

January 18, 2018

Town of Canandaigua

Zoning Board of Appeals

Re: 4700 Rt 21 Area Variance Application

I am writing in response to my application that was not voted on at your last meeting. Originally the application was scheduled for the 19th of December and due to the wrong description by the town it could not be reviewed until the 16th of January much to my disappointment as we were leaving for Florida on the 30th of December. With that being the case Eric Cooper informed me I would need someone to be at the meeting in my place of which I asked Ian Davey to be present. **I just now was informed that I would need to inform the board that Ian was authorized to represent me of which he was and is.** Also, now I am told this matter would not be acted upon until another month which is not only disappointing but quite frustrating as I hope you would understand.

The reason for the request is that due to changes in zoning in the past, this parcel has become a pre-existing non-conforming lot that does not meet current lot width requirements for the RR-3 District. In the RR-3, my lot is unique for this reason.

With the existing house being mostly in the center, the well in rear, septic in front and the slope of the parcel to the rear of the lot it is not feasible to put the garage in any other location. Any addition over 6 ft. to the North would require a variance, so essentially and short of tearing down the existing house, it is impossible for me to accomplish my goal of having a garage without a variance.

A couple of things that I would like you to consider is that along the North side there is a thick vegetative buffer between my property and the adjacent property. Additionally, that parcel is a flag lot, meaning that there is no residence actually affected by this action. The House the adjacent driveway leads to is quite a distance both North and West and adjacent to their driveway is open space. As such this action should not adversely impact anyone.

The other important factor is that in keeping with the existing neighbor houses I am totally redoing a 960 SF house that was in disrepair and turning it into a 2380

SF house that warrants the two-car garage as proposed. I had asked Ian Davey to provide the board with a photo of the house and property at the time of my purchase to give you some insight to its condition.

Mr. Cooper had informed me that the neighbor to the South had complained to the town on several occasions regarding this property. When she came over to introduce herself at the time when we began removing three 30 cubic yard dumpsters of debris and garbage that was infested with rats she expressed her gratitude for what was being done and as a result salvage her property value. I believe she spoke at your last meeting as well.

As further enhancing the property I have planted over 40 trees and will continue to spruce it up this Spring. This variance will not only NOT negatively impact the surrounding neighborhood, my investment and improvement will benefit the neighbors with increased property values and the abatement of a consistent nuisance property that threatened the public health and safety.

Other than my current frustration regarding the zoning I am very excited to turn a once derelict property into something very special.

By the way I am appreciative for your time and effort in consideration of my area variance request and the cooperation of both the zoning and building departments.

Most sincerely,

Douglas D. Finch