

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: SMITH, EVAN B & KRISTIN E

PROPERTY ADDRESS: 5325 ST RT 21

TAX MAP NUMBER: 153.00-1-56.210

ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Application for Area Variances, dated 08/09/18. Received for review by Town on 08/10/2018.
- Application for New Structure, dated 08/09/18. Received for review by Town on 08/10/2018.
- Sketch Plans by Evan Smith, no date noted, no revisions noted, received by the town on 08/10/2018.

PROJECT DESCRIPTION:

- Owner proposes to construct a 24'x28' detached garage in the front yard within the RR-3 zoning district.

DETERMINATION:

- Applicant proposes to place a detached garage within the front yard when all such buildings shall be in the side or rear yard.
- Applicant proposes to construct a detached garage with a front setback of 10' when the minimum front setback shall be 60'.
- Applicant proposes to construct a detached garage with a height of 19.25' when the maximum height shall be 16'

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to multiple variance requests within 500' of a State Highway.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for an area variance to allow a detached garage within the front yard.
- Application received for a 50' front setback variance.
- Application received for a 3.25' height variance.

CODE SECTIONS: Chapter 1 §1-17, Chapter §220-9; §220-16; §220a Sch.1 Zoning Schedule

DATE: 8/20/2018

BY: *Eric A. Cooper*
Eric Cooper – Zoning Inspector

CPN- 18-052

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 File
Property Owner
Town Clerk

