



PROPOSED SITE PLAN (NOT TO SCALE)

0' 25'

Buildable Area
Less Than
50 Square Feet


100'
60'
12'

Zoning Setback Requirements:

Creek Setback: 100'
Lake Setback: 60'
Side Setback: 12'

Existing Aerial,
Setbacks per Code



- 
- 1 **House Height**
25' max., requesting 26.51'
 - 2 **House Setback, Rear / Lake**
60' required, requesting 40.7'
 - 3 **Concrete Walk Setback, Creek**
100' required, requesting 17.1'
 - 4 **House Setback, Creek** ♦
100' required, requesting 25', existing 25'
 - 5 **Retaining Wall Setback, Creek**
100' required, requesting 4.5'
 - 6 **Garage Setback, North Property Line / Side** ♦
12' required, requesting 5.2', existing varies 0' - 4.7'
(Previously approved while Zoning requirement was 10')

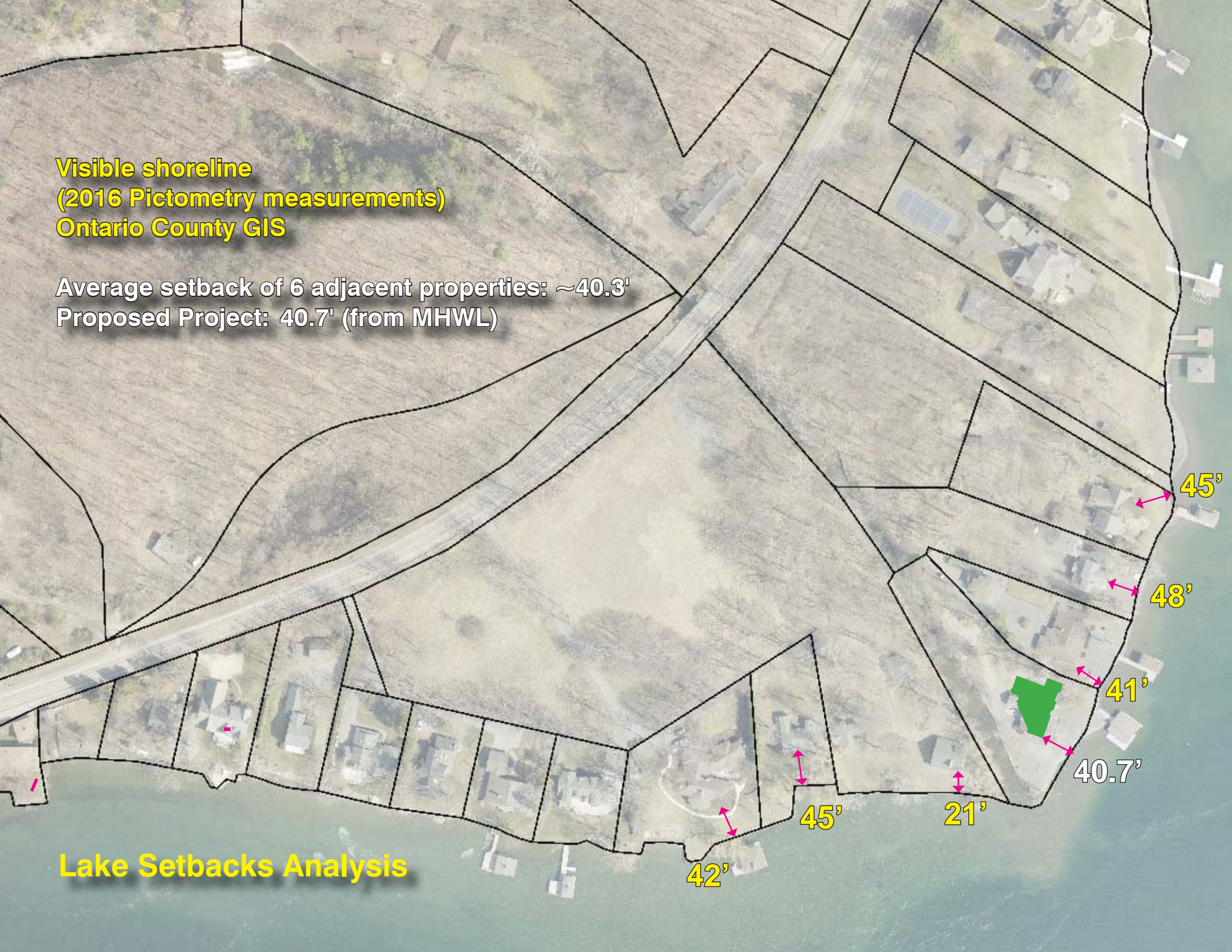
6 Requested Variances

2 are equivalent to variances previously granted in 2013 - Denoted by ♦

**Visible shoreline
(2016 Pictometry measurements)
Ontario County GIS**

**Average setback of 6 adjacent properties: ~40.3'
Proposed Project: 40.7' (from MHWL)**

Lake Setbacks Analysis



0' 25'

Proposed Structure
(grey region)

Existing Structure
(blue dashed line)

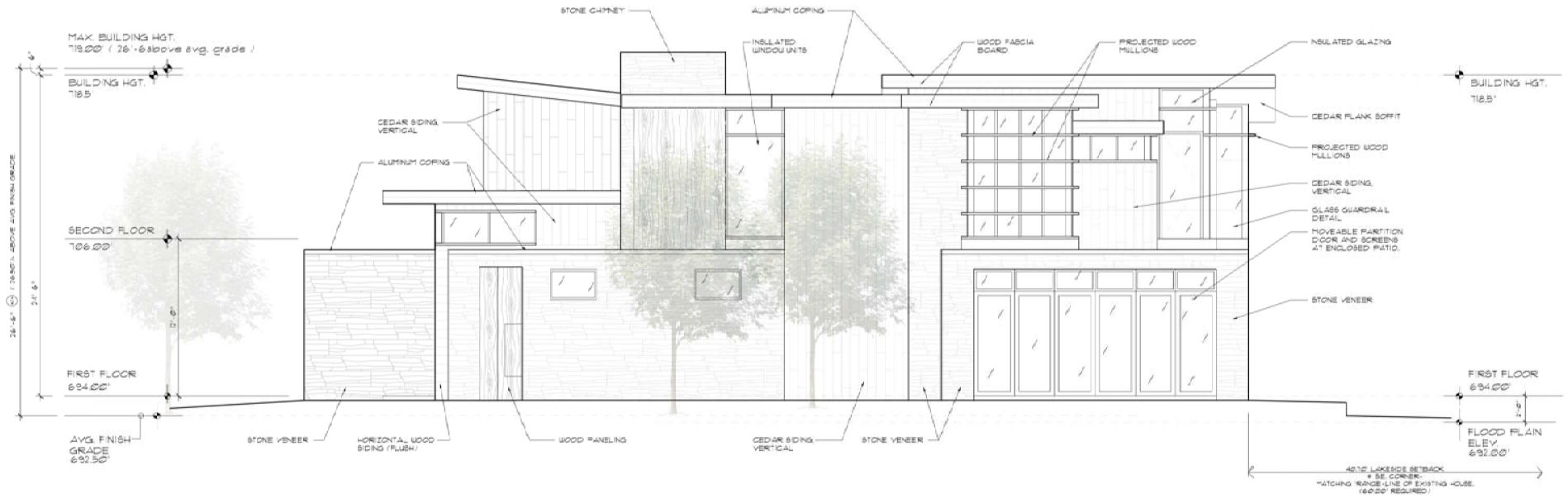
Sketch Plan
Setbacks

Average Lake Setback: 50.6'
(based on setback to closest point at 5' increments along entire lake front facade.)

Creek Setback:
Request equivalent to previously granted creek setback (2013)

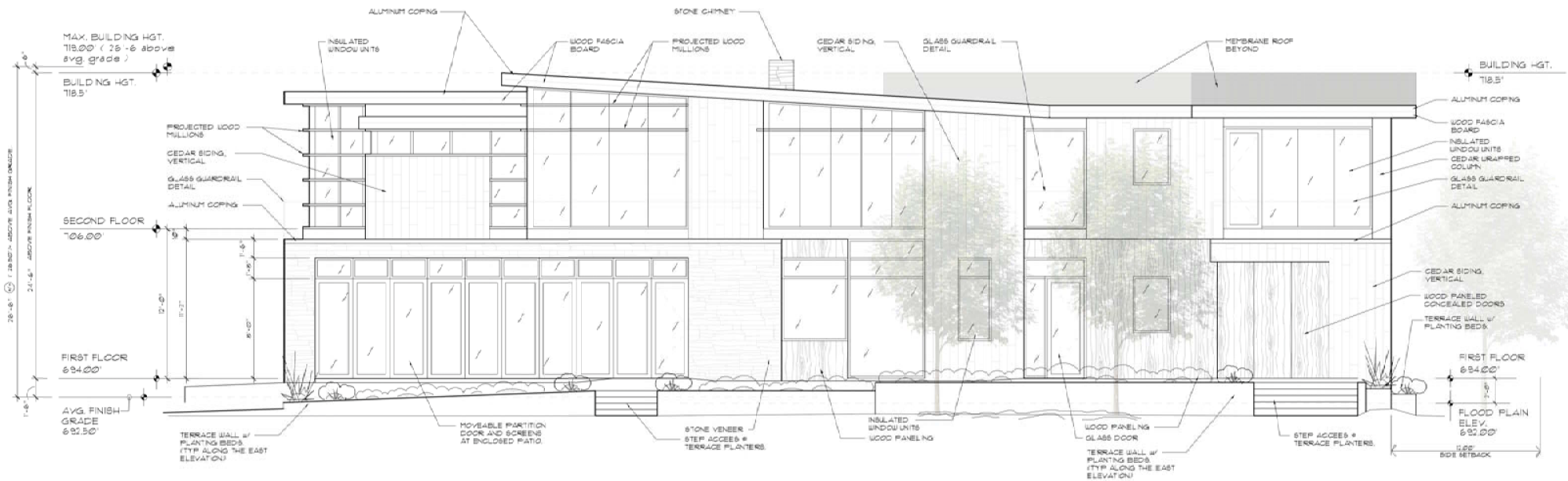
Relative Setback to Neighboring Structures:
House is consistently set back 10+ feet behind range line of adjacent neighbours house.
(Agreement with neighbors)

Garage Setback:
Request equivalent to previously granted creek setback (2013)



2
A4

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



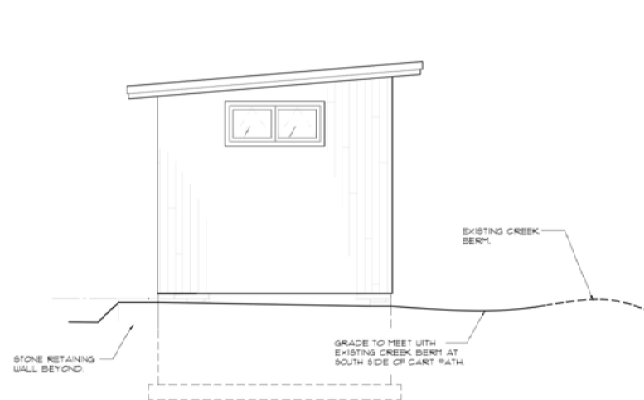
1
A4

EAST ELEVATION (LAKE-SIDE)
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS
(NOT TO SCALE)

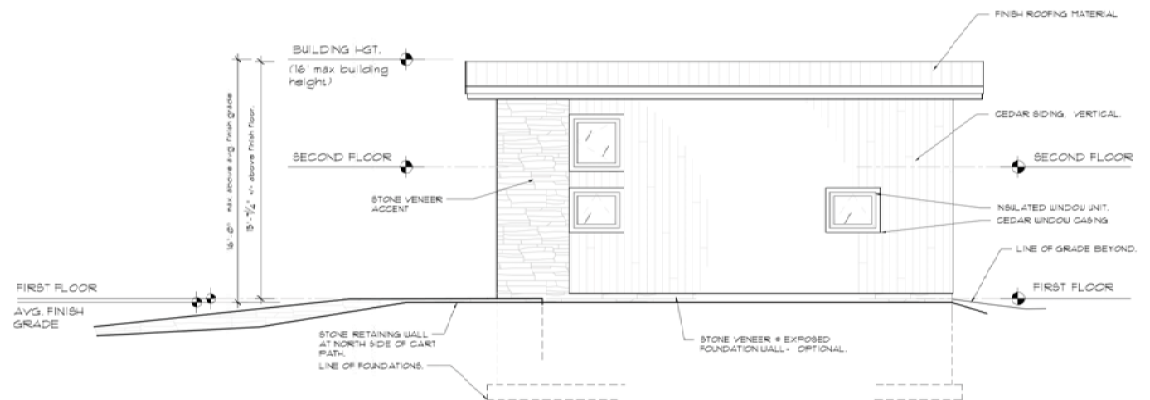


PERSPECTIVE RENDERING
LAKESIDE



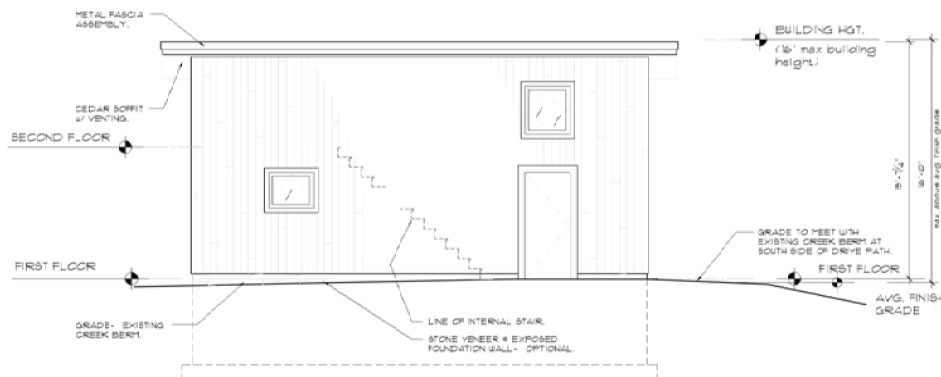
4
A6

WEST ELEVATION
SCALE: 1/4"=1'-0"



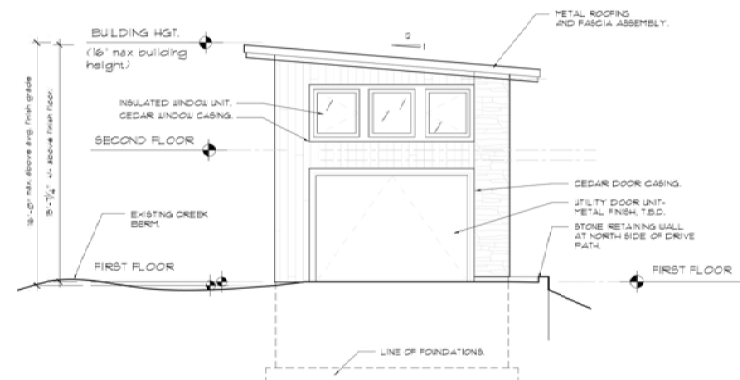
3
A6

NORTH ELEVATION
SCALE: 1/4"=1'-0"



2
A6

SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1
A6

EAST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED DETACHED GARAGE ELEVATIONS (NOT TO SCALE)



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