



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

March 10, 2017

Doug Finch
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua NY 14424

Re: Variance Approval
4519 Davidson Landing Drive
Town of Canandaigua, County of Ontario

Dear Doug,

On behalf of our clients, John and Joanne Smith, we are pleased to submit plans of the above referenced project for your review. We are requesting that this application be placed on the Zoning Board of Appeals agenda of April 18, 2017.

The project is located on the southeastern side of Davidson Landing Drive, approximately ½ mile south of the intersection of Foster Road and West Lake Road. The property is 0.782 acres in size, and is zoned RLD – Residential Lake District.

The applicant proposes to remove some existing asphalt currently used for parking and construct an 890-square foot detached garage. We have identified four variances that will be required:

Variance:	REQUIRED	PROPOSED
1) Min Front Setback (Garage)	60.0'	30.5'
2) Max Garage Height	16'0"	19'9"
3) Building Location (yard)	Side	Front
4) Max Lot Coverage	25%	32%

For the lot coverage variance, it should be noted the lot size used is calculated using the tie line, rather than using the Mean High Water Mark (MHW) – they are separated by distance that varies from 25 feet to 48 feet across the 243 feet lot width. Using the MHW would change the percentage significantly as 0.198 acres would be added to the denominator.

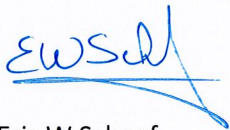
Going the distance for you.

Enclosed is the following information to aid in your review:

- 1 copy of Zoning Board of Appeals Application
- 1 copy of the Tests for Granting an Area Variance
- 1 copy of the Short EAF
- 1 copy of the Sketch Plan Checklist
- 1 copy of the Consultant Fee Acknowledgment
- 1 copy of the Colorized Rendering – View from the Lake (11x17)
- 1 copy of the Site Plan (full size)
- 1 copy of the Architectural Elevations (full size)
- 1 check for the Zoning Board Application Fee (\$100.00)

We look forward to discussing this project with the Zoning Board of Appeals on April 18th. In the meantime, if you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Eric W Schaaf
Marathon Engineering

cc: John Smith
Randall Peacock, Architect