

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424 • (585) 394-1120

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Mari D. Navickaas
PROPERTY ADDRESS: 5692 Bunnell Road
TAX MAP NUMBER: 125.00-1-61.200
ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Area Variance Application dated 11/10/2021, received 11/10/2021.
- Building Permit Application, dated 11/10/2021, received on 11/10/2021.
- Plans titled, "Navickas house/garage addition," dated 10/04/2021, prepared by Seneca Wood Design, LLC, received on 11/10/2021.
- Original Survey, "Plan of Land of Rick Szkapi," dated 11/17/2020, prepared by Freeland-Parrinello Land Surveyors.

PROJECT DESCRIPTION:

- Applicant is proposing an uninhabitable, attached, accessory structure with a 720-sf footprint. The ultimate use of the structure will be garage/mudroom.

DETERMINATION:

- The applicant is proposing to attach the addition to the home, via a new mudroom, therefore the 40-foot side setback is the reference point. The applicant is requesting a 23-foot side setback therefore a 17' side setback variance is needed to grant relief from the Code.
- It is important to note, and Chris Jensen also detailed this in his comments, that a detached accessory structure, in the RR-3 zone, is allowed to be 20 feet from the side property line. Unfortunately, because the applicant wants to attach the structure, via the mudroom, to the existing home, the 40-foot requirement is then applicable.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant is requesting a 17-foot side setback variance for the primary structure.

CODE SECTIONS: Chapter §1-17; §220-9 (b)(2) §220-16

DATE: 11/30/21

BY: 
Shawna Bonshak, Town Planner – Zoning Officer

CPN- 2021-092

NYS Town Law, Section 267-a(5)(b), an appeal may be made to the ZBA within 60 days of the date of this determination.

c: Binder
Property Owner
Town Clerk

