

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: RICHENBERG, LORETTA
PROPERTY ADDRESS: 4971 ISLAND VIEW DRIVE
TAX MAP NUMBER: 98.05-3-7.000
ZONING DISTRICT: R-1-20

DETERMINATION REFERENCE:

- Application for Zoning Board Area Variance, dated 12/12/2019. Received for review by Town on 12/13/2019.
- Application for New Structure/Addition Building Permit, dated 12/18/2019. Received for review by Town on 12/18/2019.
- Plans titled "New Residence Site Plan Prepared For: Loretta Richenberg" by Marks Engineering, P.C., dated 12/13/2019, revised on 12/19/2019, received by the town on 12/20/2019.
- Site Development Permit Approval granted by Code Enforcement Officer on 11/12/2019.

PROJECT DESCRIPTION:

- Applicant proposes to remove existing dwelling and to construct a new, single-family dwelling and attached garage.
- Permit issued for the demolition of the existing single-family dwelling on 11/12/2019.

DETERMINATION:

- Proposed dwelling to have a 27.29 ft. front setback when required front setback shall be no less than 60 ft.
- Pre-Existing Non-Conforming rear setback (of approximately 22.9 ft. from rear setback line when 40 ft. is required) to be abandoned
- Pre-Existing Non-Conforming left-side setback (of approximately 17.0 ft. from left-side yard line when 25 ft. is required) to be abandoned.
- Pre-Existing nonconformities that have been abandoned for more than one year shall not be re-established except as in compliance with the requirements of Town Code.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it is single item and unrelated to a site plan, subdivision, or multiple variance requests. Exception #01.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

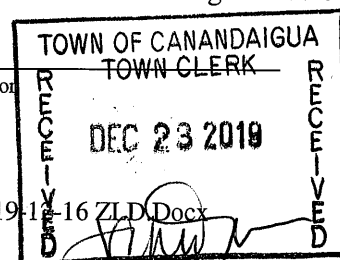
- Application received for 32.71 ft. front setback area variance.

CODE SECTIONS: Chapter §1-17; §165; §220-9; §220-19; §220-107; §220a Sch. 1 Zoning Schedule

DATE: 12/23/19

BY: Kyle Ritts
Kyle Ritts-- Zoning Inspector

CPN- 19-095



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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