

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: John and Joanne Smith
PROPERTY ADDRESS: 4519 Davidson Landing Drive
TAX MAP NUMBER: 126.20-1-15.200
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for Area Variance, dated 03/08/2017, received for review by Town on 03/14/2017.
- Plans titled "New Garage Site Plans" by Marathon Engineering, dated 01/17/2016, revised on 04/05/2017, received by the Town on 04/07/2017.
- Plans titled "Three Car Garage" by Randall F. Peacock Architect, dated 01/24/2017, no revisions noted, received by the Town on 03/14/2017.

PROJECT DESCRIPTION:

- Applicant proposes building a new private garage in the RLD.

DETERMINATION:

- One detached private garage is a permitted accessory use in the RLD.
- Proposed garage has a 30.5 ft. setback from the front lot line when 60 ft. is required.
- Proposed garage is in the front yard when rear yard is required.
- Proposed garage has a maximum building height of 19.9 ft. when 16 ft. is permitted.
- Proposed lot coverage is 27.9% when 25% is the maximum permitted.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to multiple variances within 500 ft. of County Road 16.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 29.5 ft. front setback variance.
- Application received to allow a private garage in the front yard.
- Application received for 3.9 ft. height variance.
- Application received for 2.9% lot coverage variance.

REFERRAL TO PLANNING BOARD FOR:

- Applicant has requested Sketch Plan review by the Planning Board.

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

DATE: 4/12/17

BY: 
Eric Cooper – Zoning Officer

CPN- 022-17

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 File
Property Owner
Town Clerk

