

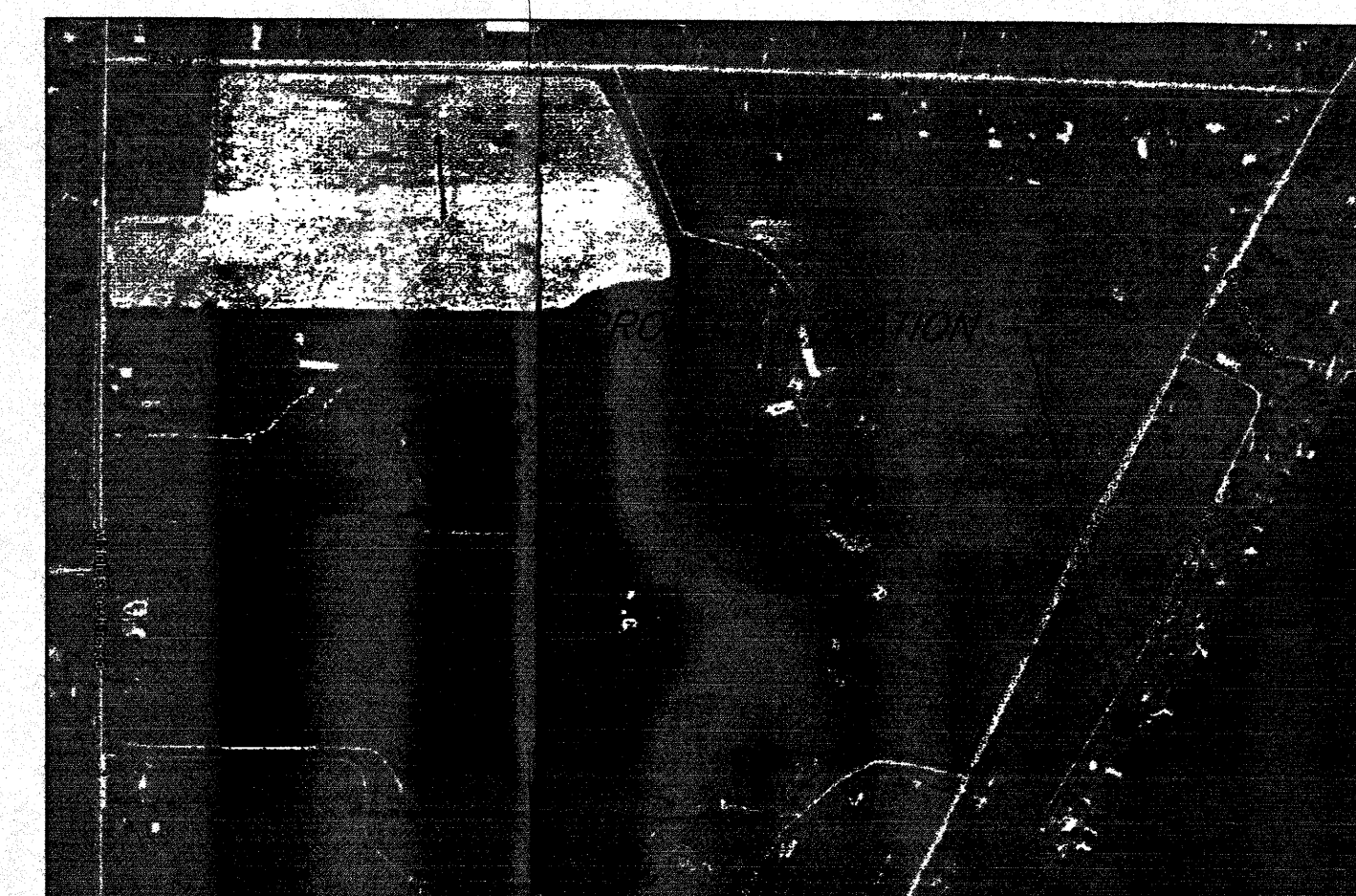
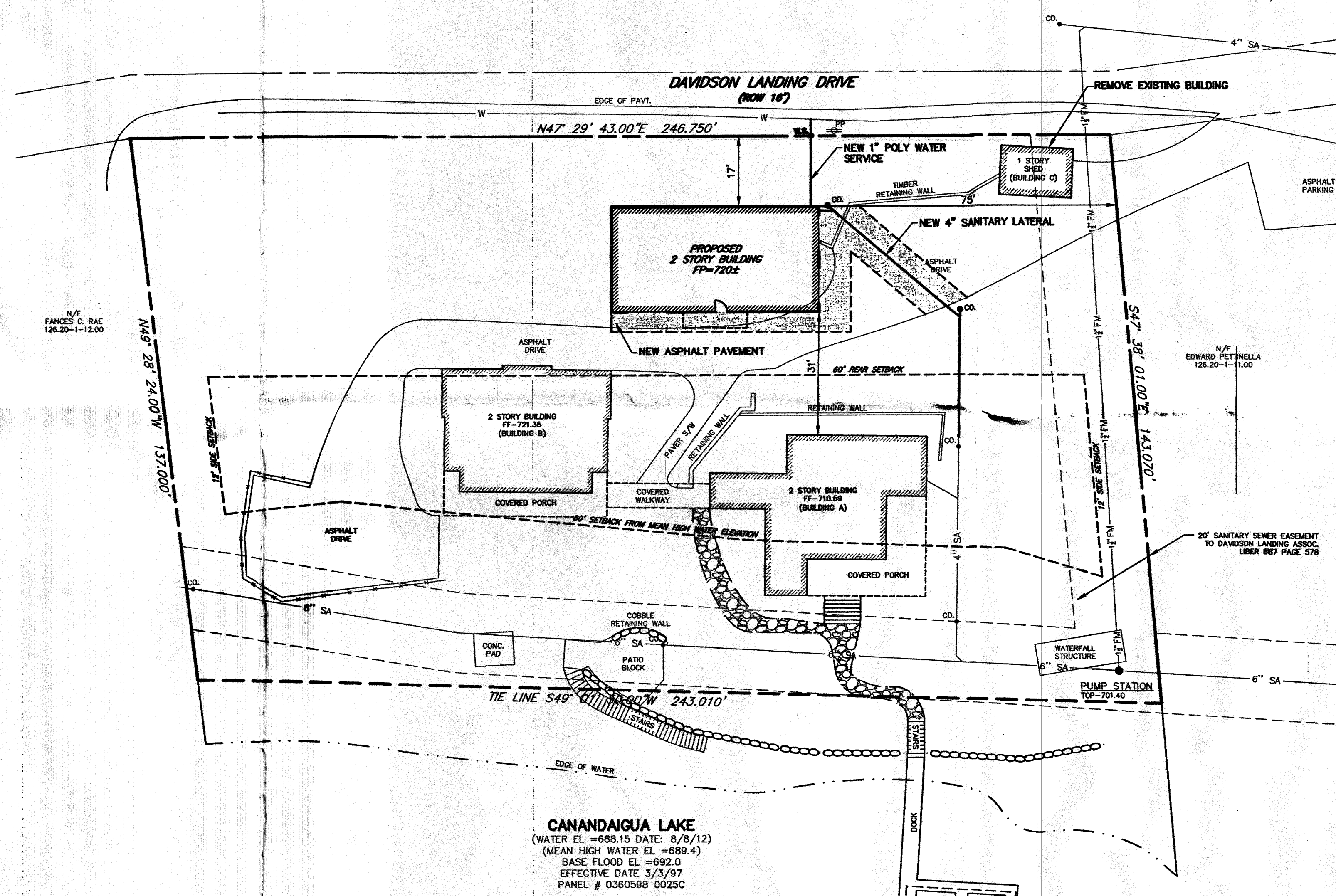


**FOR
GARAGE AND ARTIST STUDIO**

4519 DAVIDSON LANDING DRIVE
TOWN OF CANANDAIGUA COUNTY OF ONTARIO STATE OF NEW YORK

REVISIONS		
DATE	BY	REVISION
4.23.13	MN	REVISED TOPO
5.14.13	MN	VARIANCE APPLICATION

1 of 1
SHEET No:
0437-13
JOB No:
DRAWING No:



LOCATION MAP

1.1 GENERAL

- A. PROPERTY OWNER -** JOHN & JOANNE SMITH
4519 DAVIDSON LANDING
CANANDAIGUA, NY 14424
- B. PROPERTY ADDRESS -** 4519 DAVIDSON LANDING
CANANDAIGUA, NY 14424
- C. TAX ACCOUNT -** 128-20-1-15-200
- D. LOT SIZE** 0.98 ACRES

1.2 ZONING REGULATIONS:

- A. ZONING DISTRICT - RLD- RESIDENTIAL LAKE DISTRICT**

B. CODE REQUIREMENTS -		
ITEM	REQUIRED	PROPOSED
LOT SIZE	20,000 SF	24,985 S.F.
LOT WIDTH	125 FT	263 FT
FRONT SETBACK	50 FT	107 FT
REAR SETBACK	60 FT	17 FT*
SIDE SETBACK	12 FT	75 FT
BUILDING COVERAGE	15 %	12 %
BUILDING A	1,252 SF	
BUILDING B	1,257 SF	
BUILDING C	220 SF	
PORCH/COVERED WALK	365 SF	
PROPOSED	1,482 SF*	
TOTAL	5,076 SF	
STRUCTURE HEIGHT	16 FT MAX	>16 FT

*VARIANCES REQUESTED

- 1- PROPOSED GARAGE TO BE USED AS HABITABLE SPACE (RESTROOM, BUNK BEDS, RECREATION)

CODE:
DEFINITION OF A DETACHED GARAGE: AN ACCESSORY BUILDING WHICH PROVIDES FOR STORAGE OF MOTOR VEHICLES BY THE OWNER, OR OCCUPANTS ON THE LOT WHICH IT IS ERECTED, WITH NO PROVISION FOR REPAIRING OR SERVICING SUCH VEHICLES FOR PROFIT. A PORTION OF THE STRUCTURE MAY BE USED FOR THE STORAGE OF HOUSEHOLD ITEMS AND OTHER PERSONAL POSSESSIONS. NO HABITABLE SPACE SHALL BE PROVIDED (WORKING, SLEEPING, EATING, COOKING OR RECREATION OR COMBINATION THEREOF).

- 2- SIZE OF STRUCTURE
CODE:
DETACHED PRIVATE GARAGE SHALL NOT EXCEED 900 S

- 3- 17' REAR SETBACK
CODE:
60' REAR SETBACK REQUIRE

4. ACCESSORY BUILDING HEIGHT GREATER THAN 15' MAX ACCESSORY BUILDING HEIGHT

B) LEGEND:

EXISTING	DESCRIPTION
	SIGN
	LIGHT POLE
	POWER POLE
	GAS MAIN & VALVE
	ELECTRIC CONDUIT & STRUCTURE
	TELEPHONE CONDUIT & STRUCTURE
	CENTERLINE AND STATIONING
	RIGHT-OF-WAY OR PROPERTY LINE
	CURB
	FENCE (DESCRIPTION)
	SANITARY SEWER WITH MANHOLE
	STORM SEWER, MANHOLE & FIELD/DROP INLET
	WATER MAIN WITH HYDRANT & GATE VALVE
	CENTERLINE OF SWALE
	CONTOUR
	DRAINAGE FLOW ARROW
	SPOT ELEVATION
	TREE LINE
	IRRIGATION CONTROL BOX
	BUSH OR SHRUB