

Town of Canandaigua

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

Established 1789

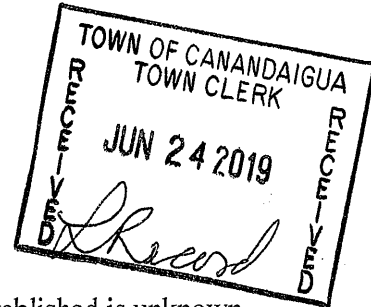
CERTIFICATE OF NON-CONFORMITY

PROPERTY OWNER: VIOLAS FAMILY TRUST

PROPERTY ADDRESS: 3320 FALLBROOK PARK

TAX MAP NUMBER: 98.11-1-10.000

ZONING DISTRICT: RLD



DESCRIPTION OF NON-CONFORMITY:

- Lot size of 6,945 sq. ft. when 20,000 sq. ft. is required. Date established is unknown.
- Lot Width of 50 ft. when 125 ft. is required. Date established is unknown.
- Single Family dwelling has a front setback of 45.6 ft. when 50 ft. is required. Established on 04/23/1993.
- Lot coverage of 47.4% when 40 % is the maximum. Date established is unknown.
- Building coverage of 25.8% when 25% is the maximum. Date established is unknown.

DETERMINATION:

This certificate is per Site Plans titled "Violas Family Trust" by Venezia Land Surveyors and Civil Engineers, dated 06/13/2019, no revisions noted, received by the town on 06/14/2019.

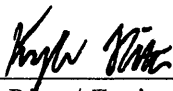
This Certificate of Non-Conformity is being issued per Chapter 220 Section 107 of the Town's Zoning regulations. This Certificate is a report of the findings made by the Town Zoning Inspector.

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; 220a Sch.1 Zoning Schedule



Kyle Ritts / Zoning Inspector

6/24/2019

Date