

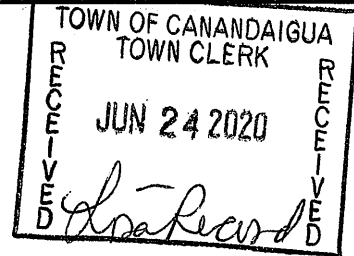
Town of Canandaigua

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

Established 1789

CERTIFICATE OF NON-CONFORMITY

PROPERTY OWNER: 4645 WESTLAKE LLC
PROPERTY ADDRESS: 4645 Co Rd 16
TAX MAP NUMBER: 140.11-1-10.000
ZONING DISTRICT: RLD



DESCRIPTION OF NON-CONFORMITIES:

- Existing dwelling with a rear (lake) setback of 28.3 ft. when 60 ft. is required. Date established is unknown.
- Existing accessory building with a rear (lake) setback of 9.5 ft. when 15 ft. is required. Date established is unknown.
- Existing accessory building is built 9.5 ft. from the lake when 25 ft. is required. Date established is unknown.
- Existing lot contains 2 accessory buildings when only one is permitted. Date established is unknown.
- Existing lot contains accessory building totally 409 sq. ft. when 100 sq. ft. is permitted. Date established is unknown.

DETERMINATION:

This certificate is per Plans titled "Site Plans for The Hess Residence" by Marathon Engineering, dated 06/10/2020, revised on 06/19/2020, received by the town on 06/19/2020.


This Certificate of Non-Conformity is being issued per Chapter 220 Section 107 of the Town's Zoning regulations. This Certificate is a report of the findings made by the Town Zoning Officer.

This Certificate of Non-Conformity only verifies that the structures and uses existing on the date of application for permit and, as described above, does not comply with the existing regulations set forth in Chapter 220 of the Town Code.

This Certificate of Non-Conformity does not permit the described use to be expanded upon without explicit permission from the Town of Canandaigua (Chapter 220 Section 107).

Continuance or changes of a non-conforming structures and use is subject to the provisions of Town Code, Chapter 220 Section 107.

CODE SECTIONS: Chapter §1-17; §220-9; §220-21; §220-107; §220a Sch.1 Zoning Schedule


Eric Cooper / Planner

June 24, 2020
Date