

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE

RECEIVED

JUN 16 2017

REVIEW

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9476

CPN #: 046-17

ZONING BOARD OF APPEALS APPLICATION

FOR: ☒ AREA VARIANCE ☐ USE VARIANCE ☐ INTERPRETATION

Permission for on-site inspection for those reviewing application: ☒ Yes ☐ No

1. Name and address of the property owner: JOHN & KATHY HOFF

3444 POPLAR BEACH RD. CANANDAIGUA, NY

Telephone Number of property owner: 585-329-3561

Fax # _____ E-Mail Address: Kathy@the-mix.com

****If you provide your e-mail address, this will be the primary way we contact you****

2. Name and Address of Applicant *if not the property owner*: CHUCK SMITH, DESIGN WORKS ARCHITECTURE, 16 NORTH MAIN ST. SUITE 104, FAIRPORT NY

Telephone Number of Applicant: 585-377-9001

Fax # _____ E-Mail Address: chuck@newdesignworks.com

****If you provide your e-mail address, this will be the primary way we contact you****

3. Subject Property Address: 3444 POPLAR BEACH RD.

Nearest Road Intersection: POPLAR BEACH & SANDY BEACH DR.

Tax Map Number: 98.15-1-15.100 Zoning District: R1D

4. Is the subject property within 500' of a State or County Road or Town Boundary? (If yes, the Town may be required to refer your application to the Ontario County Planning Board.)

Please circle one:

YES

NO

5. Is the subject property within 500' of an Agricultural District? (If yes, an Agricultural Data Statement must be completed and submitted with this application – for use variance applications only.)

Please circle one:

YES

NO

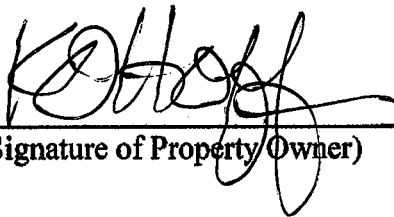
(Continued on back)

6. What is your proposed new project and the variance(s) or interpretation requested?
SECOND FLOOR ADDITION OVER EXISTING FOOTPRINT
ADDITION OVER GARAGE FALLS WITHIN THE FRONT
YARD SETBACK.
7. With your completed application for an Area Variance, attach a tape map/survey/site plan, elevation of the proposed structure, and other documentation necessary describing the requested variance(s) illustrating why it is practically difficult for you to conform to the Zoning Law.
- All maps, surveys, or site plans shall accurately depict the property including all existing and proposed structures, setbacks, and dimensions. *All dimensions must be precise.*
8. With your completed application for a Use Variance, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you feel this use variance is necessary, and a completed Environmental Assessment Form.
9. With your completed application for an Interpretation, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you are appealing the zoning law determination, and a copy of the zoning law determination of which said appeal is requested.
10. If the variance requested is related to signs, attach a Sign Detail Sheet, a site plan, and colored renderings of the proposed signage, and any other documentation required in Article IX (Sign Regulations) of the Town of Canandaigua Zoning Law.

Property Owner is responsible for any consultant fees*
(Town Engineer, Town Attorney, etc.) incurred during the application process.
****See Town Clerk for current Fee Schedule***

I have examined this application and declare that it is true, correct, and complete. I understand that my application and all supporting documentation will be examined by the Zoning Board of Appeals as an integral component of deliberations.

I hereby grant my designee permission to represent me during the application process.


(Signature of Property Owner)

6/6/2017
(Date)

DESIGN WORKS ARCHITECTURE

TESTS FOR GRANTING AREA VARIANCE

To: Town of Canandaigua
Re: Hoff residence
3444 Poplar Beach Road

June 16, 2017

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

The proposed addition is designed in a craftsman style which compliments the architecture of the neighborhood. The garage addition will be the same scale as its neighbors to the south and north.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

No. The house footprint is contained by setbacks and a 25 foot height limit. The only area available to meet the client's needs for additional space is to build over the garage. The house has no basement so there is very little space available for storage.

3. Whether the requested variance is substantial.

No. The addition does not decrease the setback set by the existing garage. The setback is 42 feet which is 76% of the requirement. The setback distances are not less than that of each neighbor to the north and south.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

No. There will be no impact of access to views and sunlight for the neighbors. All drainage will be contained within the property. The design of the house contributes to a lake front cottage aesthetic.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance.

Yes. However the zoning has become more restrictive during the period of ownership.

Respectfully submitted,

Charles B. Smith
Charles B. Smith, R.A.

