

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**Property Owner:** Brian & Mary Wiser

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

*8/4- SB meeting with Brian and Mary Wiser- 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:**

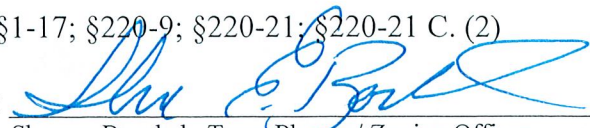
Applicant requires approval of the following variances;

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

RECEIVED

