



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

June 8, 2021

Chris Jensen
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua NY 14424

Re: Revised Variance Application
The Gill Residence
4495 Davidson Landing Drive
Town of Canandaigua, County of Ontario

Dear Chris,

On behalf of our clients, Dan & Debbie Gill, we are providing updated design materials with a reduced building footprint in order to address the feedback received from the Canandaigua Zoning Board of Appeals at the June 1st, 2021 meeting.

The project originally envisioned creating a new addition that connects to the existing cottage, intending to reuse the existing living space and preserve the multi-generational structure. This unconventional approach, however, was not the most efficient use of building square footage, pushing the building coverage to 19.7%, where 15% is allowed by Town Code. The Zoning Board expressed concerns with the scale of this variance, and asked that the proposed home be amended to reduce the variance request.

After re-evaluating the home, two primary revisions were applied order to achieve this area reduction. First, the existing cottage has been eliminated and the necessary living area consolidated into the main building footprint. Second, the proposed roof overhangs have been paired down where possible to further reduce the building area. These edits reduced the building coverage to **16.9%** provide the following advantages from a zoning perspective:

1. **Scale of Variance** - the variance has been reduced to less than 50% of the original request, from 4.7% to 1.9%.
2. **Environmental Impact** – from a bird’s eye view, the building is now less that 15% coverage, as the green roof comprises 1.9% of the building coverage. The variance can be considered to have no environmental impact, as the area being considered for variance acts as pervious area.
3. **Visual Impact** – eliminating the existing cottage reduced the length of the building along the lake by roughly 20%, or 34 feet. The structure now takes up less that 50% of the lakeside frontage, with more balanced spacing on either side of the home.
4. **Preexisting Nonconformities** – both the front and side setbacks were increased when the existing structure was eliminated. The front setback has been improved and the side setback is now in compliance. In addition, the overall lot coverage has been further reduced by another 2.2%, eliminating a total of 3.7% from the lot coverage preexisting nonconformity.

Going the distance for you.

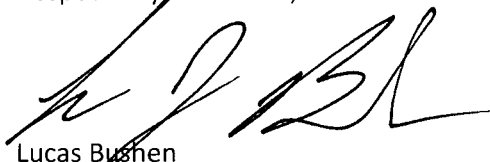
- 5. Building Footprint** – the actual enclosed living space of the structure takes up 13.6% of the lot. The remaining building coverage is associated with covered outdoor areas.

Attached to this letter are the following revised documents, depicting the described changes:

- Revised Concept Floor Plans
- Revised Architectural Elevations
- Revised Site Plans
- Revised Building Coverage Plan

We look forward to further discussing this project and the revisions with the Zoning Board of Appeals on June 15th. In the meantime, if you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Lucas Bushen
Marathon Engineering

cc: Dan & Debbie Gill; Applicant
David Hanlon; Hanlon Architects