

Town of Canandaigua

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Established 1789

ZONING LAW DETERMINATION

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

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. Wisner, prepared by Venezia Land Surveyors and Civil Engineers, dated 05/24/2022.

8/4- SB meeting with Brian and Mary Wisner- applicant interested in exploring ways to reduce the number of variances, per the ZBA's request.

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.

Amended to 45.4%- 2.5% variance for lot coverage (8/8/2022).

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

Eliminated. No variance necessary.

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.

Amended to 192 square feet- 92 square foot variance 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.

Same. 37-foot front setback variance is required.

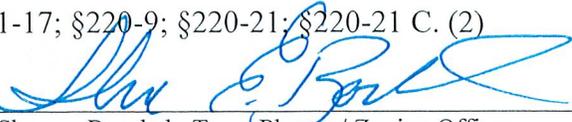
REFERRAL TO ZONING BOARD OF APPEALS FOR:

Applicant requires approval of the following variances;

1. 2.5% variance for lot coverage.
2. 92 square foot variance for allowable square footage of an accessory structure.
3. 37-foot front setback variance.

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

DATE: 8/8/22

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

CANANDAIGUA TOWN CLERK

AUG 08 2022

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