

Town of Canandaigua

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

Established 1789

CERTIFICATE OF NON-CONFORMITY

PROPERTY OWNER: ALAN MICHAEL II & ELIZABETH BROOKE LUPTON

PROPERTY ADDRESS: 3459 LAKEVIEW LANE

TAX MAP NUMBER: 98.13-1-18.110

ZONING DISTRICT: RLD

DESCRIPTION OF NON-CONFORMITY:

- Existing single-family dwelling with rear (lake) setback of 36.14 ft. when 60 ft. is required. Established in 1998.
- Lot Width of 112 ft. when 125 ft. is required. Established in 1998.

DETERMINATION:

This certificate is per Survey titled "Map of A Survey of Lands of Bernard J. and Eileen Oseroff" by Gary L. Dutton Land Surveyors, prepared on 10/02/1998, received by Town on 10/16/1998; and, per Site Plans titled "One Stage (Preliminary/Final) Site Plan Set for the Lupton Family: Site Grading and Utility Plan" by Venezia Land Surveyors and Civil Engineers, dated 01/09/2020, revised on 01/17/2020, received by the town on 01/17/2020.

This Certificate of Non-Conformity is being issued per Chapter 220 Section 107 of the Town's Zoning regulations. This Certificate is a report of the findings made by the Town Zoning Inspector.

This Certificate of Non-Conformity only verifies that the structures and uses existing on the date of application for permit and, as described above, does not comply with the existing regulations set forth in Chapter 220 of the Town Code.

This Certificate of Non-Conformity does not permit the described use to be expanded upon without explicit permission from the Town of Canandaigua (Chapter 220 Section 107).

Continuance or changes of a non-conforming structures and use is subject to the provisions of Town Code, Chapter 220 Section 107.

CODE SECTIONS: Chapter §1-17; §220-9; §220-21; §220-107; §220a Sch.1 Zoning Schedule



Kyle Ritts / Zoning Inspector

1/27/2020

Date

