

City of Olean  
Use Variance Application

For Office Use Only

Application #: 07-11

Hearing Date/Time: 1-12-12 @ 4:45pm

Date: 12/9/11

To: The Zoning Board of Appeals

I Brandon Knight  
(owner/applicant)

I Thomas & Pamela Stephens Buyers  
(applicant, if different from owner) (relationship to owner)

hereby make application to the Zoning Board of Appeals for the City of Olean, New York for a Use Variance to permit the premises known as 114 S. 10<sup>th</sup> St. Olean, NY 14760  
(location) to vary from the use requirements of the Zoning Law.

Detailed description of request: To allow family counseling office inside house

This variance, if granted, will vary from the requirement(s) of:

Article 4 Section 4.2 of the Zoning Law.  
Article \_\_\_\_\_ Section \_\_\_\_\_ of the Zoning Law.

In making its determination, the Zoning Board of Appeals shall take into consideration showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate and the Zoning Board of Appeals shall find that:

- (1.) Under the applicable regulations of this Law the applicant is deprived of all reasonable economic use or benefit from the property in question, which deprivation must be established by competent financial evidence; and
- (2.) That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; and
- (3.) That the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- (4.) That the alleged hardship has not been self-created.

**It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the above standards proving unnecessary hardship have been met.**

Brandon Knight 12-12-11  
(owner's signature) (date)

[Signature] 12/12/2011  
(applicant's signature) (date)  
Pamela Stephens 12-12-11

# City of Olean

## Department of Fire, Buildings, & Emergency Services

### Code Enforcement Division

Olean Municipal Building, Rm. 212  
P.O. Box 668, 101 E. State Street  
Olean, NY 14760  
716-376-5683, 716-376-5707 (fax)

### Zoning Permit Application

To Code Enforcement:

Date: 12-9-11

I hereby apply for a zoning permit pursuant to the Olean Zoning Ordinance to construct or alter a structure as setforth. This Application may be used in conjunction with any variance applications. **Please provide a separate application for each construction project. Please print in ink.**

Regarding Address: 114 S. 10<sup>th</sup> St, Olean, NY 14760

Owner: Brandon Knight Applicant: Thomas & Pamela Stephens

Addr: 7 Great Neck Rd Addr: 122 York St  
Watford, CT 06385 Olean, NY 14760

Phone: 860-574-9619 (h) \_\_\_\_\_ (w) \_\_\_\_\_ Phone: 378-7210 (h) \_\_\_\_\_ (w) \_\_\_\_\_

If you are applying for a change of use, please complete questions #1 & 6 and continue onto page 2. New construction requires full completion of this application.

1.) Please check one:

- \_\_\_\_\_ a single-family dwelling
- \_\_\_\_\_ a dbl-family dwelling
- \_\_\_\_\_ a multi-family dwelling, number of units? \_\_\_\_\_
- \_\_\_\_\_ currently, vacant land
- other (business) Please describe: family counseling office - professional

1.) Lot size: Width 34 Depth 128 Area 4352 sq. ft.

2.) List all of the structures currently on the lot:

(1)	(2)	(3)	(4)
(principal bldg)	(describe structure)	(describe structure)	(describe structure)
w) _____ l) _____ h) _____	w) _____ l) _____ h) _____	w) _____ l) _____ h) _____	w) _____ l) _____ h) _____

4.) Are you applying for a New structure OR An addition (Please circle one)

5.) Proposal's dimensions: w) \_\_\_\_\_ l) \_\_\_\_\_ h) \_\_\_\_\_ Stories) \_\_\_\_\_ Total sq.ft.) \_\_\_\_\_

6.) Describe proposal: Would like to use house for a professional office -  
no changes or additions will be made outside. Paint & new Carpet inside.

7.) Provide minimum distances from the new construction to the property lines. These measurements should conform to the measurements drawn on the plot plan located on pg. 3. For additions, write the initial "A" where the addition will be attached to the existing structure.

Right distance: \_\_\_\_\_ ft., Left: \_\_\_\_\_ ft., Both sides total: \_\_\_\_\_ ft.

Front distance: \_\_\_\_\_ ft., Rear: \_\_\_\_\_ ft. to the property line.

If this application is denied, I (owner & applicant) understand that only the appropriate board has the authority to grant permission to vary from the requirements of the City of Olean Zoning Ordinance and NO work will commence until Code Enforcement has issued the permit.

I believe that the statements herein contained on this application (pages 1 - 3) are true to the best of my knowledge.

Owner: Brandon Knight Brandon Knight 12-12-11  
(print) (signature) (date)  
Applicant: Thomas C Stephens [Signature] 12/12/2011  
(print) (signature) (date)  
Pamela Stephens [Signature] 12-12-11  
(print) (signature) (date)

Applicant representing business of: \_\_\_\_\_

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**Code Enforcement Action**

This application of BRANDON KNIGHT / CO TOM STEPHENS received on 12-13-11 for  
The construction site of 114 South 10<sup>th</sup> St Zoned: R-3 according to the City  
Ordinance is hereby **APPROVED** or **DENIED**

If denied, the reason for denial is: PROPOSAL IS NOT ALLOWED IN A R-3  
USE DISTRICT AS PER ART 4 SEC 4.2 OF CHAPTER 23  
ZONING LAW FORWARD TO ZBA FOR A USE VARIANCE.

**The following indicated applications and approvals are required prior to any issuance of permits:**

Area Variance Use Variance Home Occupation Special Use Site Plan Other

Code Enforcement Officer: TRACY VENO Date: 12-14-11

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_