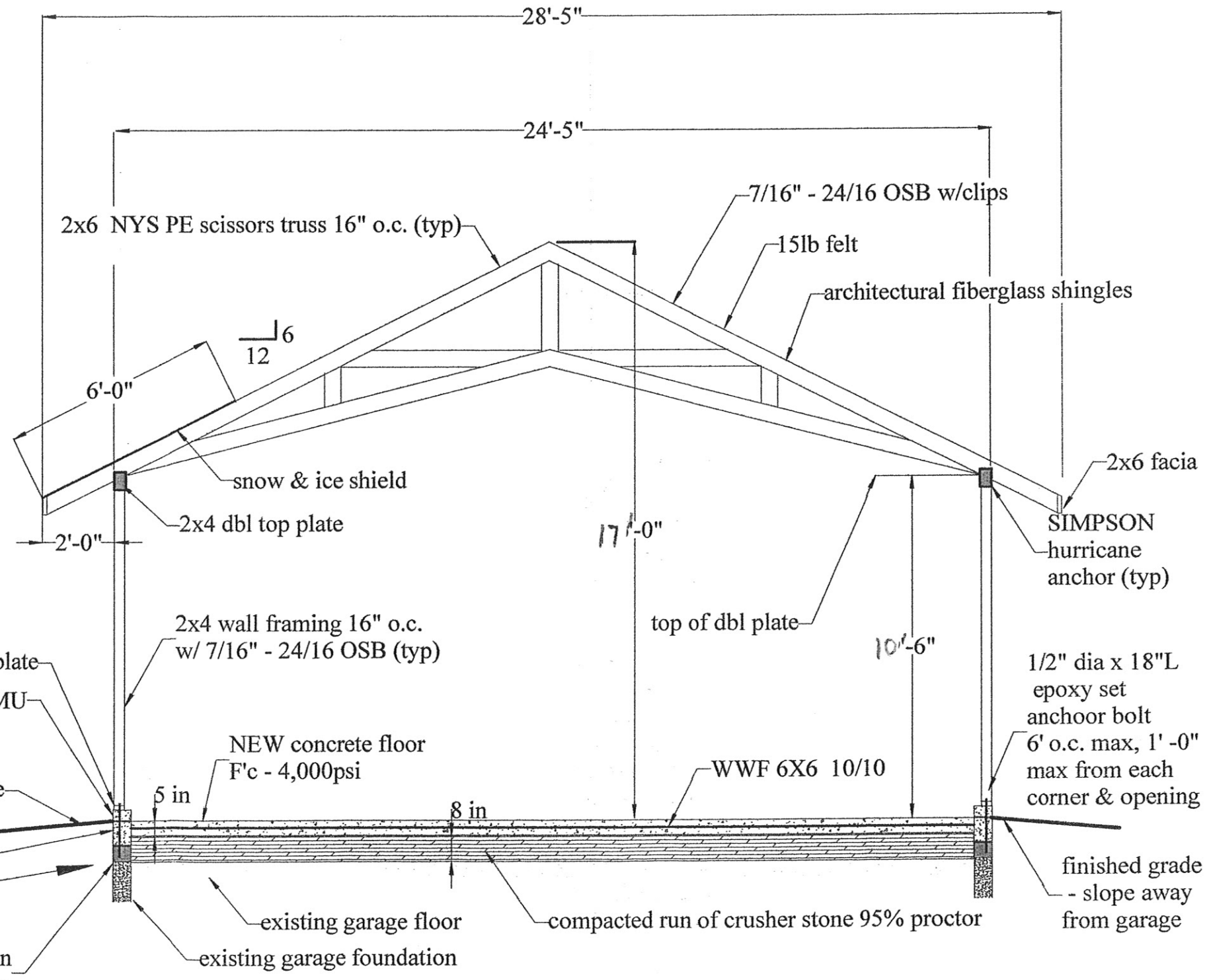
Architectural South View Looking North Replacement Garage

Paul Treharne
52 Eagle St
Williamsville NY

Proposed Replacement Garage

DATE : 9- 8-23	DWG- #4	REV - 0





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LICENSED PROFESSIONAL ENGINEER

Michael A. Balent 9-8-23

★ no. of courses of 6' CMU will vary to accomodate existing grade conditions

Section View A -A - Replacement Garage - UNHEATED

Paul Treharne
52 Eagle St
Williamsville NY

Proposed Replacement Garage

DATE : 9- 8-23	DWG- #5	REV - 0

Project Notes & Specifications

1) All construction and materials used shall be in conformance with the more stringent of:
a) Town Of Amherst bldg. codes and regulations
b) N.Y.S. building code
c) NEC National Electric Code & fire code
Should a conflict exist between these drawings and the above codes, the more stringent code shall prevail.

2) All Federal, State, and Town Of Amherst codes, ordinances, and regulations shall be considered part of these specifications for this structure and shall take precedence over anything shown/described or implied in these drawings.

3) This replacement garage is an unheated structure and is equipped with no utilities other than electric.

4) Pre - Engineered Roof truss system including all support points (i.e. walls, columns etc.) shall:
a) be designed by a licensed NYS. engineer.
b) be installed by the contractor following the manufacturer's installation instructions /recommendations exactly
c) have design drawings bearing the engineers seal with a copy provided to the owner
d) be fastened to exterior walls following manufacturer's recommendations
e) be in full compliance with all applicable codes.
d) be spaced 24" o. c.

5). Electrical to be installed in this replacement garage at a minimum shall comply with the current National Electric code

6) All wood headers and columns shall be Douglas Fir Larch No. -1

7) All exterior sheathing shall be ½ inch CDX plywood.

8) All framing shall be 16 inches on center unless otherwise noted.

9) All concrete shall have a minimum compressive strength of 4000 PSI @ 28 days with following re-enforcing:

10) All mortar shall conform to ASTM C270, type M with minimum compressive strength of 2,500 psi @ 28 days.

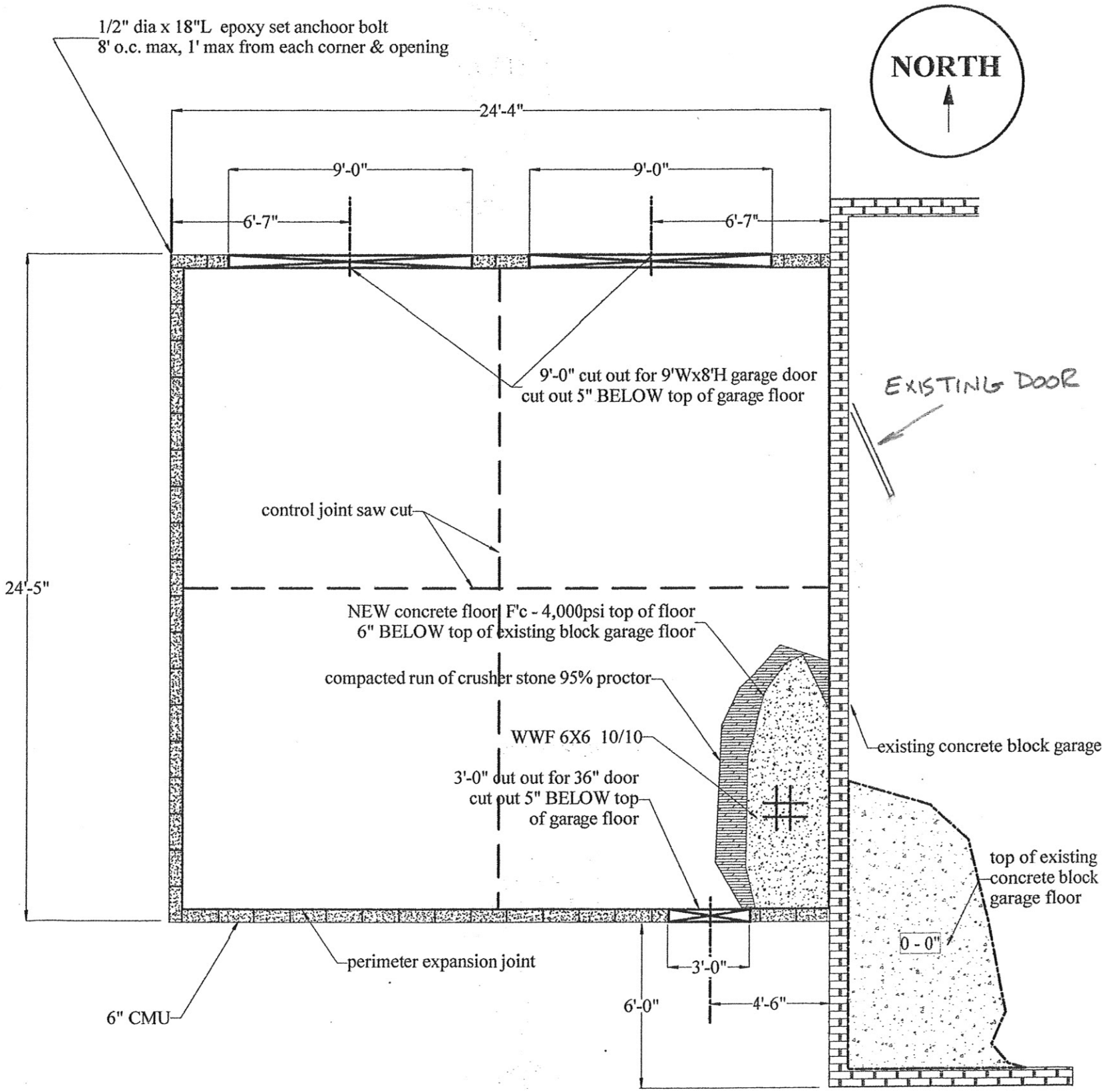
11) Rough site grading shall direct water away from house.

12) Anchor bolts shall be placed a minimum of 12 inches from all corners and a maximum 8ft on center

13) Design
a) soil bearing capacity – 2,000psf minimum
b) ground snow load – 50psf
c) wind - 90mph

STATE OF NEW YORK
MICHAEL ANDREW BALENT
LICENSE NO. 095893
LICENSED PROFESSIONAL ENGINEER

Michael A. Balent 9-8-23

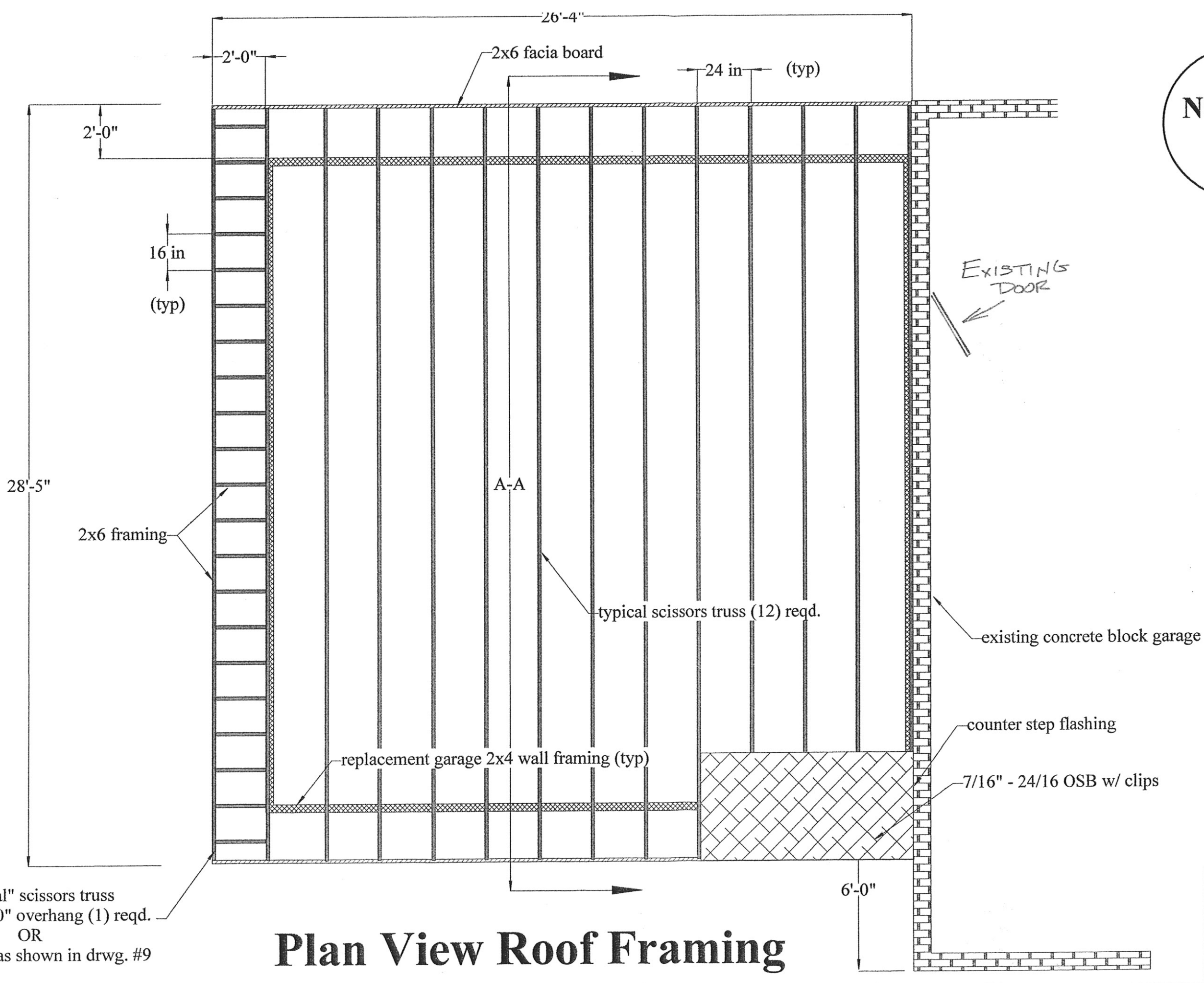


Plan View Foundation

Paul Treharne
52 Eagle St
Williamsville NY

Proposed Replacement Garage

DATE : 9- 8-23	DWG-#6	REV - 0



Plan View Roof Framing

NORTH

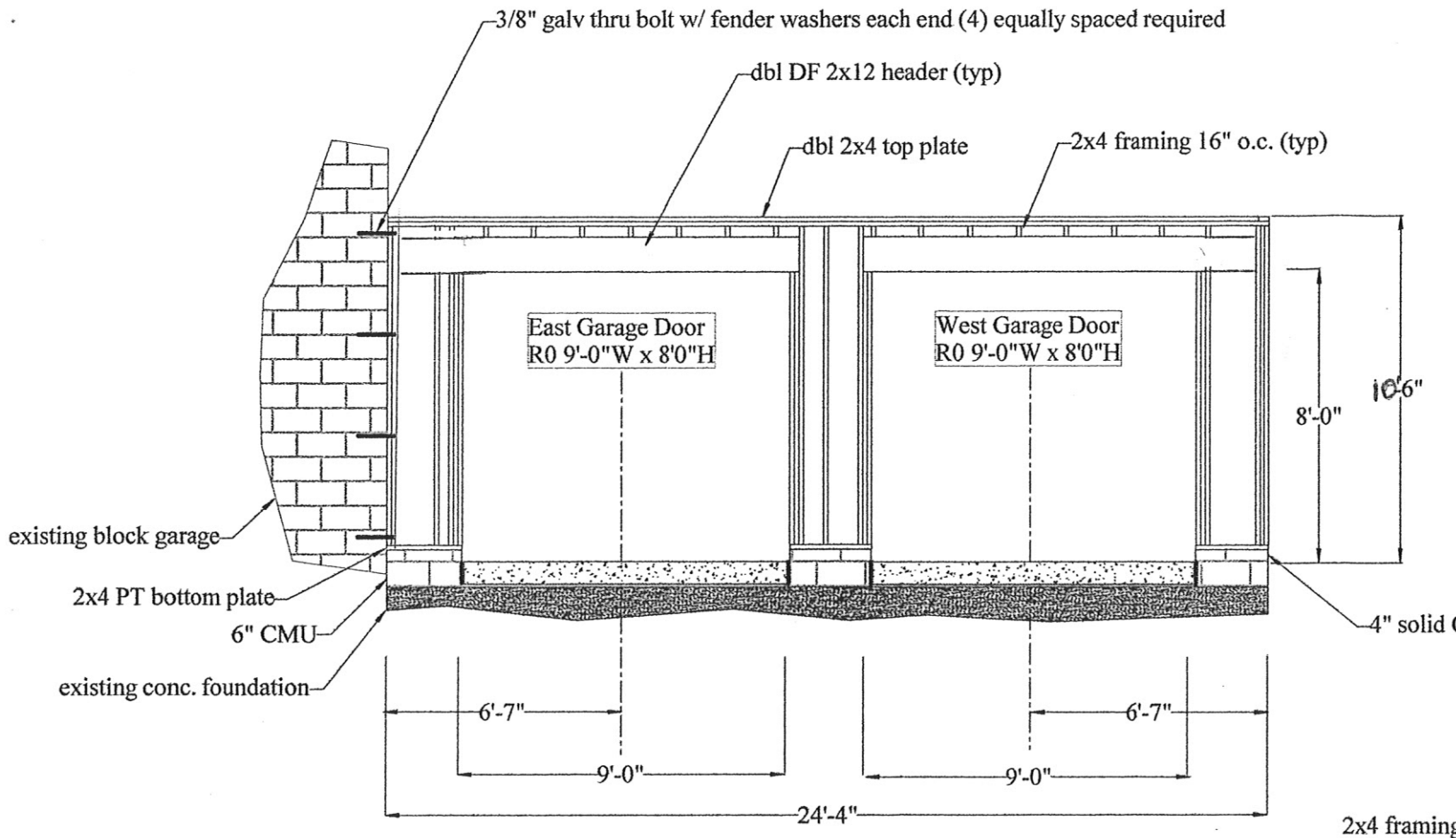
STATE OF NEW YORK
MICHAEL ANDREW BALENT
LICENSE NO. 050803
LICENSED PROFESSIONAL ENGINEER

Michael A. Balent 9-8-23

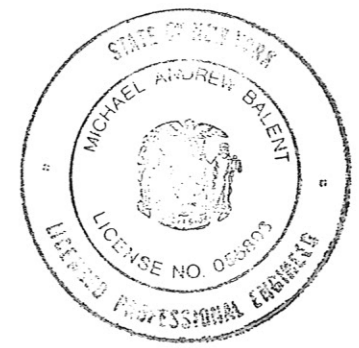
Paul Treharne
52 Eagle St
Williamsville NY

Proposed Replacement Garage

DATE : 9- 8-23	DWG- #7	REV - 0



North Wall Framing - Elevation View Looking South



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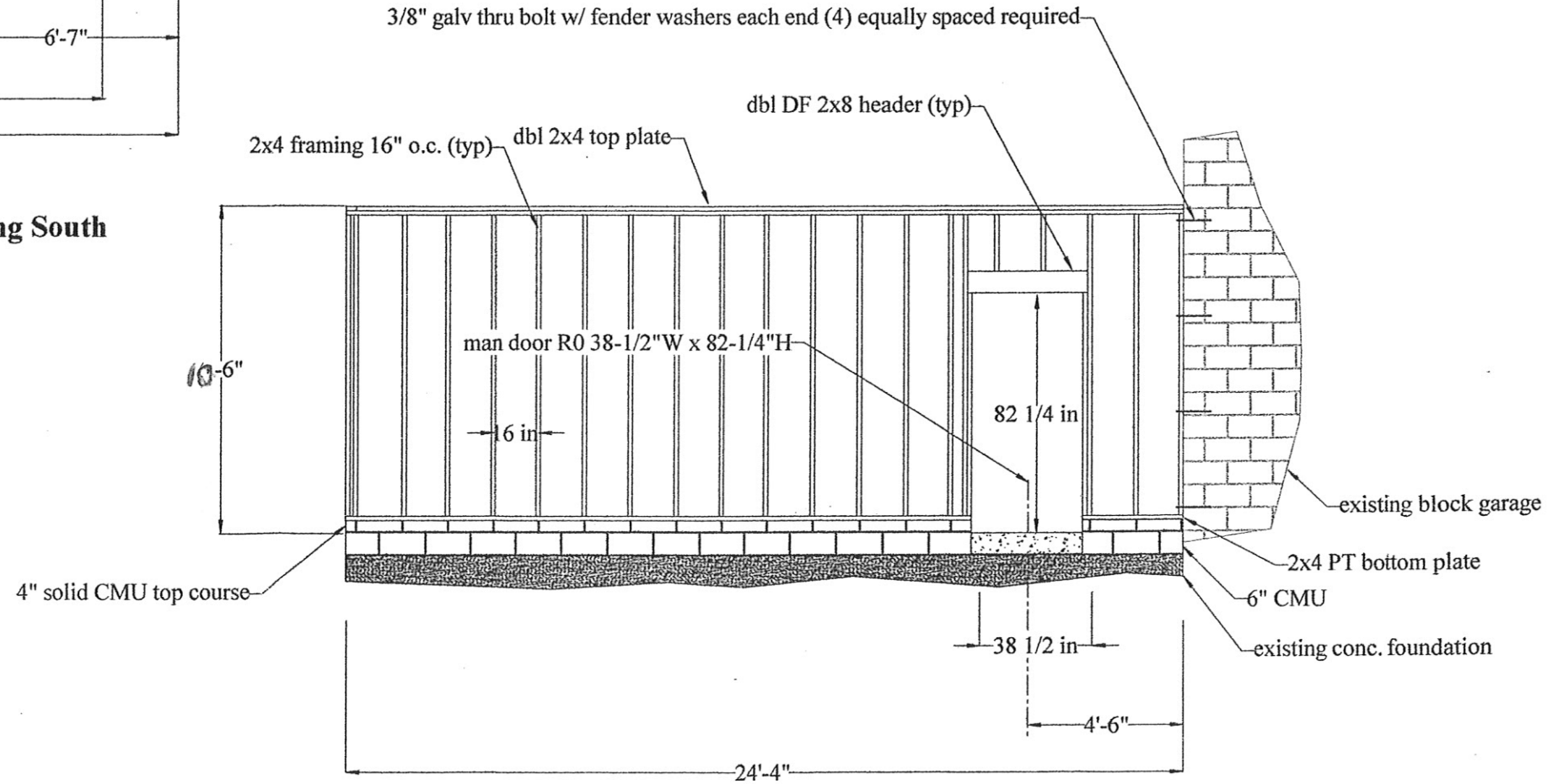
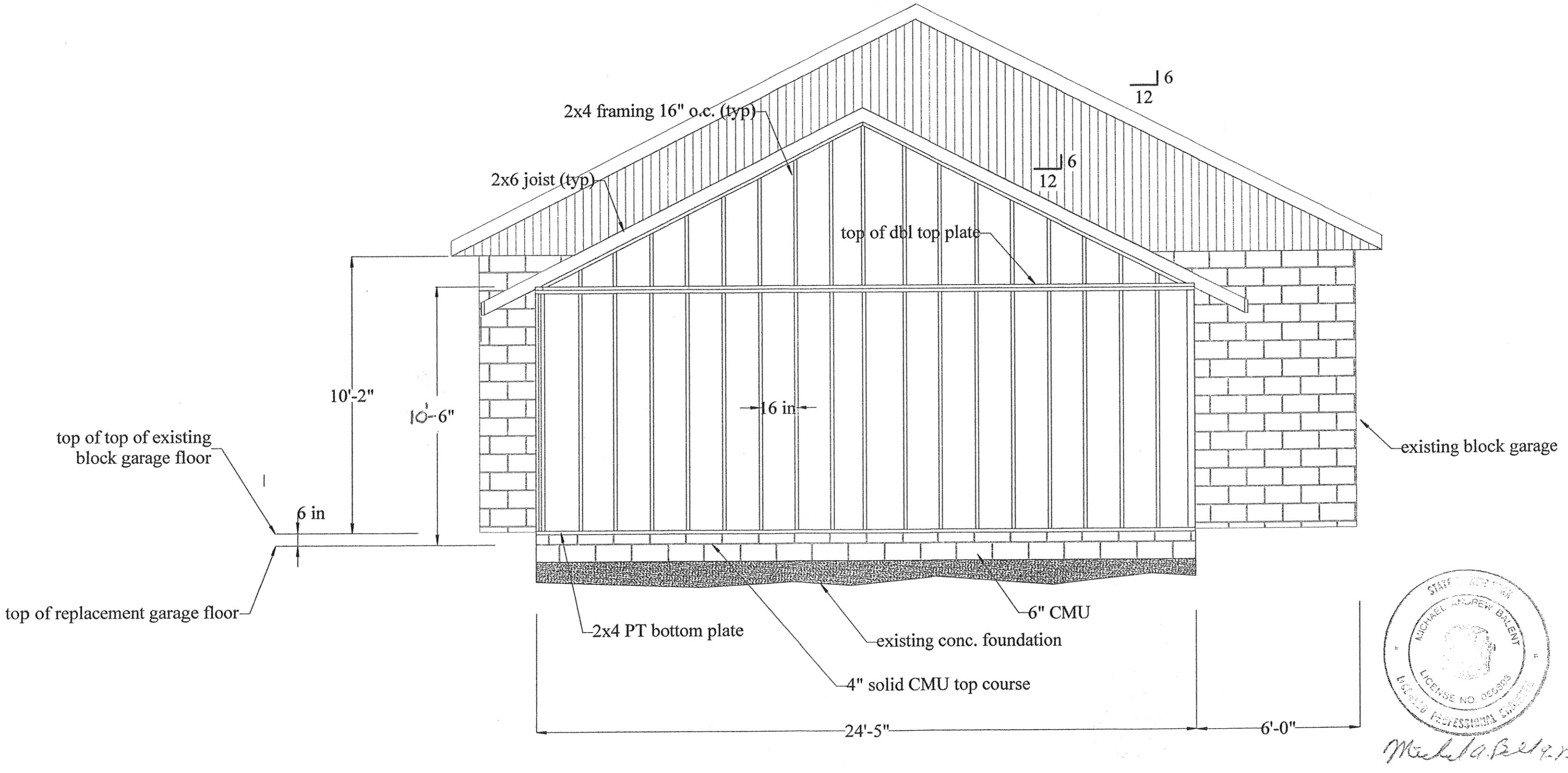


South Wall Framing - Elevation View Looking North

Paul Treharne **52 Eagle St** **Williamsville NY**		
Proposed Replacement Garage		
DATE : 9- 8-23	DWG- #8	REV - 0

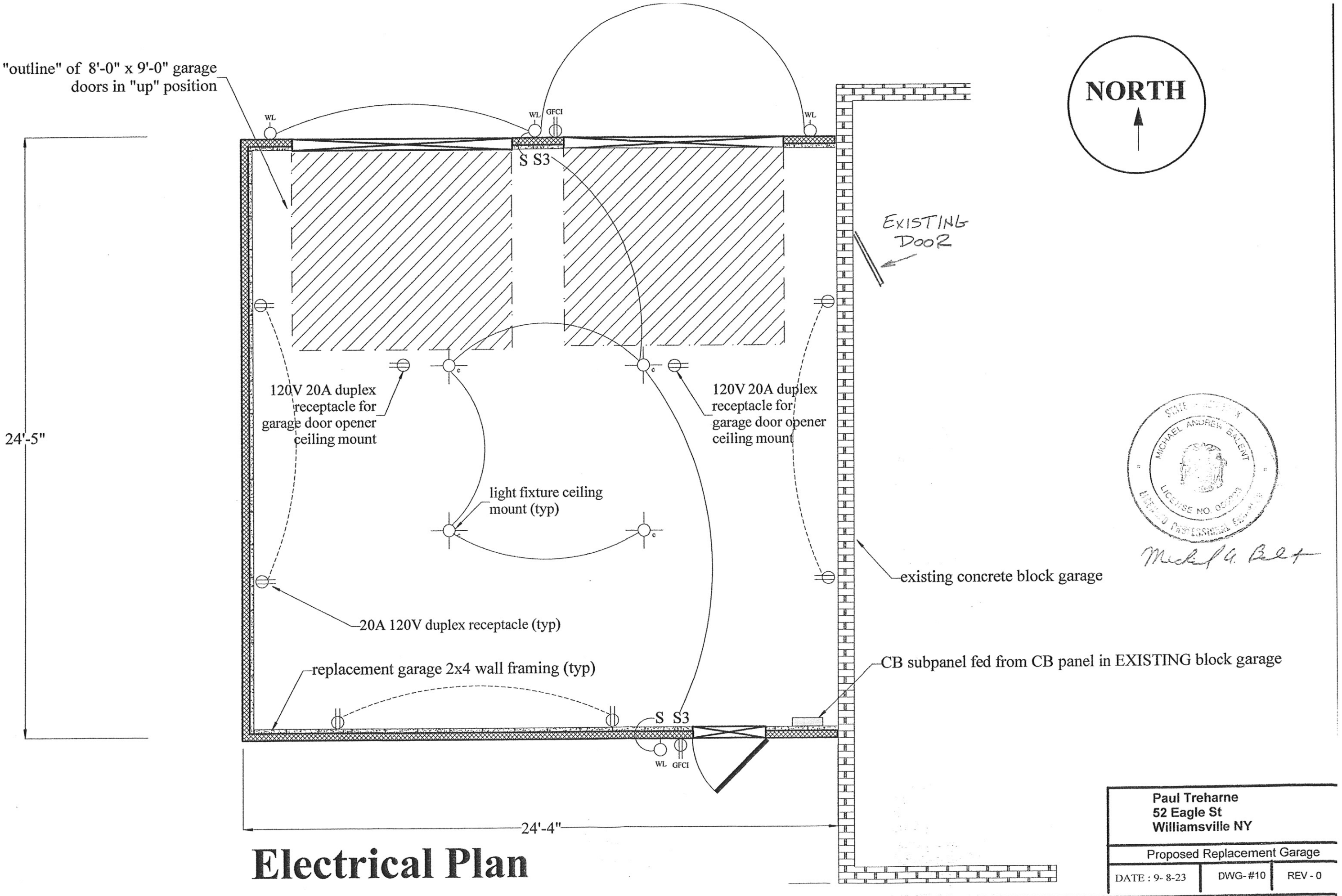


STATE OF NEW YORK
MICHAEL ANDREW BALENT
LICENSE NO. 095805
LICENSED PROFESSIONAL ENGINEER

Michael A. Balent 9-X-23

West Wall Framing - Elevation View Looking East

Paul Treharne **52 Eagle St** **Williamsville NY**		
Proposed Replacement Garage		
DATE : 9- 8-23	DWG- #9	REV - 0



NORTH

STATE OF NEW YORK
MICHAEL ANDREW GALENT
LICENSE NO. 092[illegible]
LICENSED PROFESSIONAL ENGINEER

Michael A. Galent

Electrical Plan

Paul Treharne
52 Eagle St
Williamsville NY

Proposed Replacement Garage

DATE : 9- 8-23	DWG- #10	REV - 0