

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Roger and Kathleen Schutt

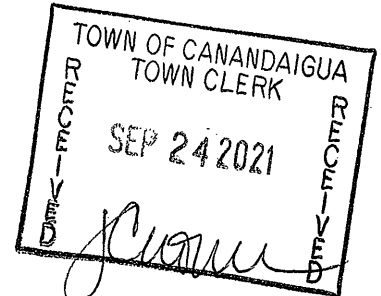
PROPERTY ADDRESS: 4520 County Road 16

TAX MAP NUMBER: 140.07-1-5.110

ZONING DISTRICT: R-1-30

DETERMINATION REFERENCE:

- Area Variance Application, dated 09/08/2021, received by the Town on 09/08/2021.
- As-built Survey, prepared by Rocco A. Venezia L.S., dated 8/18/2021, received by the Town on 09/17/2021.
- Waiver Request application requesting waiver from a professionally prepared plan, dated 08/09/2021, received on 8/10/2021.
- New Structure/Addition Building Permit Application, dated 08/19/2021, received 08/19/2021.



PROJECT DESCRIPTION:

- Single-family dwelling was constructed, and as-built Survey does not meet certain dimension requirements for the R-1-30 zoning district.

DETERMINATION:

- Driveway setback requirement in the R-1-30 is ten feet from the property line (driveway is 8.4' from the north property line) and a 1.6' driveway setback variance is required.
- Side-lot setback requirement in the R-1-30 is 25 feet from the property line (side-lot setback from south property line is 24.5') and a .5' side-lot setback variance is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requires a 1.6' driveway setback variance.
- Applicant requires a .5' south side-lot setback variance.

REFERRAL TO PLANNING BOARD FOR:

- This application is required to be reviewed by the Town of Canandaigua Planning Board due to changes in the approved site plan.

CODE SECTIONS: Chapter §1-17; §220-21

DATE: 9/24/21

BY:

Shawna Bonshak, Town Planner – Zoning Officer

CPN- 2021-075

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