

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: VANDEREEMS, DAVID & KAREN

PROPERTY ADDRESS: 6245 GOFF RD

TAX MAP NUMBER: 139.00-1-38.000

ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Application for Area Variance, dated 07/23/2018. Received for review by Town on 07/23/2018.
- Sketch Plans titled "Untitled" by David VanDerEems, dated 07/23/2018, no revisions noted, received by the town on 07/23/2018.

PROJECT DESCRIPTION:

- Applicant constructed without permit a 204 sq. ft. deck on a permitted 875 sq. ft. accessory building.
- Upon receipt of violation, applicant seeks a variance to remedy such violation.

DETERMINATION:

- Within the RR-3, a nine-hundred-square-foot accessory building shall be allowed on vacant lots with no primary building.
- Proposed accessory building is 1,079 sq. ft, when 900 sq. ft. is maximum allowable.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates to a single-variance. Exception #01

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 179 sq. ft. Area Variance for Accessory Building footprint on vacant parcel.

CODE SECTIONS: Chapter §1-17, §220-9; §220-16; §220-64; §220-107; §220a Sch.1 Zoning Schedule

DATE: 9/7/2018

BY: *Eric A Cooper*
Eric Cooper – Zoning Inspector

CPN- 18-060

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

