

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application #5

Application # 22Z-0005
3825 Atlantic Avenue
David Garritano

See Pages to Follow

David Garritano
3825 Atlantic Ave
Fairport, NY 14450



222-0005

Town of Penfield
3100 Atlantic Ave
Penfield, NY 14526

I am writing this letter of intent to request a variance for the detached garage that we are proposing to build. The property currently consists of a single-family home with a small barn and no garage. We are proposing the garage to be 32X40 with an 8x40 open porch along the side. The existing home is 1039 sq ft. We are on 3 acres of property so there is ample room to construct the proposed garage without infringing on any setbacks or neighbors.

The garage will be used to store our personal vehicles and a camper. This will allow us to keep our personal belongings secure and keep the property neat.

Our area is very rural with farmland and barns on neighboring properties. With the layout of our existing home and the proposed design of this garage, we feel this will not only provide us with the space we need to store our belongings, but it will be aesthetically pleasing and add to the appeal of the property and surroundings.

Thank you for your time and consideration.

David Garritano

SCANNED

LIBER 8167 OF DEEDS, PAGE 57
TAX ACCT. #111.03-1-17

(542.00' TO CENTERLINE)
S 01°26'36" E

N 88°35'39" E
242.00'

AREA:
3.011 Acres
(TO CENTERLINE)
TAX ACCT. #111.03-1-16

Sheds are no longer existing

32x40

10' WIDE WATER MAIN
EASEMENT TO THE TOWN
OF PENFIELD, PER LIBER
9030 OF DEEDS, PAGE 406

FRAME
2-STY.
HSE. #3825

517.25'
N 01°26'36" W
(542.00' TO CENTERLINE)

N/F
TERRY LUDWIG
LIBER 5780 OF DEEDS, PAGE 20
TAX ACCT. #111.03-1-12

RIGHT OF WAY LINE,
PER REFERENCE #2

R.O.W.
LINE
NOR
CONV
& 1.0
IN L.F.

SURVEY MAP OF: #3825 ATLANTIC AVENUE

BEING IN PART OF THE SOUTHWEST DIVISION OF TOWN LOT #5, TOWN OF PENFIELD, SITUATE IN



RESIDENTIAL GARAGE - POLE STYLE CONSTRUCTION

32' x 40' x 14' BUILDING WITH 8' x 40' COVERED PORCH

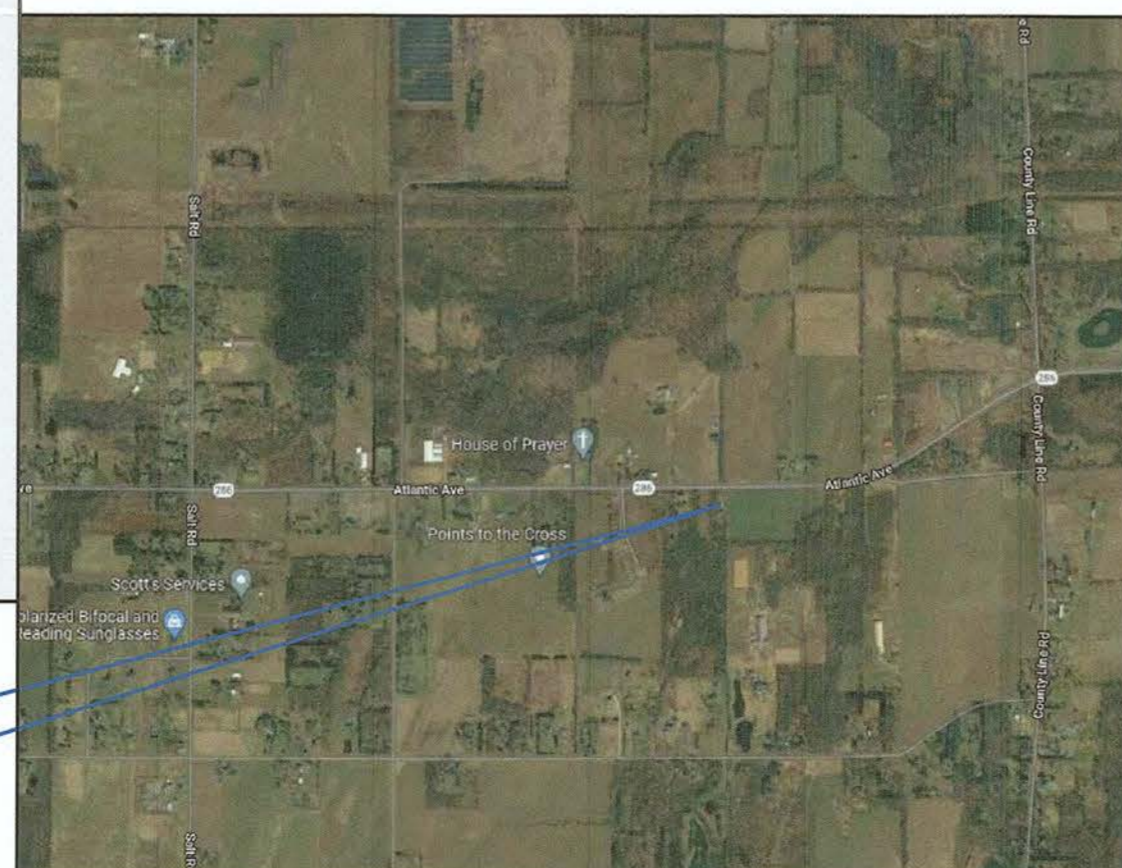
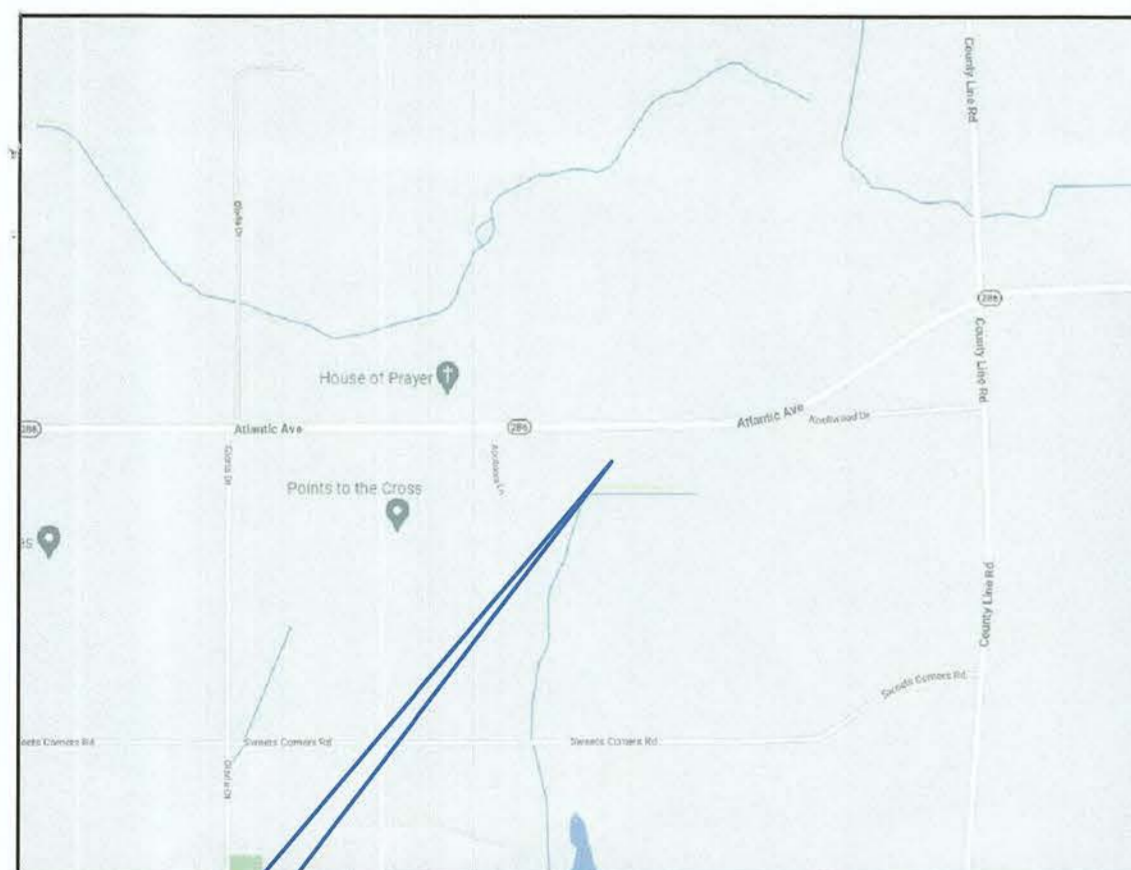
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A-1.12	ELEVATION VIEWS
A-1.2	FLOOR PLAN
A-1.3	POST LOCATION PLAN
A-1.4	ROOF FRAMING PLAN
A-1.5	SECTION DETAILS
A-1.6	DESIGN NOTES AND MISCELLANEOUS DETAILS

SITE LOCATION
TERESA JOHNSTON
 3825 ATLANTIC AVE
 FAIRPORT NY 14450
 (T) W. WALWORTH - MONROE COUNTY

STRUCTURAL AND CODE INFORMATION	
ROOF SLOW LOAD	
FIGURE 1608.2 GROUND SNOW LOAD (psf) (Pg)	50
ELEVATION ABOVE SEA LEVEL	525
FLAT ROOF SNOW LOAD (psf) (Pf)	44
SLOPED ROOF SNOW LOAD (psf) (Ps)	44
SNOW EXPOSURE FACTOR	1
SNOW LOAD IMPORTANCE FACTOR	1
THERMAL FACTOR	1.2000
SLOPE FACTOR	1
WIND LOAD	
BASIC WIND SPEED	115 MPH
WIND IMPORTANCE FACTOR	1
INTERNAL PRESSURE COEFFICIENT	+/- .18
EXPOSURE CATERGORY	
SEC 6 OF ASCE VELOCITY PRESSURE (P)	13.24 LB/FT ²
OTHER LOADINGS	
TRUSS/RAFTER TC DEAD LOADS (PSF)	5
TRUSS/RAFTER BC DEAD LOADS (PSF)	5
SECOND FLOOR DESIGN LIVE LOAD (PSF)	-
SECOND FLOOR DESIGN DEAD LOAD (PSF)	-
SOIL TYPE	-
ASSUMED SOIL BRG CAPACITY (OSF)	1500 PSF
CLASSIFICATION	
CHPT 3 BUILDING OCCUPANCY	STORAGE S2
CHPT 6 CONSTRUCTION TYPE \	5B



SCANNED
 218-1039



PROJECT SITE

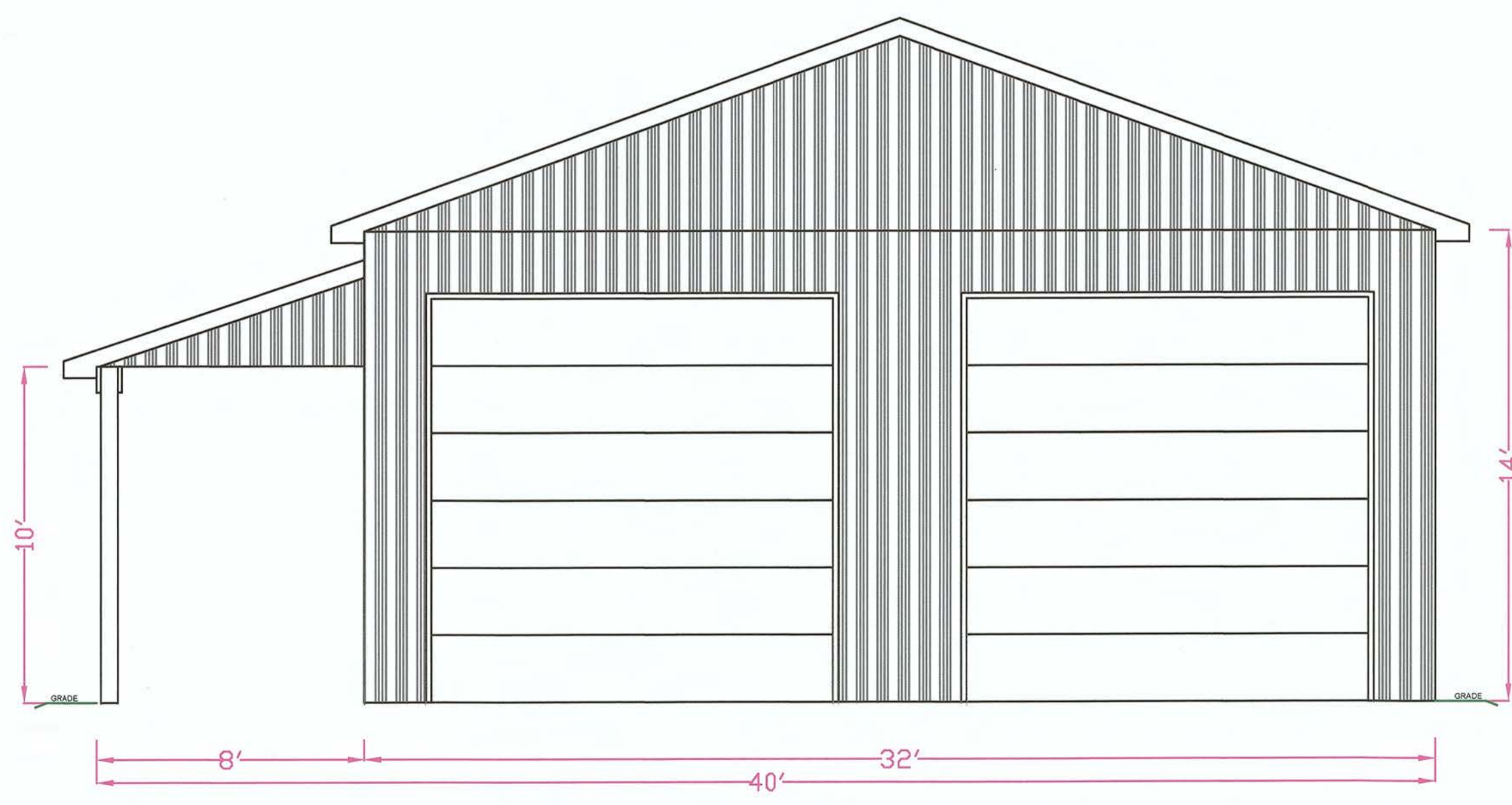
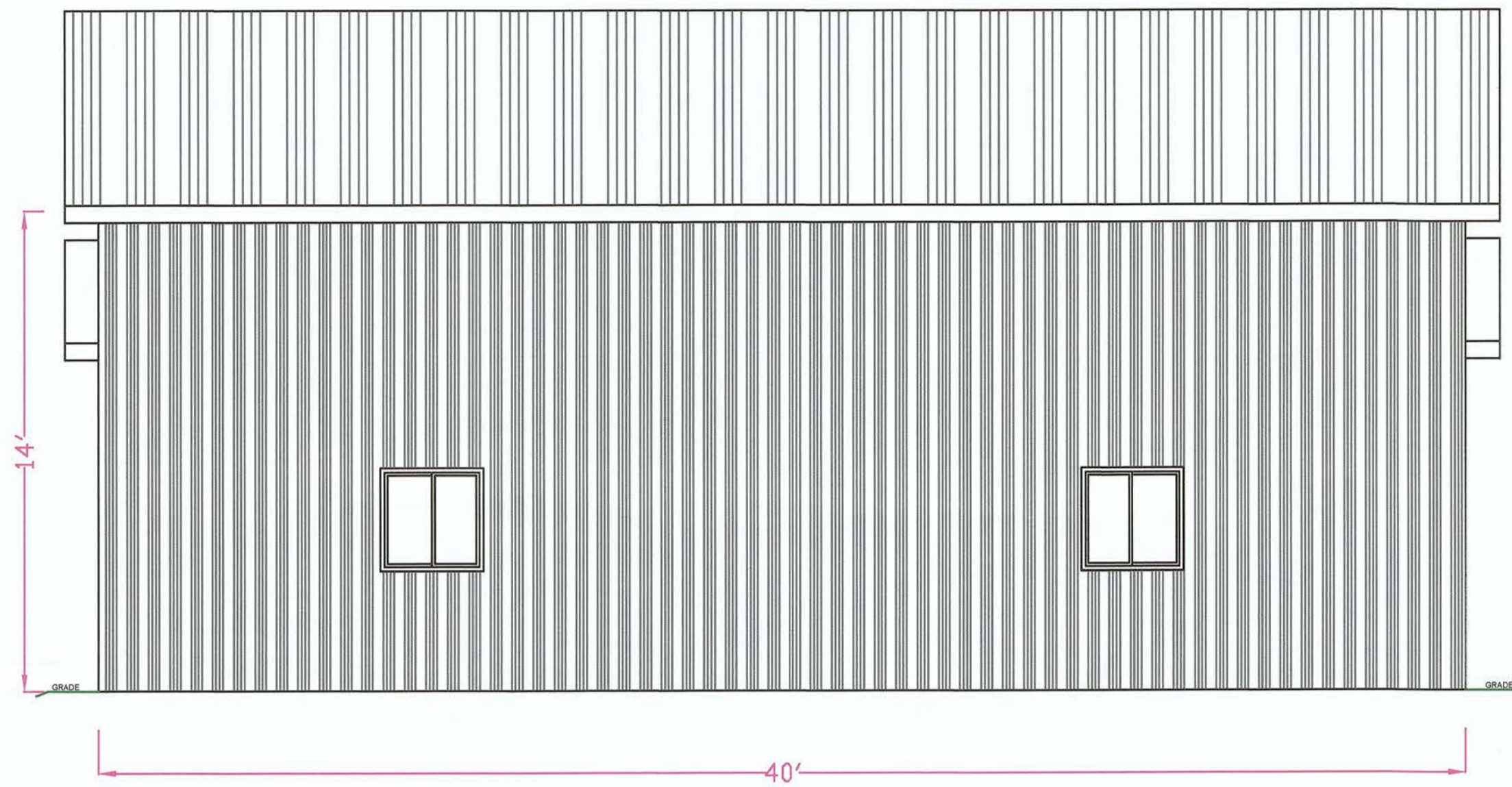
REVISIONS		
0	12/9/2021	FOR APPROVAL

DRAWN BY:	D. W.
CHECKED BY:	D. W.
SEALED BY:	N/A

PREPARED BY:
DELMAR WISE
 PHONE: 315-651-9640
 EMAIL: delwise96@gmail.com
 6500 LOG CITY RD OVID, NY 14521



**CALL DIG SAFELY
 NEW YORK AT
 LEAST 48 HOURS
 BEFORE DIGGING
 OR DRILLING
 @ 811**



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 FAIRPORT NY 14450
 (T) W. WALWORTH - MONROE COUNTY

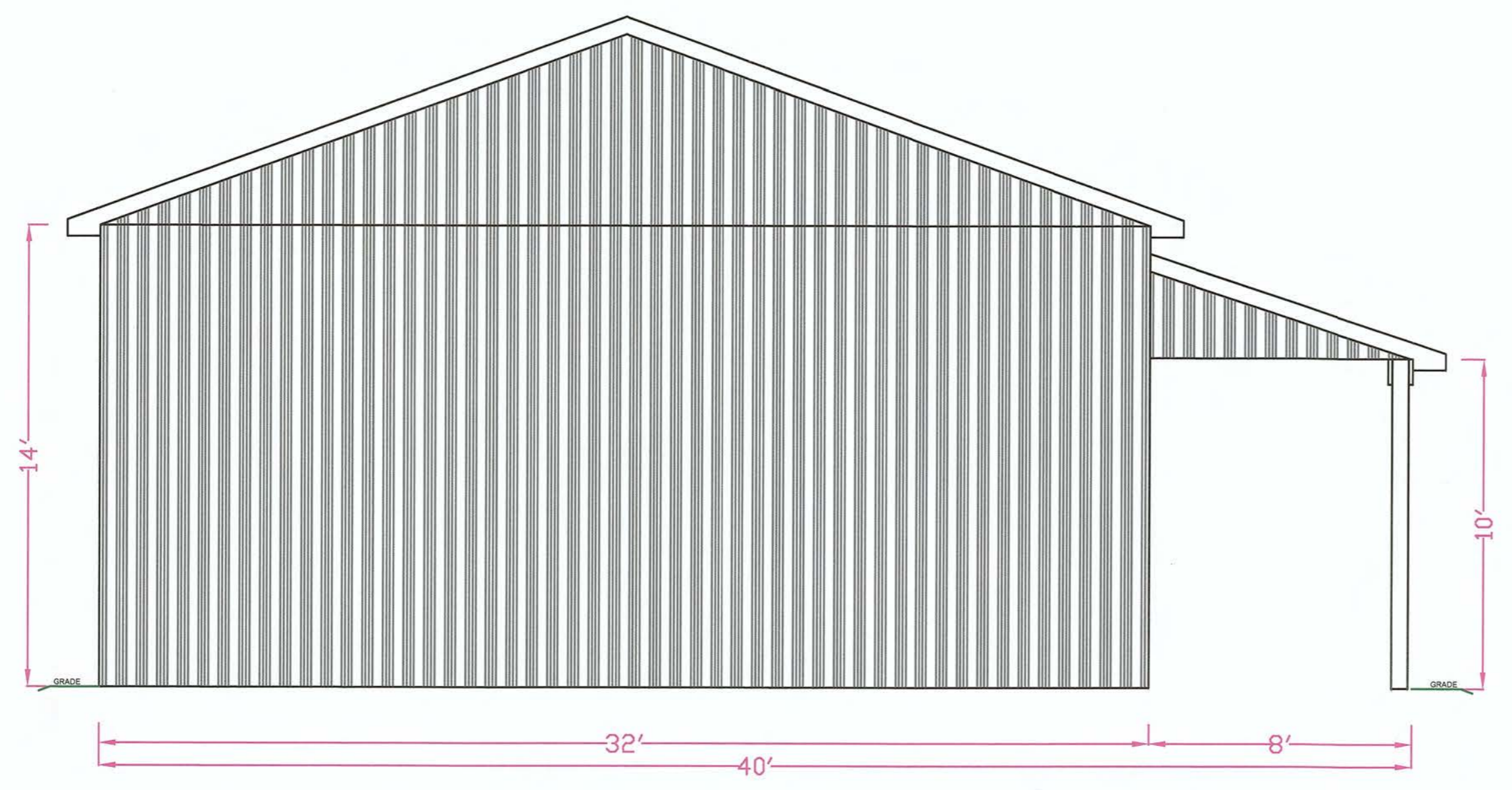
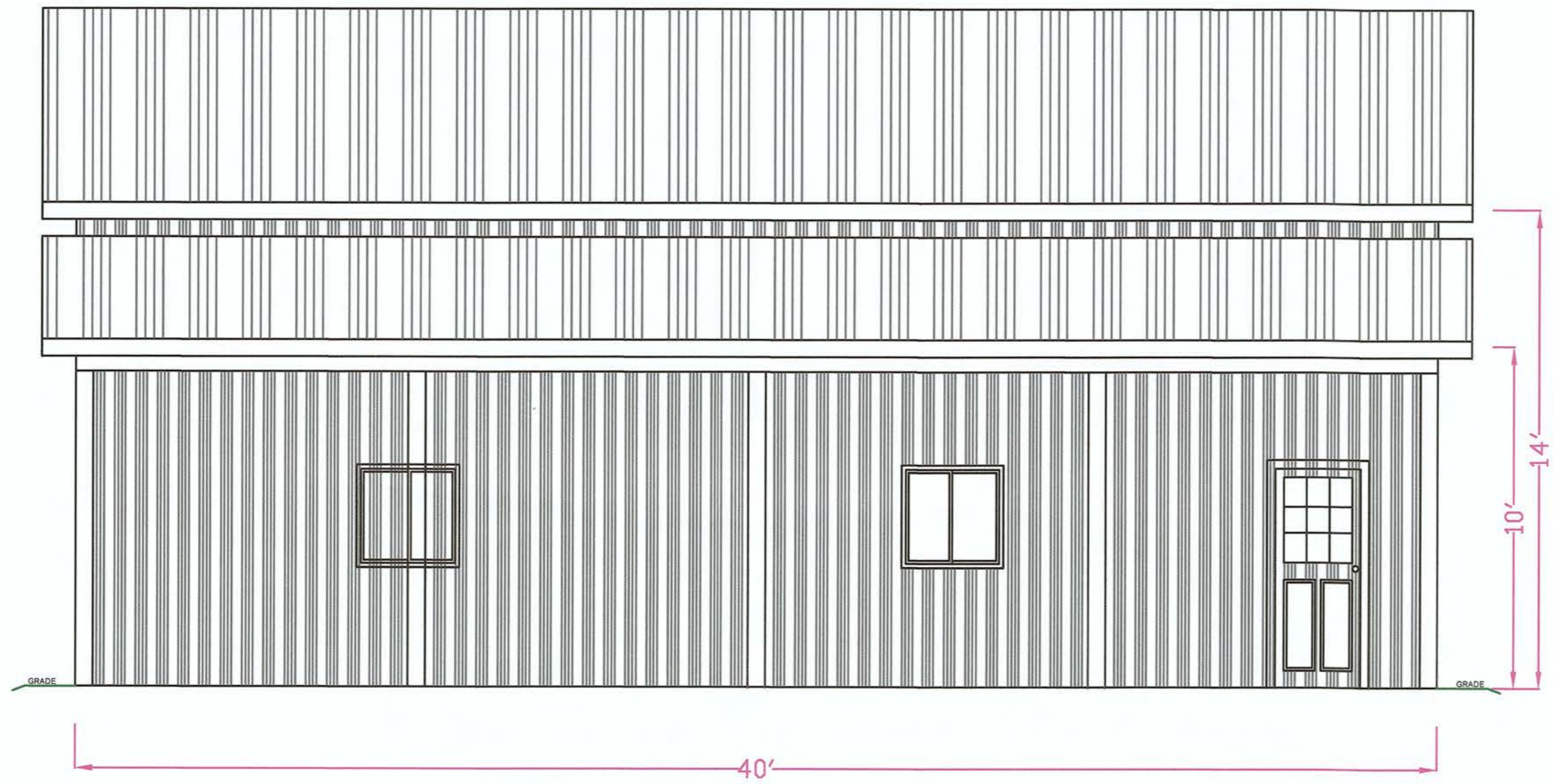
ELEVATION VIEWS

DRAWING A - 1.1	DATE 12/9/2021	SCALE: 3/16"=1'0"
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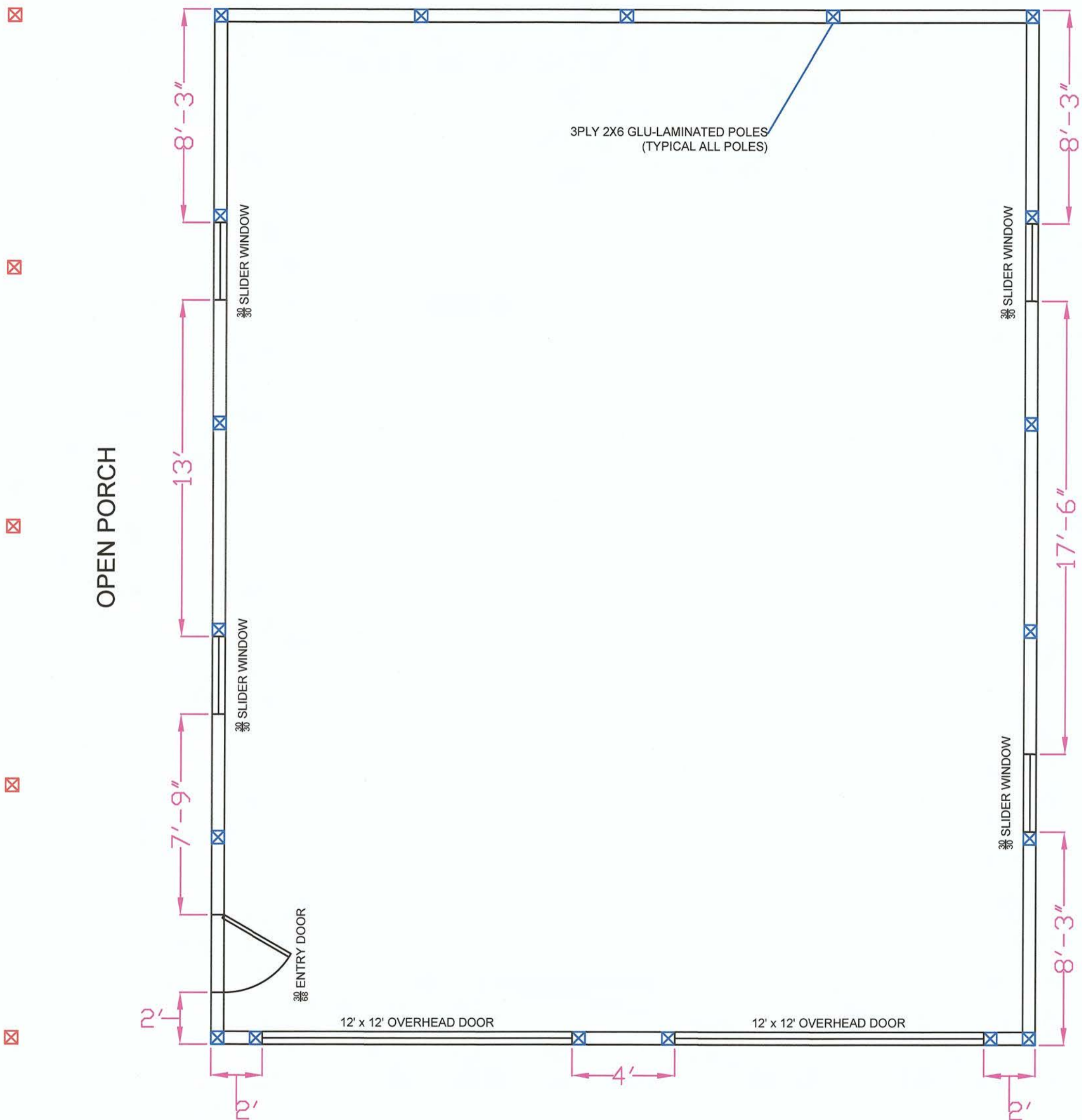
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TERESA JOHNSTON		
3825 ATLANTIC AVE FAIRPORT NY 14450 (T) W. WALWORTH - MONROE COUNTY		
ELEVATION VIEWS		
DRAWING A - 1.12	DATE 12/9/2021	SCALE: 3/16"=1'0"
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OPEN PORCH

3PLY 2X6 GLU-LAMINATED POLES
(TYPICAL ALL POLES)

SLIDER WINDOW

SLIDER WINDOW

ENTRY DOOR

12' x 12' OVERHEAD DOOR

12' x 12' OVERHEAD DOOR

SLIDER WINDOW

SLIDER WINDOW

TERESA JOHNSTON
3825 ATLANTIC AVE
FAIRPORT NY 14450
(T) W. WALWORTH - MONROE COUNTY

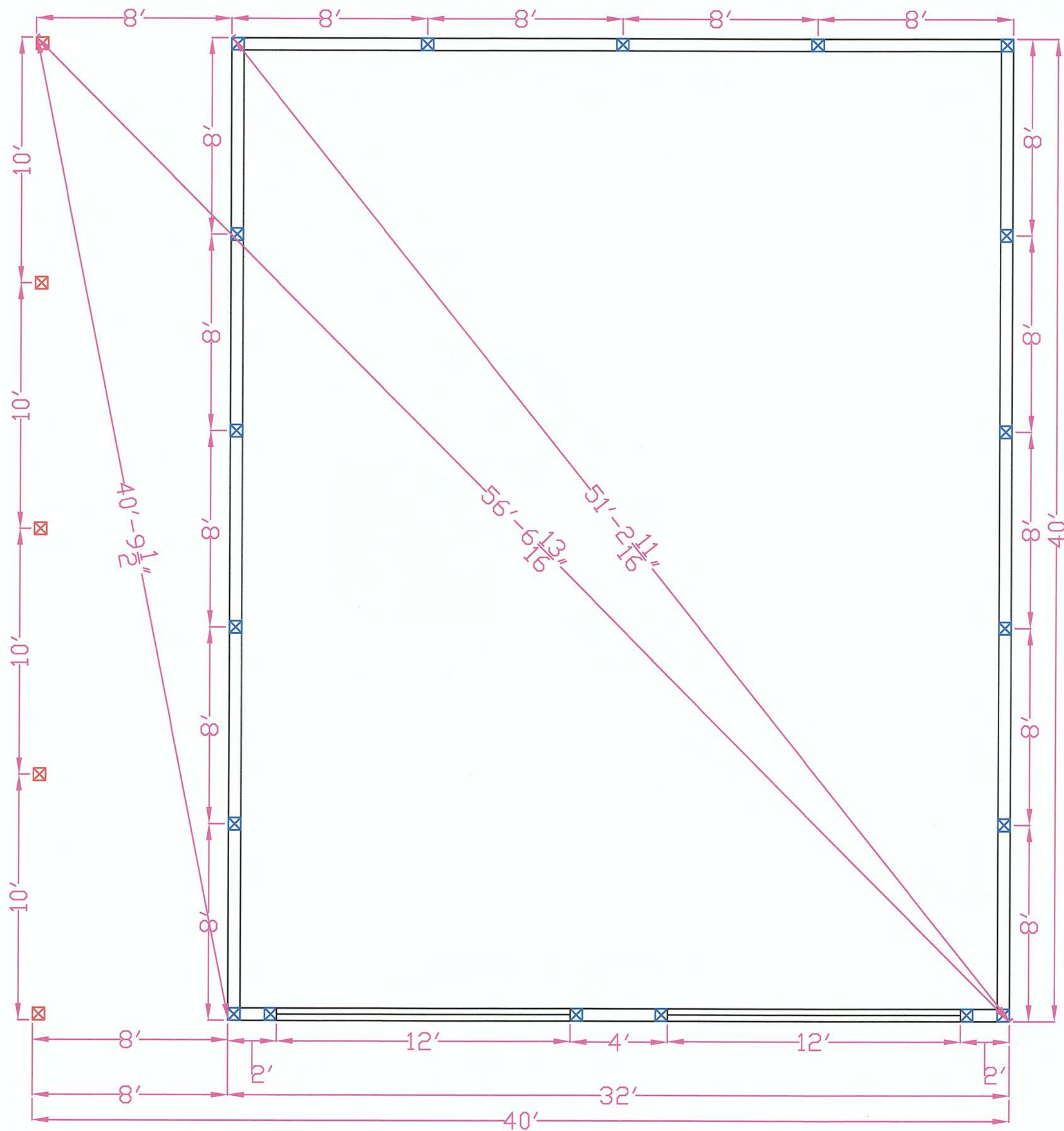
FLOOR PLAN

DRAWING A - 1.2	DATE 12/9/2021	SCALE: 3/16"=1'0"
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TERESA JOHNSTON 3825 ATLANTIC AVE FAIRPORT NY 14450 (T) W. WALWORTH - MONROE COUNTY		
POST LOCATION PLAN		
DRAWING A - 1.3	DATE 12/9/2021	SCALE: 3/16"=1'0"
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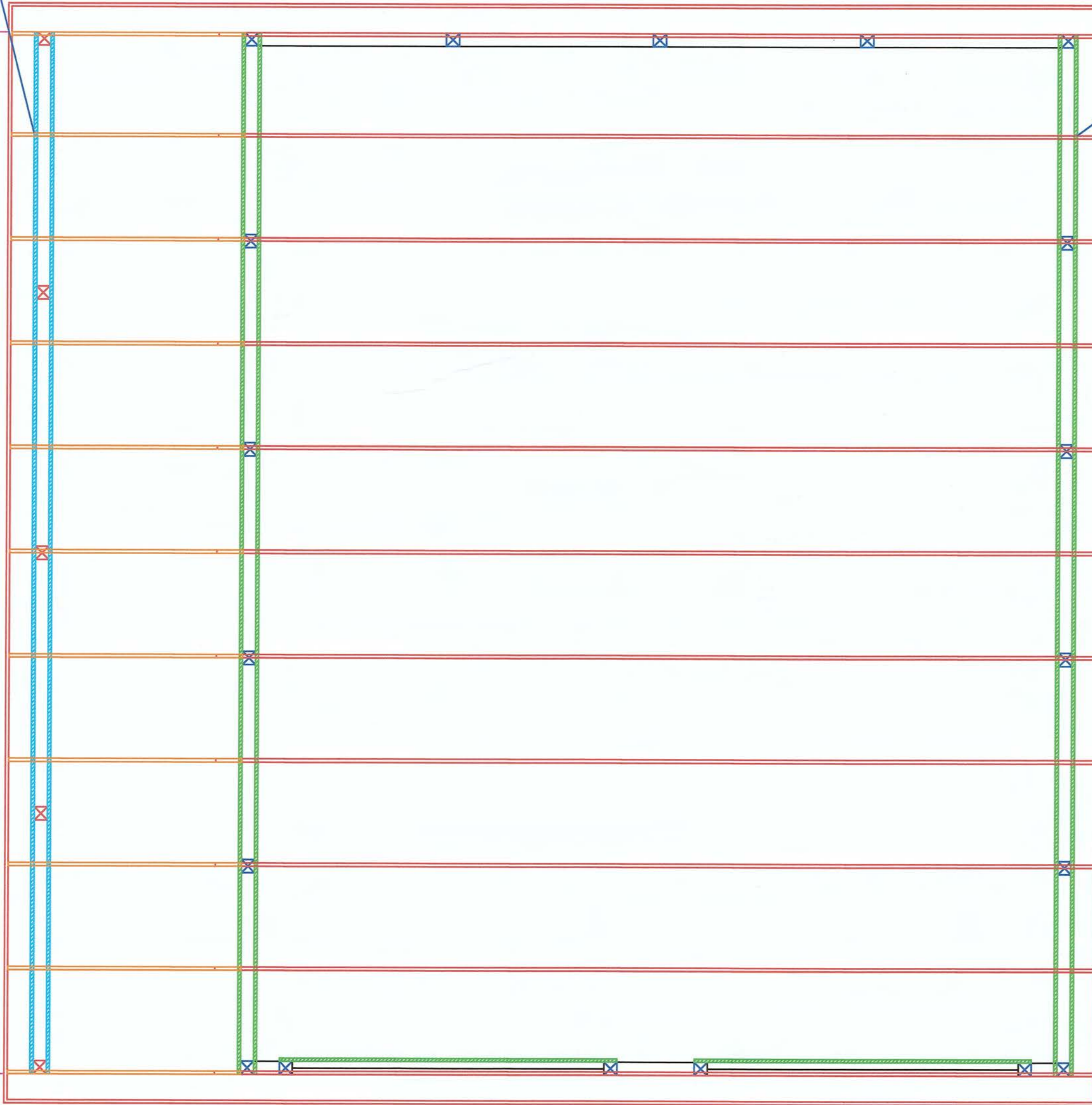
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(2) 2X10 TRUSS CARRIERS
(REFER TO DETAIL ON A1.6)

(2) 2X12 TRUSS CARRIERS
(REFER TO DETAIL ON A1.6)

PRE-ENGINEERED WOOD ROOF TRUSSES - MONO STYLE
48" O.C. - 10.5" TAIL - 4/12 TC PITCH - FLAT BC

PRE-ENGINEERED WOOD ROOF TRUSSES
48" O.C. - 10.5" TAILS - 4/12 TC PITCH - FLAT BC



TERESA JOHNSTON 3825 ATLANTIC AVE FAIRPORT NY 14450 (T) W. WALWORTH - MONROE COUNTY		
ROOF FRAMING PLAN		
DRAWING A - 1.4	DATE 12/9/2021	SCALE: 3/16"=1'0"
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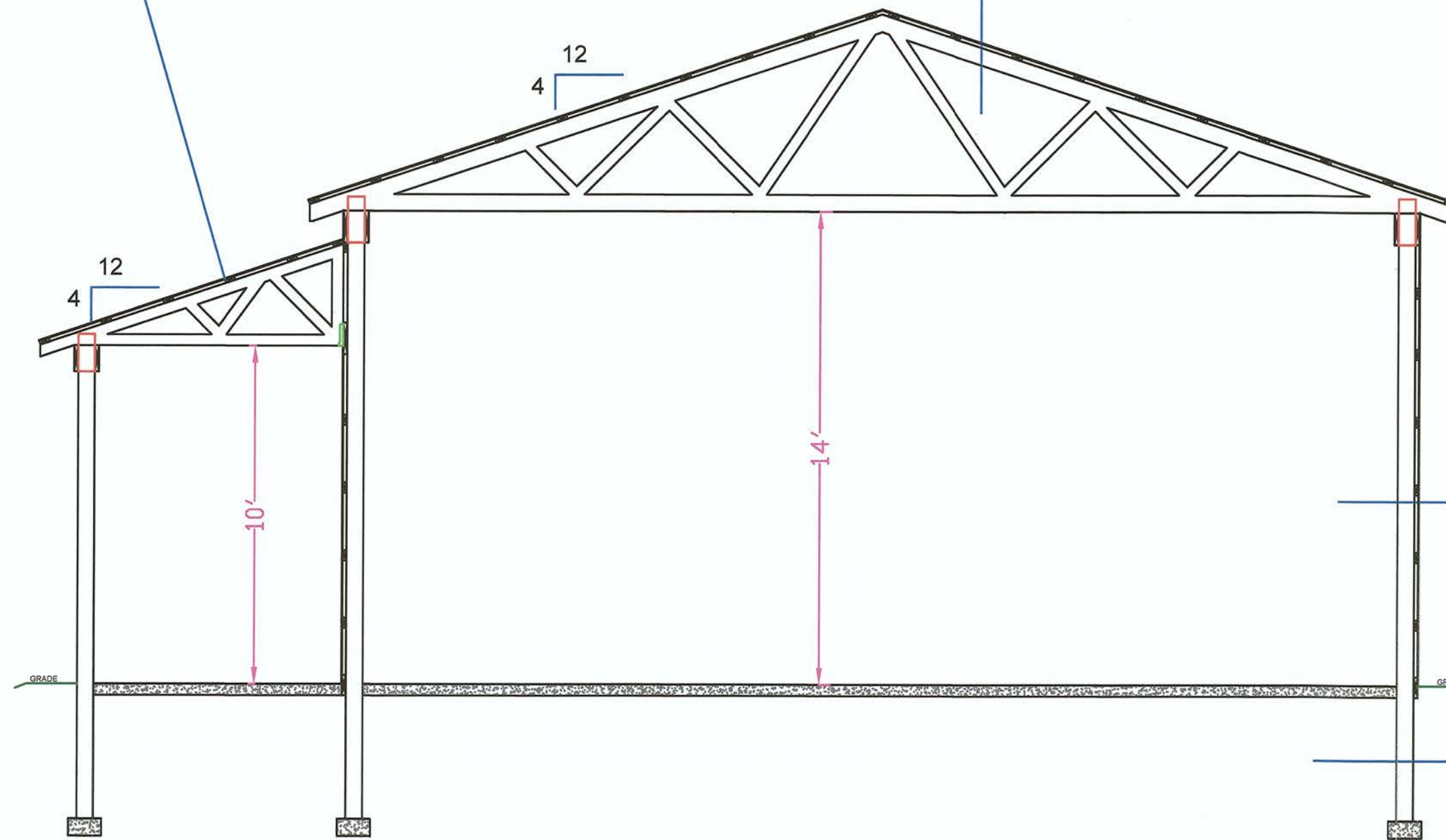
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TYPICAL ROOF CONSTRUCTION

RIDGE- VENTED RIDGE
ROOF- PAINTED METAL ROOF (CONFIRM STYLE AND COLOR WITH HOMEOWNER)
TRUSS- PRE-ENGINEERED WOOD TRUSS @ 48" O.C. MAX WITH 2X4 PURLINS AT 24" O.C. MAX
TRUSS TIES- HURRICANE TIES FOR ALL TRUSSES (2X6 BLOCK)
CEILING- PAINTED METAL OR VINYL SOFFIT

TYPICAL ROOF CONSTRUCTION

RIDGE- VENTED RIDGE
ROOF- PAINTED METAL ROOF (CONFIRM STYLE AND COLOR WITH HOMEOWNER)
TRUSS- PRE-ENGINEERED WOOD TRUSS @ 48" O.C. MAX WITH 2X4 PURLINS AT 24" O.C. MAX
TRUSS TIES- HURRICANE TIES FOR ALL TRUSSES (2X6 BLOCK)



TYPICAL WALL CONSTRUCTION

POSTS- 3PLY 2X6 GLU-LAMINATED POSTS
PURLINS- 2X4 PURLINS 24" ON CENTER
BOTTOM BOARD- 2X8 PRESSURE TREATED
HEADER- 2-2X12, (SEE DRAWING ON A1.6)
EXTERIOR- PAINTED METAL SIDING (CONFIRM STYLE AND COLOR WITH HOMEOWNER)

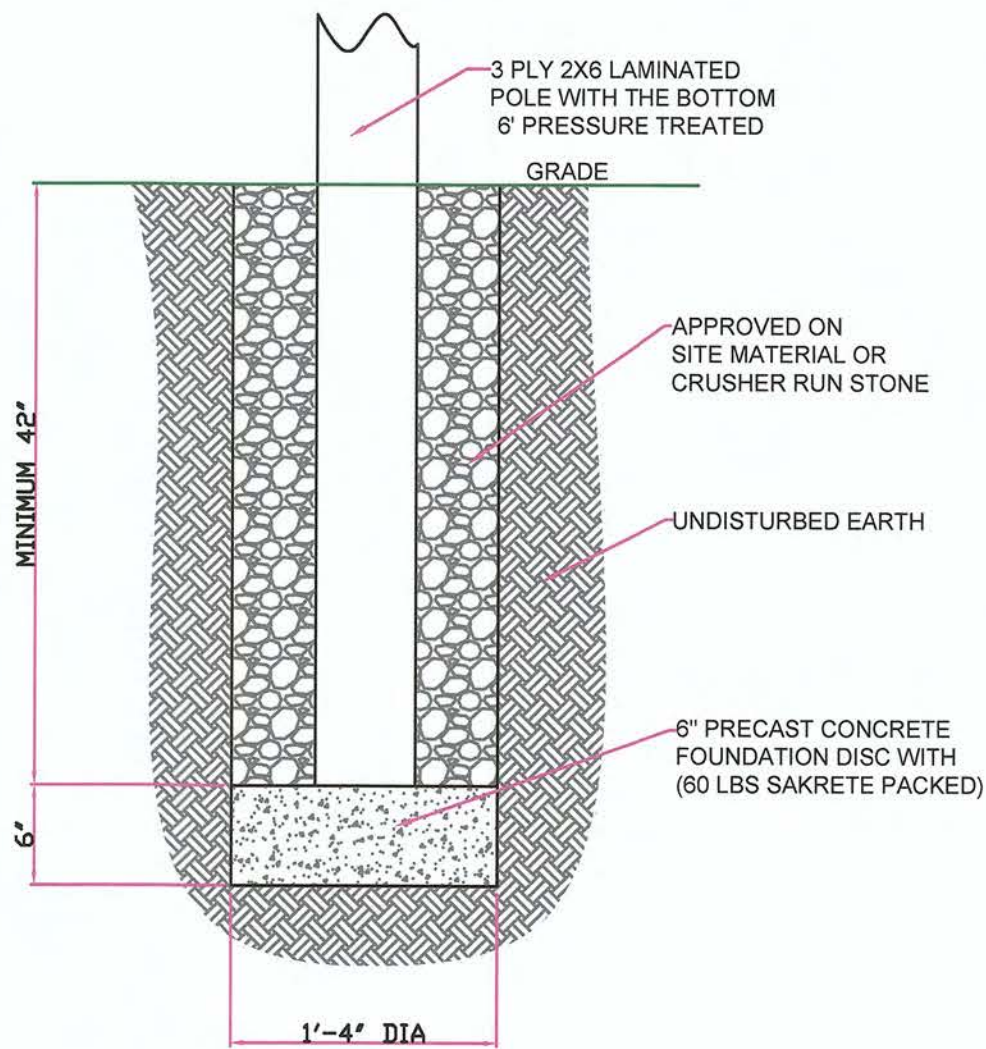
FOOTER AND FLOOR CONSTRUCTION

POSTS: 6' TREATED ON THE BOTTOM
FOOTER: 6"X12" CONCRETE FOOTER WITH 60lb SAKRETE
FLOOR: COMPACTED GRAVEL AND/OR CONCRETE

TERESA JOHNSTON 3825 ATLANTIC AVE FAIRPORT NY 14450 (T) W. WALWORTH - MONROE COUNTY		
SECTION DETAILS		
DRAWING A - 1.5	DATE 12/9/2021	SCALE: 3/16"=1'0"
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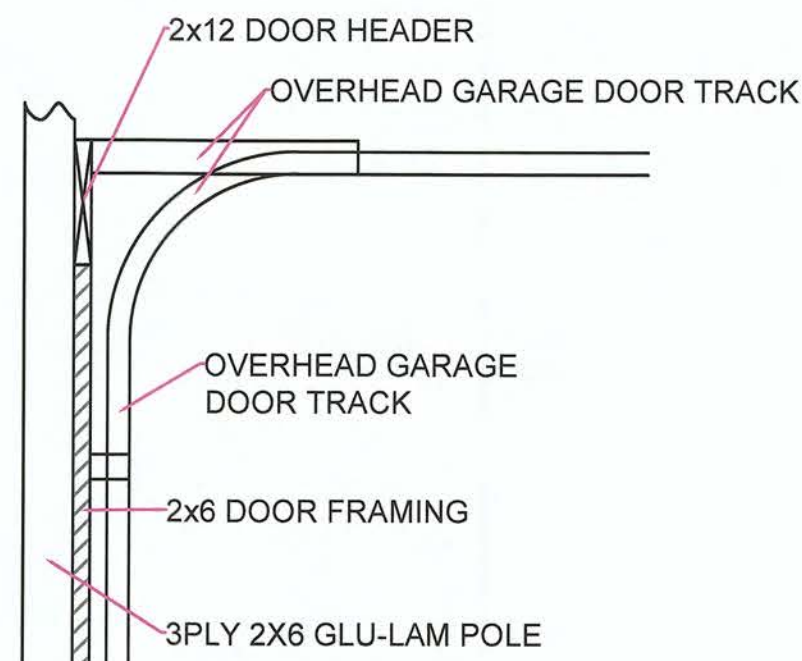


FOOTER DETAIL

SCALE: 1" = 1'0"

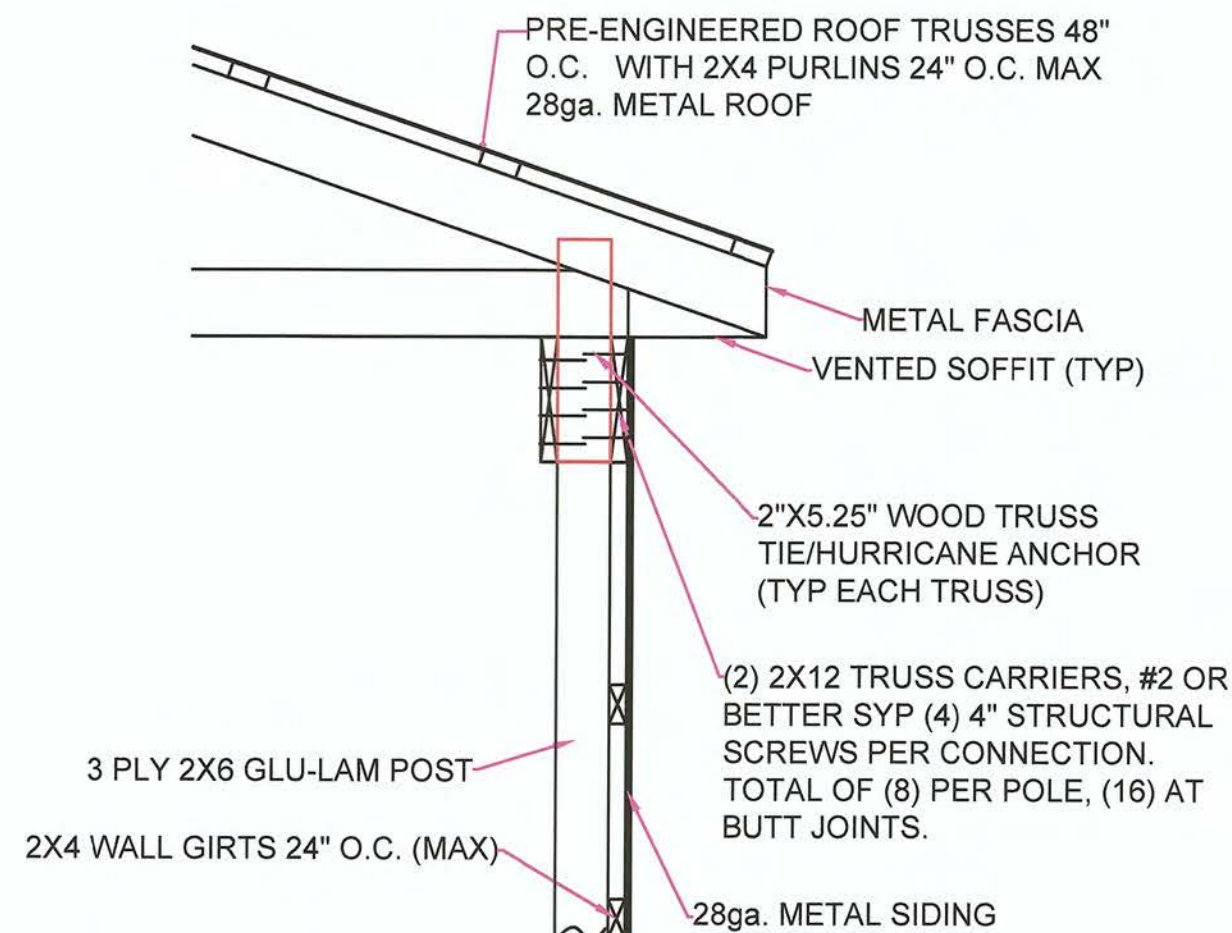
MATERIALS SUMMARY TABLE	
ITEM	DIMENSIONS/DESCRIPTION
POSTS	3 PLY 2X6 GLU-LAM POSTS WITH BOTTOM 6' TREATED
HEADERS	(2) 2X12 SOUTHERN YELLOW PINE
PURLINS (ROOF & SIDES)	2X4 @ 24" O.C. MAX
BOTTOM/BASE BOARD	2X8 PRESSURE TREATED
"Y" BRACES	2X6
TRUSS CROSS BRACE	2X4
TRUSS FOR BUILDING	PRE-ENGINEERED TRUSS 48" O.C. WITH 4/12 TOP CHORD, 10.5" TAILS FOR 12" OVERHANG.
TRUSS TIES	2X6 (BOTH ENDS OF TRUSS) BETWEEN HEADERS
STRUCTURAL SCREWS	5/16" X 4" GRK TIMBER SCREWS
ROOFING	28ga. PAINTED METAL ROOFING PANELS
SIDING	28ga. PAINTED METAL SIDING PANELS
CEILING	NONE (EXPOSED TRUSS)
INSULATION	NONE (UNFINISHED SPACE)

FASTENER SCHEDULE			
WOOD FRAMING			
ITEM	QTY	TYPE	COMMENTS
2x12 SYP HEADERS	4	5/16"x4" GRK SCREW	PER POST, PER CONNECTION
FASCIA	3	3-1/4" 16D NAILS	PER CONNECTION
ROOF PURLINS	2	3-1/4" 16D NAILS	PER CONNECTION
TRUSS BRACING	2	3-1/4" 16D NAILS	PER CONNECTION
16" "Y" BRACE BLOCKS	8	3-1/4" 16D NAILS	PER CONNECTION
2x6 "Y" BRACING	8	3-1/4" 16D NAILS	PER CONNECTION
TRUSSES TO POLE	6	3-1/4" 16D NAILS	PER CONNECTION
HURRICANE TIES TO HEADER	8	3-1/4" 16D NAILS	PER CONNECTION
HURRICANE TIES TO TRUSS	6	3-1/4" 16D NAILS	PER CONNECTION
2x6 KNEE BRACING-POLE	8	3-1/4" 16D NAILS	PER CONNECTION
2x6 KNEE BRACING-TRUSS	6	3-1/4" 16D NAILS	PER CONNECTION
2x8 TREATED SPLASH BOARD	4	3-1/4" 16D HDG NAILS	PER CONNECTION
ROOFING			
28ga. METAL ROOFING	1	1-1/2" ST WOOD SCREW	1 SCREW 9" O.C. @ EACH PURLIN
28ga. METAL SIDING	1	1" ST WOOD SCREW	1 SCREW 9" O.C. @ EACH PURLIN
STEEL RIDGECAP	1	2" ST WOOD SCREW	1 SCREW 9" O.C. @ EACH PURLIN



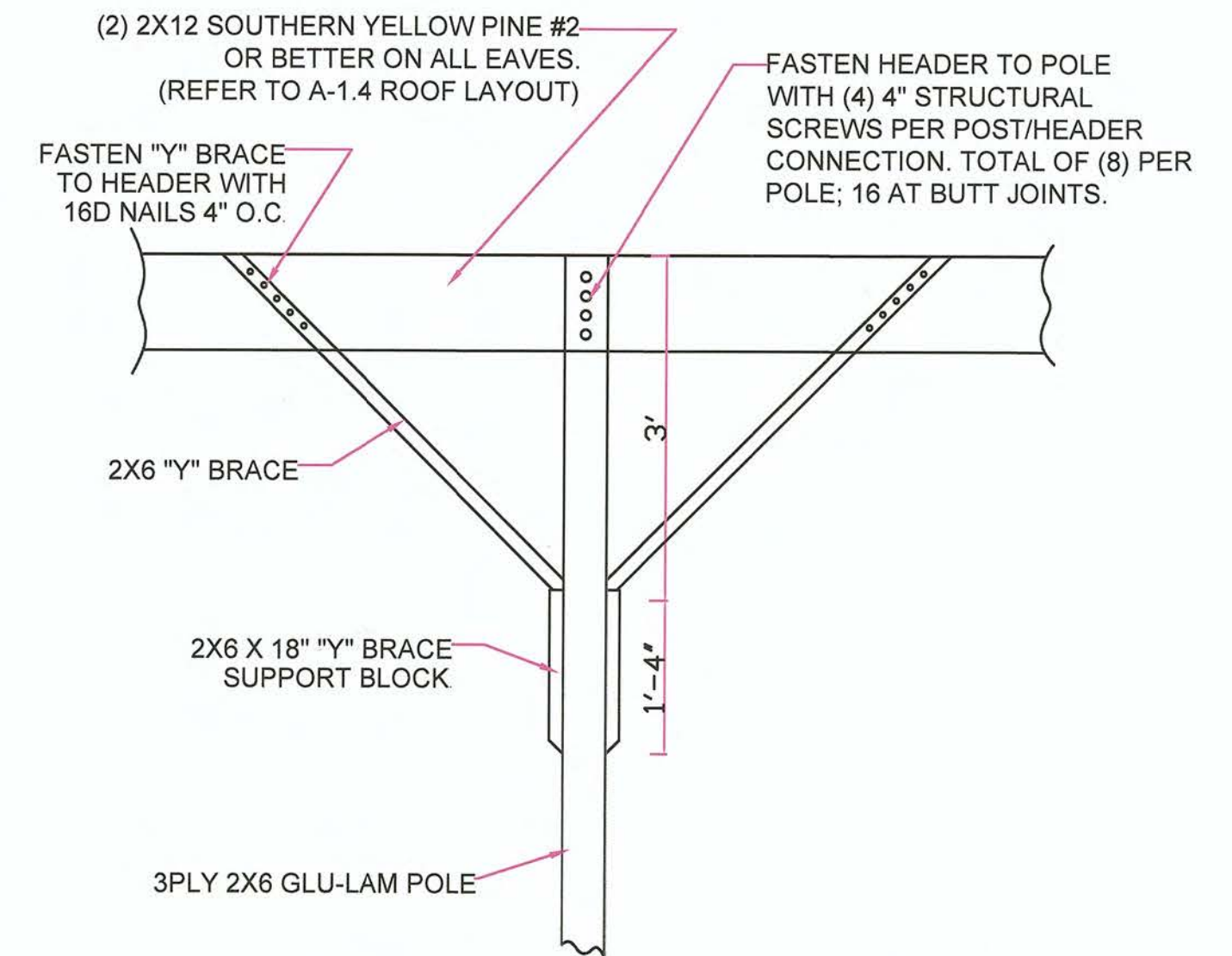
OVERHEAD DOOR HEADER DETAIL

SCALE: 1/2" = 1'0"



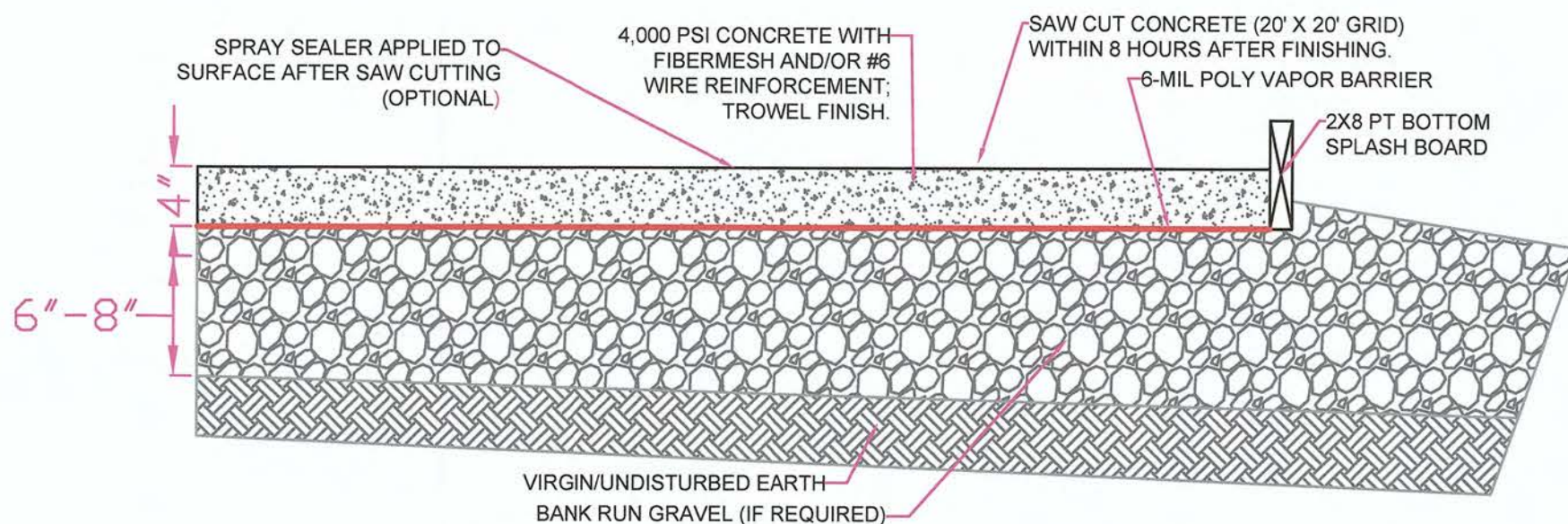
HEADER & WALL DETAIL

SCALE: 1/2" = 1'0"



"Y" BRACE DETAIL

SCALE: 1/2" = 1'0"



CONCRETE FLOOR DETAIL

SCALE: 3/4" = 1'0"

TERESA JOHNSTON 3825 ATLANTIC AVE FAIRPORT NY 14450 (T) W. WALWORTH - MONROE COUNTY		MISCELLANEOUS DETAILS	
		DRAWING A - 1.6	DATE 12/9/2021
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Atlantic Ave (NY286)

2

10

3817

3825

3856



3825 Atlantic Avenue Farmen & Sons Sign Map

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