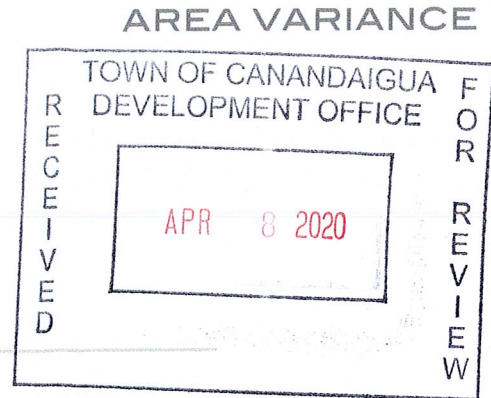




Project: **Quehl-Vestal Residence**

Location: 3312 Fallbrook Park, Canandaigua, NY 14424

Date: April 8, 2020



**1. *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.***

No, an undesirable change will not be produced in the character of the neighborhood as many of the neighboring properties have been renovated or newly built and have had past area variances granted (please see submitted past variance chart). The building coverage variance is consistent throughout the neighborhood. We have moved the proposed footprint further away from the north and east property lines while maintaining a similar distance from the west property line (or lake shore) as both neighbors. The development of this property will not cause any detriments to its neighbors or other nearby properties.

**2. *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue other than an area variance.***

No, we would not be able to achieve the sought after development by any other means. This existing property is smaller than the minimum lot area required by the zoning code, placing it in a unique situation. We have gone through an exhaustive design and site development process to create the most efficient home for our clients while minimizing any variances needed. Throughout the process concessions to the design were made to enhance the lake side environment by adhering to the shoreline guidelines, move the proposed footprint away from the northern neighbor and create the look of a shorter home with lower rooflines and a smaller second floor footprint.

**3. *Whether the requested area variance is substantial.***

No, the area variances we are requesting are not substantial for the Fallbrook Park neighborhood. Please refer to the submitted table indicating all past variances approved for similar lot sizes. The existing house is currently non-conforming in lot coverage, building coverage, road side setback and north side yard setback. We will be bettering 3 of these 4 non-conforming items and only asking for a minimum increase with the building coverage, similar to many of the recently built or renovated neighbors.

**4. *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.***

No, we do not feel that the proposed development plan will have any adverse effect on the physical or environment conditions in the neighborhood. We designed the home and surrounding property to seamlessly tie into the existing neighborhood aesthetic while still having some distinguishing features and elements. The proposed development plan also takes into account modern roof and ground water drainage techniques, native landscaping and lower building forms at both the lake and road side elevations (minimizing the feeling of height at the prominent sides of the property). We are working

## AREA VARIANCE

with a landscape architect to replenish any disturbed area and greatly improve the existing character of the property.

5. ***Whether the alleged difficulty was self created, which consideration shall be relevant to the decision of the ZBA, but shall no necessarily preclude the granting of the area variance.***

No, these difficulties were not self created.



PROJECT: Quehl-Vestal Residence

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### Variances Granted Supporting Requests at 3312 Fallbrook Park

Address	Front Set Back (60' Required)		Building Height (25' Maximum)		Building Coverage			Lot Coverage (Rule change - March 2016)		
	Setback Granted	Date Granted	Height Granted	Date Granted	Variance Granted %	Building Coverage %	Date Granted	Variance Granted %	Lot Coverage %	Date Granted
3306 Fallbrook Park	43.9'	12/09/2008			6.67	21.67	12/17/2013			
3316 Fallbrook Park	45.5'	07/10/2017			13.6	28.6	07/10/2007			
3318 Fallbrook Park	22'	07/21/1998			11.1	26.1	07/21/1998			
3320 Fallbrook Park	45'	05/18/1993			4.1%	29.1%	06/15/2019			
3322 Fallbrook Park					5.7	30.7	07/21/2015	8.6	48.6	07/21/2015
3332 Fallbrook Park			26.9'	10/17/2000	15	30	10/07/2000			
3334 Fallbrook Park					6.21	34.36	04/11/1990			
3336 Fallbrook Park					10.8	25.8	08/17/2004			
3338 Fallbrook Park					14.77	29.77	03/18/2003			
3342 Fallbrook Park					15	30	06/21/2011			
3344 Fallbrook Park	56.2'	11/15/2005			14.79	29.79	11/15/2005			
3354 Fallbrook Park	44'	05/17/1994			12.5	27.5	05/17/1994			
3360 Fallbrook Park	30'	11/16/1993	25.83'	11/16/1993	11.1	26.1	11/16/1993			
3376 Fallbrook Park					18	33	07/17/2001			
3380 Fallbrook Park	26'	02/14/2006			11.1	26.1	02/14/2006			
3384 Fallbrook Park			25.75'	08/21/1983						
3388 Fallbrook Park					15.96	30.96	06/15/1999			
3380 Fallbrook Park	25'	04/21/1992			13.4	28.4	04/21/1992			
3392 Fallbrook Park	16.1'	07/04/2012	25.63'		18	33	07/04/2012			
3394 Fallbrook Park	29'	06/18/1996	30'	06/18/1996	23	38	06/18/1996			
3394 & 3396 Fallbrook Park	19.21'	09/19/2017	27'	09/19/2017	1.1	21.1	09/19/2017	1.7	31.7%	09/19/2017
3473 Lakeview Lane								6%	15%	04/08/2008
3475 Lakeview Lane								7.57%	15%	06/13/2006
3483 Lakeview Lane								9.9%	15%	05/17/2005
3491 Lakeview Lane	10'	01/21/2014			11.4	26.40	01/21/2014			

Address	Front Set Back (60' Required)	Building Height (25' Maximum)	Building Coverage			Lot Coverage (Rule change - March 2016)			
3463 Lakeview Lane						7.3%	15%	11/21/2000	
3465 Lakeview Lane	34.15'	2/15/20	5.8%	20.8%	2/15/20	4.9%	25%	2/15/20	
3467 Lakeview Lane						13.3%	15%	05/15/2012	
3501 Lakeview Lane						14.9%	15%	07/21/1998	
3505 Lakeview Lane						4.1%	15%	05/19/1998	
3467 County Road 16									
3465 County Road 16						9.1%	15%	10/18/1994	
4519 Davidson Landing	29.5'	05/16/2017				10%	15%	04/25/1990	
4727 Co. Road 16	19'	04/19/2016	2.2	17.2	04/19/2016	4.9	29.9	04/19/2016	
4341 Tichenor Point			27'						
5051 Co. Road 16			32.5'	05/20/2014					
3490 Sandy Beach Drive						7	37	01/19/2016	
3468 Sandy Beach Drive									
3796 Co. Road 16									
3414 Poplar Beach			11	26	04/15/2014	14.8	39.8	03/15/2016	
3468 Poplar Beach	14.9'	09/16/2014							
4805 Co. Road 16	36.5'	03/07/2017							
4895 Co. Road 16	27'	12/15/2015							
4220 Co. Road 16	31.75'	03/18/2014							