



GROVE

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April 6, 2017

Doug Finch
Director of Development
Town of Canandaigua
5440 Routes 5 & 20
Canandaigua, New York 14424

Re: Request for rehearing for area variance
Burgan Residence
2465 Andrews Road

Dear Mr. Finch,

The proposed Burgan garage addition was discussed at the August 16, 2016, September 20, 2016 and November 15, 2016 ZBA meetings. The ZBA denied the application on September 20, 2016 and denied the request for rehearing on November 15, 2016. I am hereby requesting a rehearing in accordance with section 220-92 (D) of the Canandaigua Town Code.

The proposed variance has been revised and the impact to the neighborhood minimized as much as possible while still allowing the owner to have a one and a half car garage, allowing him to securely store his vehicles and tools while he is away for long periods of time. Mr. Burgan is employed by the US Coast Guard, and is currently in Virginia on a US Navy supply ship. It is typical for Mr. Burgan to be overseas for months at a time, so having safe, secure storage at his residence is important to him as well as the neighborhood in general.

The previous request was for a 7.0' side setback for an attached garage where 25' is the required minimum. The revised request was for an attached garage with a 12.0' side setback. The current request is for a side setback of 15.0'. This is the maximum setback that can be achieved while allowing a one and a half car garage (20' wide) on the lot. The garage can not be moved any closer to the house to further reduce the variance request due to the location of the electric meter on the south side of the house and the location of the stairway into the basement.

This revision promotes public health and safety in a number of ways. This reduction in the variance requested will allow vehicles and equipment to access the back yard of the residence, which will prove helpful in an emergency situation. The attached garage will also include covering the existing exterior concrete stairway to the basement of the house. The stairway to the basement, as it exists today, is dangerous during the winter due to

snow and ice buildup on the steps and landing. The proposed garage will enclose the stairway making access to the basement safer and more convenient. The 15' between the proposed overhang and the property line will allow emergency vehicles and personnel to gain access to the rear of the property.

This reduction in the variance request will also be more convenient and comfortable for the property owner by giving more room between the garage and the property line for his use. The additional 3.0' of space between the previously proposed garage and the currently proposed garage will allow stormwater runoff on the south side of the garage more area to infiltrate into the soil or flow to the back yard of the Burgan property and not into the side yard of the neighbor at 2475 Andrews Road. The total roof area of the previously requested garage was 728 sf, where the currently requested garage roof area is 651 sf. This is sizable reduction in impervious area.

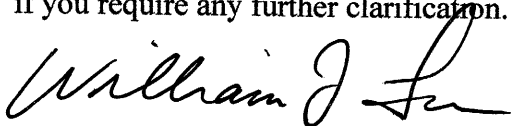
The prosperity and general welfare of the neighborhood will improve because the owner will be able to store vehicles and other items inside the garage instead of outside the house where it could be an eyesore, or it could be a magnet for criminal activity. There are a total of six (6) homes in a 300' radius of the Burgan residence, and all six have garages. I feel that since Mr. Burgan is away for long periods of time and has no garage to store his vehicles, his house and property could be a target for vandalism, which would certainly decrease the property values and safety in the neighborhood. If Mr. Burgan is allowed to construct a garage on his property, it will increase his property value, and may also increase the value of the properties in the neighborhood.

At the ZBA meeting on August 16, 2016, the immediate neighbor to the south of this property at 2475 Andrews Road addressed the board and spoke in favor of the project, which at that time was a request for a 7.0' side setback. It seems logical that they would also be in favor of a side setback of 15.0'. This is the neighbor closest to the proposed garage.

I would like to point out that the garage at 2461 Andrews Road is approximately 7.5' from the side property line. The house at 2470 Andrews Road is approximately 12' from the side property line and the garage at that address is approximately 2.0' from the side property line. The house at 4445 Arnold Road has a detached garage approximately 15' from the side property line, as does the house at 2455 Andrews Road. All four of these properties are within the immediate neighborhood of the Burgan residence at 2465 Andrews Road. Even the Burgan house is located only 14.9' from the north side property line where the current required minimum side setback is 25'.

Based on all this information, it is my opinion that granting of the proposed variance will not be a detriment to the neighborhood, nor will it create an undesirable precedent because the precedent has already been established on these small lots in this neighborhood. The benefit to the applicant and the neighborhood in general far outweighs any detriment to the community.

Thank you for your consideration in this matter, and please do not hesitate to contact me if you require any further clarification.

A handwritten signature in black ink, appearing to read "William J. Grove". The signature is fluid and cursive, with a large, stylized initial "W".

William J. Grove, P.E.