

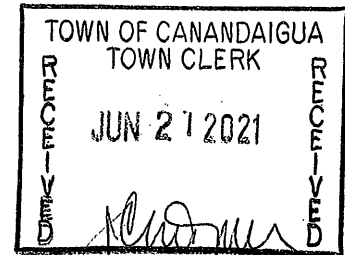
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Allan and Margaret Cooper
PROPERTY ADDRESS: 4702 Grandview Park
TAX MAP NUMBER: 71.18-3-31.000
ZONING DISTRICT: R-1-20



DETERMINATION REFERENCE:

- Application for Zoning Board of Appeals Area Variance, dated 5/27/2021. Received for review by Town on 06/03/2021.
- Aerial overlay and hand sketch plan of proposed detached accessory structure, received on 6/03/2021.
- Waiver Request application requesting waiver from a professionally prepared plan, dated 6/03/2021.
- Building Permit application for a detached accessory structure, dated 05/12/2021, received 6/03/2021.

PROJECT DESCRIPTION:

- Applicant proposes to construct a 12' x 20' (240sf) detached accessory structure.

DETERMINATION:

- Applicant proposes detached accessory structure 5'-3" from left parcel boundary when 15' is required.
- Applicant proposes detached accessory structure 11' from front parcel boundary when 60' is required.
- Detached accessory structures are a principally permitted accessory use within the R-1-20 zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requires waiver approval from a professionally prepared plan.
- Applicant requires a 9'-9" left setback area variance.
- Application requires a 49'-0" front setback area variance.

REFERRAL TO PLANNING BOARD FOR:

- This application is not required to be reviewed by the Town of Canandaigua Planning Board.

CODE SECTIONS: Chapter §1-17; §220

DATE: 6/21/2021

BY:

Chris Jensen, PE MCP - Zoning/Code Enforcement Officer

CPN- 2021-054

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