

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** John and Kelly Alvermann

**PROPERTY ADDRESS:** 3473 Lakeview Lane

**TAX MAP NUMBER:** 98.13-1-20.00

**ZONING DISTRICT:** RLD

### **DETERMINATION REFERENCE:**

Single Stage Site Plan Application, dated 11/01/2022, received 11/01/2022.

Plan titled, "Site Plan," prepared by Joyce Consulting Group, dated 11/31/2022, revised 12/08/2022, received 12/16/2022.

### **PROJECT DESCRIPTION:**

Applicant proposing to expand their current home; removal of the free-standing garage building and expansion of their current home to include an attached garage.

### **DETERMINATION:**

Proposed lot coverage is 57.4% when 40% is maximum allowable lot coverage.

Proposed building coverage is 37.6% when 25% is maximum allowable building coverage.

Proposed front setback is 31.25 feet when 50 feet is the requirement.

### **REFERRAL TO ZONING BOARD OF APPEALS:**

Applicant requires a building coverage variance for 12.6 % (37.6% when 25% is maximum allowable building coverage).

Applicant requires a lot coverage variance for 17.4% (57.4% when 40% is maximum allowable lot coverage).


Applicant requires a front setback variance of 18.75 feet (31.25 feet when 50 feet is the requirement).

### **REFERRAL TO PLANNING BOARD FOR:**

All single-family residential site plans require Planning Board review and approval.

**CODE SECTIONS:** Chapter §1-17; §220-21; §220-70

**DATE:** 1/12/23

**BY:**   
Shawna Bonshak, Town Planner/Zoning Officer

**CPN- 22-088**

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

**CANANDAIGUA TOWN CLERK**

**JAN 18 2023**

**RECEIVED** 