

Town of Canandaigua

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

Established 1789

CERTIFICATE OF NON-CONFORMITY

PROPERTY OWNER: RICHARD W. QUEHL; KELLI B. VESTAL

PROPERTY ADDRESS: 3312 FALLBROOK PARK

TAX MAP NUMBER: 98.11-1-6.000

ZONING DISTRICT: RLD

DESCRIPTION OF NON-CONFORMITIES:

- Lot Width of 54.31 ft. when 125 ft. is required. Date established is unknown.
- Lot Area of 8,145 square feet when 20,000 square feet is required. Date established is unknown.
- Building Coverage of 32.9% when the maximum permitted is 25%. Date established is unknown.
- Lot coverage of 58.7 % when the maximum permitted is 40% lot coverage. Date established is unknown.
- Existing single-family dwelling with front setback of 5.7 ft. when 50 ft. is required. Date established is unknown.
- Existing single-family dwelling with right-side setback of 0.3 ft. when 8 ft. is required. Date established is unknown.
- Existing accessory structure (patio) with right-side setback of 3.3 ft when 8 ft. is required. Date established is unknown.
- Existing swimming pool located in rear yard when such structure shall not be located in the rear yard of a lot where said rear yard adjoins Canandaigua Lake. Established in 1987.

DETERMINATION:

This certificate is per Survey titled "Map of Survey – Lands of David T. Hansen Et. LIX." by Anderson Robartes, Surveyors, prepared on 05/06/1986, received by Town on 05/14/1986; per Site Plans titled "One Stage (Preliminary/Final) Site Plan Set for Quehl-Vestal Residence" by Venezia Land Surveyors and Civil Engineers, dated 04/08/2020, revised on 06/03/2020, received by the town on 06/03/2020; and, per Survey titled "Existing Conditions Survey prepared for Richard W. Quehl & Kelli B. Vestal" by Venezia Land Surveyors and Civil Engineers, dated 3/17/2020, no revisions noted, received by the Town on 04/20/2020

This Certificate of Non-Conformity is being issued per Chapter 220 Section 107 of the Town's Zoning regulations. This Certificate is a report of the findings made by the Town Zoning Inspector.

This Certificate of Non-Conformity only verifies that the structures and uses existing on the date of application for permit and, as described above, does not comply with the existing regulations set forth in Chapter 220 of the Town Code.

This Certificate of Non-Conformity does not permit the described use to be expanded upon without explicit permission from the Town of Canandaigua (Chapter 220 Section 107).

Continuance or changes of a non-conforming structures and use is subject to the provisions of Town Code, Chapter 220 Section 107.

CODE SECTIONS: Chapter §1-17; §220-9; §220-21; §220-107; §220a Sch.1 Zoning Schedule


Eric Cooper / Planner

June 8, 2020

Date

