

*Town of Canandaigua*

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

*Established 1789*

**ZONING LAW DETERMINATION**

**CANANDAIGUA TOWN CLERK**

**Property Owner:** Brian & Mary Wiser  
**Property Address/Tax Map #:** 3981 County Road 16/113.17-1-6.000  
**Zoning District:** RLD – Residential Lake District

**JUN 28 2022**

**RECEIVED**

HC

**DETERMINATION REFERENCE:**

Area Variance Application, dated 03/31/2022, received 04/01/2022.

Wiser Shed elevations, prepared by Identity Design, P.L.L.C, dated 03/24/2022, received 04/01/2022.

Site Plat prepared for Brian D. & Mary A. Wiser, prepared by Venezia Land Surveyors and Civil Engineers, dated 05/24/2022

**PROJECT DESCRIPTION:**

Applicant would like to build an accessory structure on their parcel.

**DETERMINATION:**

Existing lot coverage is at 42.9% (pre-existing, non-conforming). Applicant is proposing an increase to 45.6%- **2.7% variance** for lot coverage needed to increase non-conformity.

Existing building coverage is at 23.3%. Applicant is proposing an increase to 26%- **1% variance** needed for building coverage.

Applicant is proposing a 204 square foot accessory structure. Applicant is allowed one accessory structure, not to exceed 100 square feet. **104 square foot variance** needed for allowable square footage of an accessory structure.

All accessory structures must meet the front yard setback of 50 feet. Applicant is proposing locating the shed 13' from the front property line- **37-foot front setback** variance is required.

**REFERRAL TO ZONING BOARD OF APPEALS FOR:**

Applicant requires approval of the following variances;

1. 2.7% variance for lot coverage.
2. 1% variance for building coverage.
3. 104 square foot variance for allowable square footage of an accessory structure.
4. 37-foot front setback variance.

**CODE SECTIONS:** Chapter(s) §1-17; §220-9; §220-21; §220-21 C. (2)

**DATE:** 6/28/22

**BY:**

Shawna Bonshak, Town Planner/ Zoning Officer

**CPN- 2022-031**

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. CC; Binder, Clerk, Property Owner