

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Lisa Callaway
PROPERTY ADDRESS: 2970 State Route 21 (Tax Map #71.18-3-43.000)
ZONING DISTRICT: R-1-20

DETERMINATION REFERENCE:

Area Variance application, dated 5/31/2022, received 6/1/2022.

Waiver Request (from professionally prepared site plan), dated and submitted 6/1/2022, with a site plan sketch prepared by Patrick Quirk.

Aerial images from application, received 6/1/2022.

PROJECT DESCRIPTION:

Owner proposed to add a 34' x 26' (884 sf) addition to their existing garage.

DETERMINATION:

Parcel is within the R-1-20 zoning district.

The proposed garage meets most requirements set forth in the Zoning Schedule.

The side yard setback requirement for R-1-20 is 15 feet. The application is proposing the addition is sited 11.7' from the property line therefore a **3.3-foot area variance is required.**

CODE SECTIONS: Chapter §220; §220-19

DATE: 7/20/22

BY: 
Shawna Bonshak – Town Planner/Zoning Officer

CPN 022-044

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.

cc: Binder, Property File, Property Owner, Town Clerk

CANANDAIGUA TOWN CLERK
JUL 20 2022
RECEIVED
