

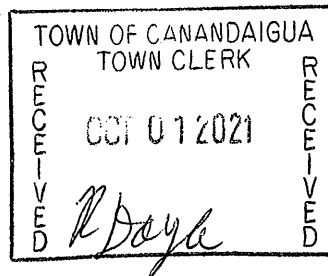
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Peter German
PROPERTY ADDRESS: 5151 County 16
TAX MAP NUMBER: 154.00-1-45.100
ZONING DISTRICT: RR-3



DETERMINATION REFERENCE:

- New Structure/Addition Building Permit Application, dated 08/02/2021, received 08/02/2021.
- Area Variance Application, dated 08/02/2021, received on 08/02/2021.
- Survey dated 07/28/2021, titled "Map of survey prepared for: Peter M. German, showing land at 5151 County Road 16," received on 08/02/2021, revised on 08/20/2021.

PROJECT DESCRIPTION:

- Applicant currently has four detached accessory structures that total 8,576.3 sf thus creating a pre-existing nonconformity of 5,576.3 sf. Applicant proposes to construct an additional two detached accessory structures totaling 4,830 sf: a 3,150 square foot detached accessory structure and a 1,680 square foot detached accessory structure. Applicant proposes to demolish a 979.7 sf wood detached accessory structure.

DETERMINATION:

- There are currently four (4) detached accessory structures on the property:
 - o Metal Detached Accessory Structure- **2,891.21 sf**
 - o Wood Detached Accessory Structure- **979.7 sf** (to be removed)
 - o Wood Detached Accessory Structure- **3,379.4 sf**
 - o Wood Detached Accessory Structure- **1,326 sf**
- Current detached accessory structures total 8,576.3. Removal of small wood frame accessory structure brings total to 7,596.6 sf. Applicant is proposing two additional detached accessory structures totaling 4,830 sf therefore proposing a total of 12,426 sf.
- On lots greater than 20,000 square feet, in the RR-3 zoning district, total combined building footprint (of maximum five (5) detached accessory structures) is 3,000 square feet.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant is requesting a **9,426 sf** variance for detached accessory structure square footage.

REFERRAL TO PLANNING BOARD FOR:

- This application is not required to be reviewed by the Town of Canandaigua Planning Board.

CODE SECTIONS: Chapter §1-17; §220-9 (b)(2) §220-16

DATE: 10/1/21

BY: _____

Shawna Bonshak, Town Planner – Zoning Officer

CPN- 2021-066

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