

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Marc & Tina Zagara

PROPERTY ADDRESS: 3326 Fallbrook Park/ Tax Map #98.11-1-13.000

ZONING DISTRICT: RLD

Determination Reference:

- Area Variance application, dated 10/6/2021, updated and received 08/12/2022.
- Zoning Sketch Plan titled "Marc A. & Tina M. Zagara," prepared by Rocco Venezia, Surveyor, dated 9/16/2022, revised, 8/12/2022, 9/14/2022, received 9/16/2022.

Project Description and Project Considerations:

- The Applicant is proposing an addition to the existing home and an addition to the existing garage. Lot is 6,520 square feet.

Determination:

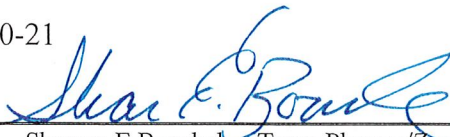
- Application does not meet zoning schedule requirements for RLD district.
- The side setback in the RLD is 8 feet. Applicant is proposing a 5.5-foot side setback.
- The maximum building coverage in the RLD is 25%. Applicant is proposing 33.7 building coverage.
- The maximum lot coverage in the RLD is 40%. Applicant is proposing 63.3 % lot coverage.

Referral to Zoning Board of Appeals:

Proposed additions do not meet the zoning schedule requirements for the RLD District; 5.5-foot side setback when 8 feet is required (*2.5-foot setback variance needed*), 33.7 percent building coverage when 25% is maximum (*8.7% building coverage variance needed*), 63.3 % lot coverage when 40% is maximum (*23.3 % lot coverage variance needed*).

CODE SECTIONS: Chapters §1-17; §220-21

DATE: 9/23/22

BY: 
Shawna E Bonshak – Town Planner/Zoning Officer

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 Owner
Town Clerk

CANANDAIGUA TOWN CLERK

SEP 23 2022

RECEIVED 