

gmp 4.12.2024



Village Of Williamsville

Special Use Permit/ Administrative Appeal Application

TYPE OF REQUEST

- Special Use Permit (SUP)
 - Short Term Rental
 - Accessory Apartment
- Administrative Appeal

APPLICANT INFORMATION

Property Owner(s):

Name: Allen Joyner Email: abjgmai@gmail.com
 Address: _____ Phone: _____

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

Name: Allen Joyner Email: abjgmai@gmail.com
 Address: 29 Belmont Pl. Amherst NY. 14221 Phone: 716-533-2482

If the applicant is not the property owner, attach a letter of permission allowing the applicant to file this application on the owner's behalf.

PROPERTY INFORMATION

Property Address: 29 Belmont Pl. Amherst NY. 14221

SBL: 69.17-3-4 Zoning District: R-3

I have the following conflicts pursuant to §809 of General Municipal Law:

OFFICIAL USE ONLY

Short-term rental requires Special Use Permit from Zoning Board of Appeals and confirmation of compliance with applicable standards per §112.24 and §112-12.(2)(b)

239m is applicable _____ SEQR is required

Meeting Date: 5.15.2024 Reviewed By: gmp Appeal #: _____

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SPECIAL USE PERMIT REQUEST

- a) Describe how the permit, if granted, will not prevent reasonable use of adjacent properties or of properties in adjacent districts.

I have 3 parking spaces on my property. There will not be any disruptions to the residents near by

- b) Describe how the permit, if granted, will not prevent the reasonable use of permitted or legally established uses in the district wherein the proposed use is to be located.

To my knowledge none of the hotels in the village provide a full home. I cater to families that require additional space and privacy

- c) Describe how the permit, if granted, will not have an adverse impact on the safety, health and welfare of the Village.

I reside at the residence and will be able to monitor the property. I also have been in this business since 2016 and have a great deal of experience in this business

APPEAL OF ADMINISTRATIVE DECISION

Describe in detail why you believe that any order, requirement, decision, interpretation or determination made by the Village's administrative official should be overturned (attach additional sheets is necessary):

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DISCLOSURE AFFIDAVIT

I maintain that the information provided in this application is true and accurate to the best of my knowledge:

Date: 11/12/2024

Property owner or applicant name (print):

Allen Joyner

Property owner or applicant signature:

Allen Joyner ✓

STATE OF NEW YORK COUNTY OF ERIE

WITNESS my hand and official seal:

On the day of in the year before me, the above individual personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Signature of Notary Public

Print Name:

Village Of Williamsville

SPECIAL USE PERMIT APPLICATION - ATTACHMENT B



Special Use Permit Standards for Establishing a Short-Term Rental

Short-Term Rentals may be established according to the following standards and the issuance of a special use permit by the Zoning Board of Appeals pursuant to §112-12A(2)(b) of Village Code;

1. Such Special Use Permit shall remain in effect unless revoked by the Code Enforcement Officer for noncompliance with the terms of the permit or any of the following conditions, or the property is transferred to a new owner.
2. Before such Special Use Permit may be granted, the premises must be inspected by the Code Enforcement Officer or his/her designee to ensure that the premises is in substantial compliance with these regulations and the New York State Uniform Fire Prevention and Building Codes. By applying for a special use permit, the owner consents to biennial inspections of the premises for the duration of the permit, unless more frequent inspections are deemed necessary by the Code Enforcement Officer or his/her designee.
3. The short-term rental dwelling unit may be, but is not limited to, an attached or detached accessory apartment or whole house property.
4. The owner of the premises in which the short-term rental dwelling unit is located shall continuously occupy the premises throughout the operation of the short-term rental units unless the Zoning Board of Appeals finds that such non-owner-occupied short-term rental dwelling unit will not adversely affect the overall character of the neighborhood and would not violate the intent of this chapter.
5. No fewer than two off-street parking spaces shall be provided for the premises in which the short-term rental dwelling unit is located.
6. No two short-term rental dwelling units shall be located on the same residential block without a finding by the Zoning Board of Appeals that such short-term rental dwelling unit(s) in excess of such limitation will not adversely affect the overall character of the neighborhood and would not violate the intent of this chapter.
7. No exterior display or signage related to the use of the premises for short-term rental shall be permitted.
8. The owner/operator of a short-term rental property shall also comply with Chapter 75 Rental Property.

I have read and understand the standards set forth to permit the establishment of a short-term rental unit.

Allen Joyner
Applicant Signature

4/12/2024
Date