

# 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  
www.cityofolean.gov

[codes@cityofolean.gov](mailto:codes@cityofolean.gov)

### Zoning Permit Application

To Code Enforcement:

Date: \_\_\_\_\_

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: \_\_\_\_\_

Owner: \_\_\_\_\_ Applicant: \_\_\_\_\_

E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

Addr: \_\_\_\_\_ Addr: \_\_\_\_\_

Phone: \_\_\_\_\_ (h) \_\_\_\_\_ (w) Phone: \_\_\_\_\_ (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: \_\_\_\_\_

1.) Lot size: Width \_\_\_\_\_ Depth \_\_\_\_\_ Area \_\_\_\_\_ 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: \_\_\_\_\_

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: \_\_\_\_\_  
(print) (signature) (date)

Applicant: \_\_\_\_\_  
(print) (signature) (date)

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

\*\*\*\*\*

**Code Enforcement Action**

This application of \_\_\_\_\_ received on \_\_\_\_\_ for  
The construction site of \_\_\_\_\_ Zoned: \_\_\_\_\_ according to the City  
Ordinance is hereby **APPROVED** or **DENIED**

If denied, the reason for denial is: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

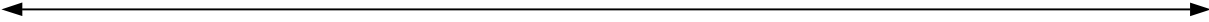
**The following indicated applications and approvals are required prior to any issuance of permits:**

**Area Variance    Use Variance    Home Occupation    Special Use    Site Plan    Other**

Code Enforcement Officer: \_\_\_\_\_ Date: \_\_\_\_\_

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

**PLOT PLAN**  
lot width



rear lot line



rear setback \_\_\_\_\_

side



side



front lot line



front setback \_\_\_\_\_

SIDEWALK

**FRONT**

lot width \_\_\_\_\_ lot depth \_\_\_\_\_ lot area \_\_\_\_\_ bldg. area \_\_\_\_\_

Sec 6.1

**City of Olean Zoning Law – Density Control Table**

Use District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Yard Requirements (ft.)			Maximum Lot Coverage			Maximum Building Height (Feet\Storys)	Minimum Building Separation on Same Lot (ft.)
			Front	Side	Rear	Principal Use (%)	Garage Use (%)	Accessory Use (%)		
R1	9,000	60	25	4*	35	25	7	2	40 3	5
R2	6,000	50	20	4**	20	30	10	2	40 3	5
R3	4,000	40	15	4**	10	35	12	5	40 3	5
RT	4,000	40	15	4**	10	50	12	10	40 3	0
CC	2,000	30	0	0	0	50	12	10	75 3	0
GC	2,000	30	0	0	0	50	12	10	40 3	0
WC	4,000	40	15	4**	10	35	12	5	40 3	5
I	N/A	N/A	50	N/A	N/A	50	12	10	75 N/A	0
I2	N/A	N/A	50	N/A	N/A	50	12	10	75 N/A	0***
I3	N/A	N/A	50	20****	10****	50	12	10	75 N/A	0***
PR	10,000	100	40	20	10	25	10	10	30 2	5
PB	N/A	N/A	N/A	N/A	N/A	25	10	10	40 3	5

- \* The minimum width required for a side yard is 4 feet on any side, with both sides together totaling a minimum of 25 feet.
- \*\* The minimum width required for a side yard is 4 feet on any side, with both sides together totaling a minimum of 14 feet.
- \*\*\* See Section 10.22 for minimum separation distance requirements between adult uses and other specific uses.
- \*\*\*\* These setbacks shall be doubled for any parcel that is adjacent to a residentially zoned area.