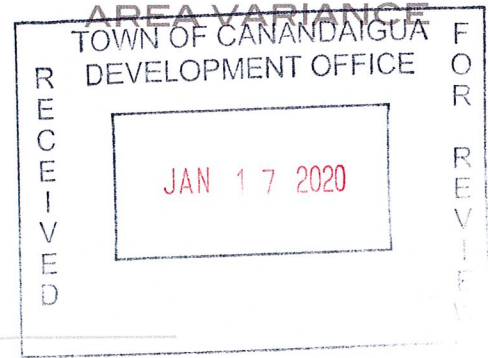




Project: **Lupton Residence**

Location: 3459 Lakeview Lane, Canandaigua, NY 14424

Date: January 17, 2020



1. *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*

No, an undesirable change will not be produced in the character of the neighborhood as many of the neighboring properties have been renovated or newly built and have had past area variances granted (please see submitted past variance chart). The road side setback for the garage we are asking for is consistent with nearly every property on Lakeview Lane. The hot tub variance in the rear yard will not be a detriment to the neighborhood or the lake facade as we will be sinking the tub into the ground and from the lake it will resemble a patio area. The development of this property will not cause any detriments to its neighbors or other nearby properties.

2. *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue other than an area variance.*

No, we would not be able to achieve the sought after development by any other means. We have gone through an exhaustive design and site development process to create the most efficient home for our clients while minimizing any variances needed. Throughout the process concessions to the design were made to maintain as much of the existing landscape as possible and only minimally alter the existing lake frontage development.

3. *Whether the requested area variance is substantial.*

No, the area variances we are requesting are not substantial for the Lakeview Lane neighborhood. The existing property is 20,647 square feet only 0.03% over the 20,000 s.f. lot size dictated by the zoning code, which allows for increased coverage percentages. In which case we would not need a lot coverage variance and would only be asking for a building coverage variance of 0.08%. Please refer to the submitted table indicating all past variances approved for similar lot sizes.

The properties on Lakeview Lane have a non-developable common space of 4.86 acres deeded into their properties. This area is shared by 19 lots which provides this lot with an additional 0.5 acres of green space (please refer to the submitted site plan, sheet A-5) The existing house is currently non-conforming and with our proposed plan we are moving the rear yard or lakeside setback closer to conformity.

4. *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

No, we do not feel that the proposed development plan will have any adverse effect on the physical or environment conditions in the neighborhood. We designed the home and surrounding property to seamlessly tie into the existing neighborhood aesthetic while still having some distinguishing features

AREA VARIANCE

and elements. The proposed development plan also takes into account modern roof and ground water drainage techniques, native landscaping and lower building forms at both the lake and road side elevations (minimizing the feeling of height at the prominent sides of the property). We are working with a landscape architect to replenish any disturbed area and greatly improve the existing character of the property.

5. ***Whether the alleged difficulty was self created, which consideration shall be relevant to the decision of the ZBA, but shall no necessarily preclude the granting of the area variance.***

No, these difficulties were not self created.



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ON: 3459 Lakeview Lane, Canandaigua, NY 14424
January 17, 2020

Variances Granted
Supporting Requests at 3459 Lakeview Lane

Address	Front Set Back (60' Required)		Building Height (25' Maximum)		Building Coverage			Lot Coverage (Rule change - March 2016)		
	Setback Granted	Date Granted	Height Granted	Date Granted	Variance Granted %	Building Coverage %	Date Granted	Variance Granted %	Lot Coverage %	Date Granted
akeview Lane								6%	15%	04/08/2008
akeview Lane								7.57%	15%	06/13/2006
akeview Lane								9.9%	15%	05/17/2005
akeview Lane	10'	01/21/2014			11.4	26.40	01/21/2014			
akeview Lane								7.3%	15%	11/21/2000
akeview Lane								6.9%	15%	01/21/1997
akeview Lane								13.3%	15%	05/15/2012
akeview Lane								14.9%	15%	07/21/1998
akeview Lane								4.1%	15%	05/19/1998
allbrook Park	43.9'	12/09/2008			6.67	21.57	12/17/2013			
allbrook Park	45.5'	07/10/2017			13.6	28.6	07/10/2007			
allbrook Park	22'	07/21/1998			11.1	26.1	07/21/1998			
allbrook Park	45'	05/18/1993			7.2	22.2	05/18/1993			
allbrook Park					5.7	30.7	07/21/2015	8.6	48.6	07/21/2015
allbrook Park			26.9'	10/17/2000	15	30	10/07/2000			
allbrook Park					6.21	34.35	04/11/1990			
allbrook Park					10.8	25.8	08/17/2004			
allbrook Park					14.77	29.77	03/18/2003			
allbrook Park					15	30	06/21/2011			
allbrook Park	56.2'	11/15/2005			14.79	29.79	11/15/2005			
allbrook Park	44'	05/17/1994			12.5	27.5	05/17/1994			
allbrook Park	30'	11/16/1993	25.83'	11/16/1993	11.1	26.1	11/16/1993			
allbrook Park					18	33	07/17/2001			
allbrook Park	26'	02/14/2006	25.75'	08/21/1993	11.1	26.1	02/14/2006			

