

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Michael & Jackie Skinner

**PROPERTY ADDRESS:** 3809 Middle Cheshire Road

**TAX MAP NUMBER:** 112.02-1-12.000

**ZONING DISTRICT:** R-1-30

### **DETERMINATION REFERENCE:**

- Area Variance application, with written justification narrative, dated 3/25/2022, received 03/29/2022.
- Map of survey prepared for Gregory L. Jr. & Lynda C. Rheude, prepared by Venezia Land Surveyors, dated 09/20/21, received 04/21/2022.
- Site Plan titled "Skinner Garage Addition," prepared by Mark P. Muller, Architect, dated 04/21/2022, received 04/22/2022.

### **PROJECT DESCRIPTION:**

- Applicant is proposing a garage addition to an existing house.

### **DETERMINATION:**

- Expansion of existing structures, in the R-1-30 district, is permitted.
- Three variances will be required for this application.
- The applicant is proposing a 46.5-foot front setback when 60 feet is required.
- The applicant is proposing a 19.33-foot side setback when 25 feet is required.
- The applicant is proposing lot coverage of 20.28% when 20% is the maximum.

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

- A front setback area variance of 13.5 feet is required.
- A side setback area variance of 5.67 feet is required.
- A lot coverage variance for .28% is required.

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

DATE: 4/26/22

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

**CPN- 2022-024**

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**

**APR 26 2022**

**RECEIVED**

*R Doyle*