

Town of Canandaigua

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ZONING BOARD OF APPEALS DECISION NOTIFICATION

Public Hearing Opened: April 21, 2020
Public Hearing Closed: April 21, 2020

Meeting Date: April 21, 2020,
Project: CPN-20-014

<u>Applicant</u>	<u>Owner</u>	<u>Project Type</u>	<u>Project Location</u>	<u>Tax Map #</u>
Marks Engineering	Mark Laese	Area variance for right side setback	3516 Sandy Beach Drive	98.15-1-43.100

Type of Application

☒ Area Variance ☐ Use Variance
☐ Interpretation ☐ Rehearing

SEOR

☐ Type I
☐ Type II
☐ Unlisted
☐ See Attached Resolution(s)

Variance/Interpretation Requested

Applicant is requesting an Area Variance for 3.94 ft. right side setback when 10 ft. is minimum setback for principal structures. Shall the applicant be granted a 6.06 ft. area variance for a 3.94 ft. setback when 10 ft. is minimum setback for principal structures?

Neg Dec Date:

Pos Dec Date:

Applicant Request

☒ Granted
☐ Denied
☐ Continued to:
☐ See attached resolution(s)

Voting:

John Casey (Alternate)	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Bob Hilliard	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
David Emery	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Kelly LaVoie	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Chip Sahler (Vice Chair)	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Terence Robinson (Chair)	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

Reasons

The Board's decision is based on facts presented during the Public Hearing at the April 21, 2020, meeting as well as information received on March 12, 2020. The Board has considered the unique character of the lot. The application will not have an adverse effect on the neighborhood.

Neighboring parcels are similar. Property line is above MHW is setback from the adjacent neighbors on North & South which reduces lakeside area. Deck along North property line provides safe access to dwelling from lakeside and from Sandy Beach.

Conditions

1. The variance granted is specific to the plan presented to the Zoning Board of Appeals dated March 12, 2020. Any change in plans, shall invalidate the variance.
2. The variance is conditioned on building permits being issued within one (1) year of the date the variance is granted. Failure to obtain building permits within one (1) year shall invalidate the variance.

Certified By: Terence Robinson Date: April 29, 2020

