



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

April 18, 2022

Andy Suveges  
Town of Penfield  
3100 Atlantic Ave  
Penfield NY 14526

Re: Application for Area Variance  
2730 Atlantic Ave (NYS Route 286)  
Town of Penfield, Monroe County, NY

Dear Andy,

On behalf of our client, Heritage Christian Services (HCS), we are submitting an Application for Area Variance for the above-referenced project for your review. We request that this project be placed on the agenda for the Zoning Board of Appeals meeting on May 19, 2022, for Variance Approval.

The project is located at the northeast corner of Atlantic Avenue and Scribner Road on land owned by HCS. HCS is proposing subdivide the existing 2.6 acre lot in half in order to construct a 3,700 square foot home on the proposed Scribner Road parcel. The remaining lot will contain the existing farmhouse and detached garage constructed circa 1953. The garage sits 12 feet from the rear property line, where code requires 30 feet. The applicant is requesting a variance for this pre-existing nonconformity, given that the setback is not being changed by the group home project or subdivision. Enclosed with this submission is the following information:

- 1 copies of this Letter of Intent
- 1 copies of the ZBA Application Form
- 1 copies of the Factors for Consideration – Area Variance
- 1 copies of the Short Environmental Assessment Form (SEAF)
- 1 copies of the Layout Plan (full size)
- 1 check for the ZBA Application fee (\$110)

We look forward to discussing this project with you at the Zoning Board of Appeals Meeting. If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

  
Lucas Bushen  
MARATHON ENGINEERING

cc: Dan Stewart, Heritage Christian Services

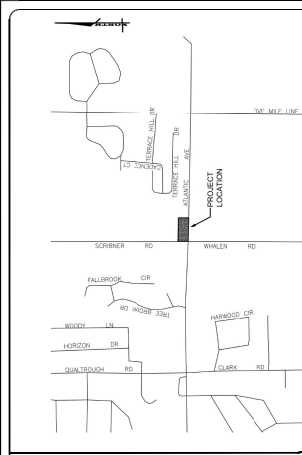
*Going the distance for you.*

**HERITAGE CHRISTIAN SERVICES**  
 for  
**PLAT MAP**  
 PART OF TOWN LOT 53, TOWNSHIP 13, RANGE 4 OF THE Phelps and  
 GORHAM PURCHASE, TOWN OF PENFIELD, MONROE COUNTY, NY

JOB NO.	0804-22
SCALE	1" = 20'
DRAWN	PG
DATE	03/04/2022
REVISIONS	
DATE BY	03/04/2022
01/07/22	PG (REVISIONS)

FORWARD TITLE	SUBDIVISION MAP
DRAWN	
CHECKED	
APPROVED	
DATE	03/04/2022
BY	
DATE	03/04/2022
BY	

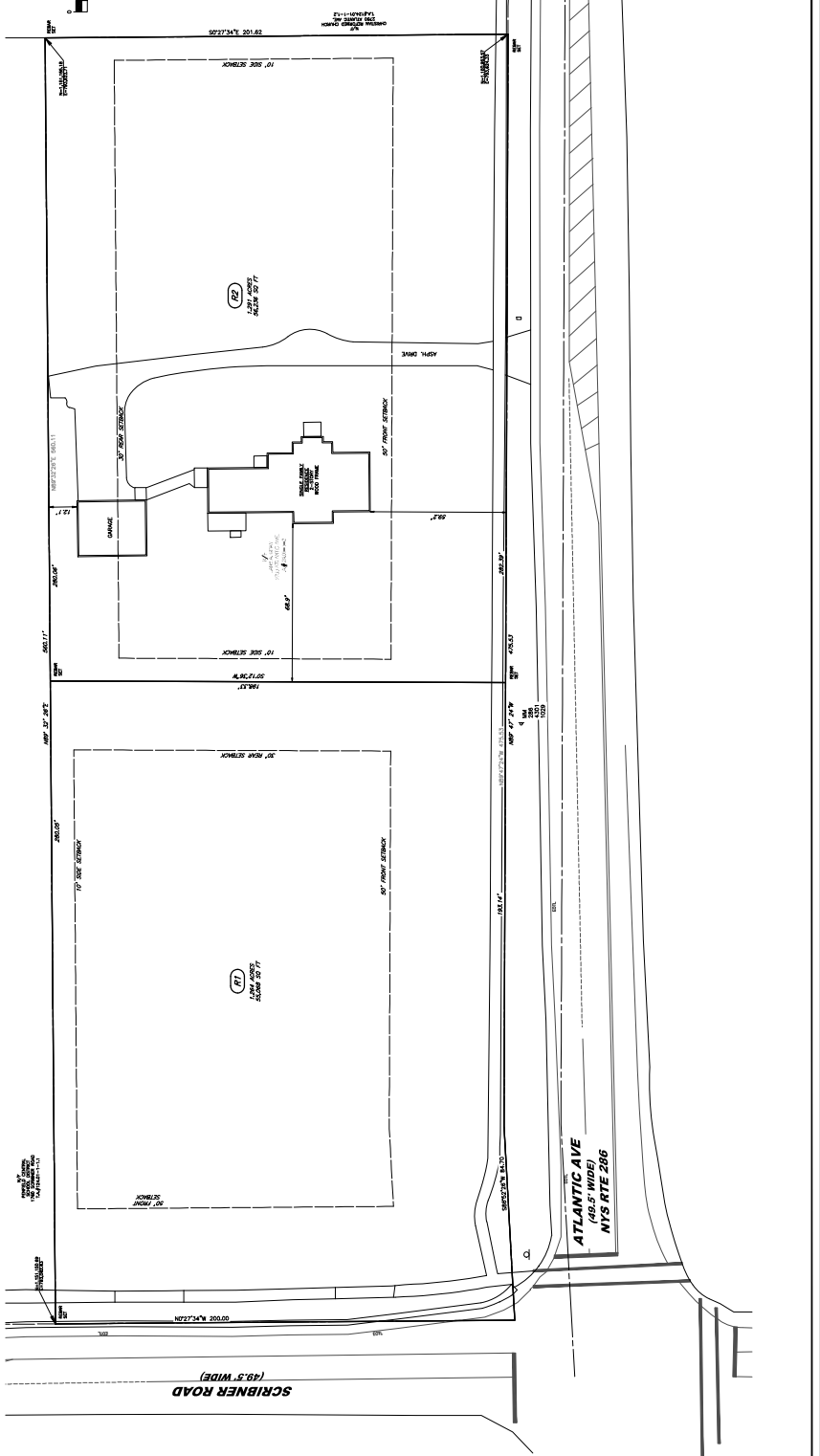
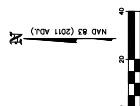
DATE	03/04/2022
BY	



**LOCATION MAP**

**SURVEY CERTIFICATION:**  
 I, DOUGLAS W. MAZEL, L.S., LICENSE NUMBER 4111, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW YORK.

DATE: \_\_\_\_\_



**PROJECT STATISTICS**  
 APPLICANT: HERITAGE CHRISTIAN SERVICES  
 PROJECT ADDRESS: 10000 SCRIBNER RD, CHARLOTTE, NC 28210  
 TAX ACCOUNT: 21-0000-0000-0000-0000-0000

**PROPERTY INFORMATION:**  
 ZONING: R1  
 AREA: 1.52 AC  
 ZONING REGULATIONS: 24.01 ZONING REGULATIONS

**REMARKS:**  
 THIS PLAT MAP WAS PREPARED FOR THE PURPOSE OF SUBDIVIDING THE LAND SHOWN INTO TWO LOTS, ONE BEING A 1.52 AC LOT AND THE OTHER BEING A 0.50 AC LOT.

**PROJECT NOTES:**  
 1. THE PROPERTY IS SUBJECT TO A DEED DATED 12/28/1994, FILED IN PUBLIC RECORDS IN MONROE COUNTY, NC, BOOK 105, PAGE 111. THE DEED DESCRIBES THE PROPERTY AS 1.52 ACRES.

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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;*

There will be no undesirable change in the character of the neighborhood or detriment to nearby properties by granting of this area variance as the structure is an existing nonconforming garage – no change will occur.

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;*

There is no remedy for this variance other than demolition of the garage.

3. *Whether the requested area variance is substantial;*

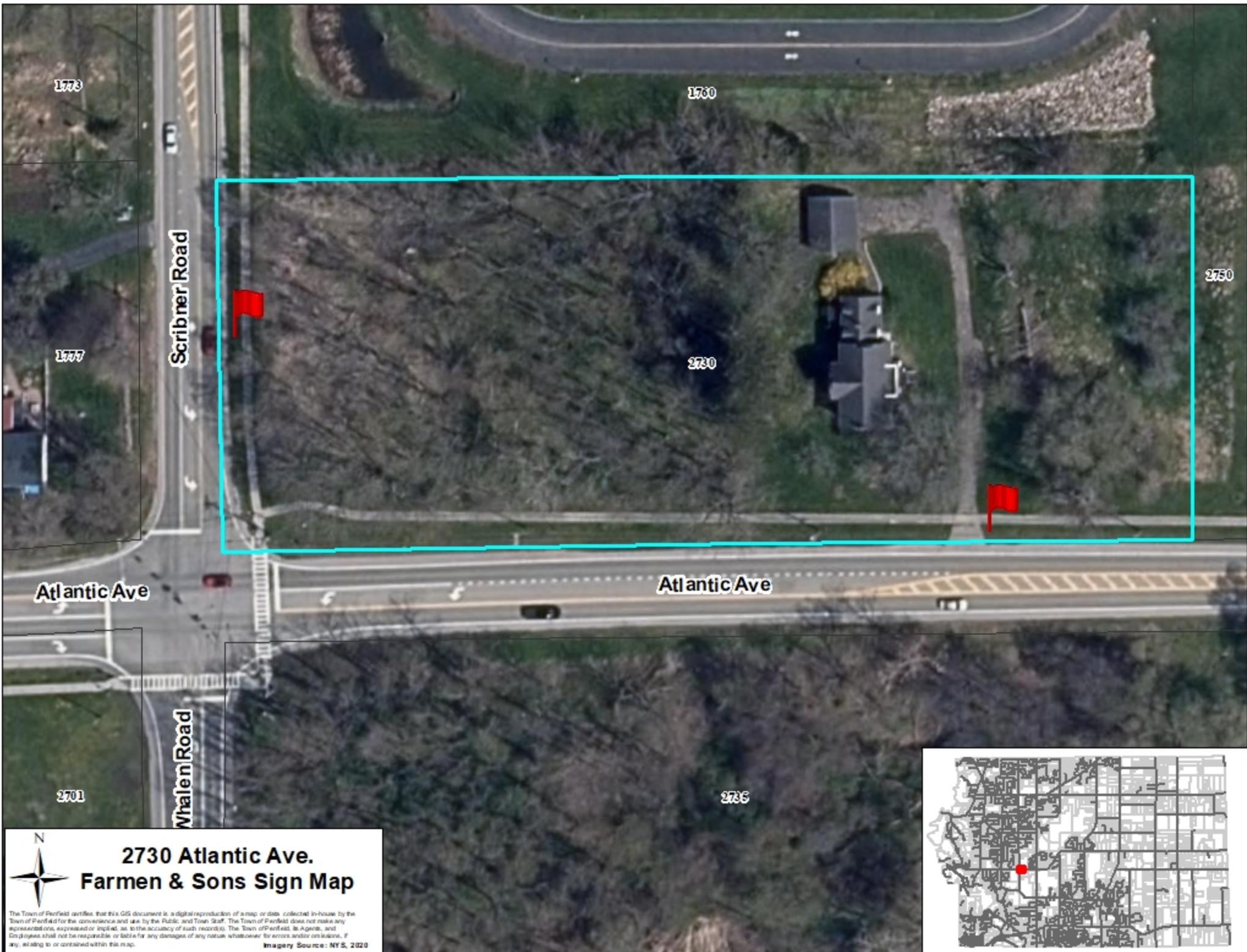
The requested area variance could be considered substantial; however, the garage has been on this location for nearly 70 years.

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

There will be no adverse effect or impact on the physical or environmental conditions of the district as there are no changes to existing conditions.

5. *Whether the alleged difficulty was self-created;*

This difficulty was not self-created in that the need for variance is due to an existing nonconformity; the garage has been in this location since 1953.



Atlantic Ave

Atlantic Ave

Scribner Road

Whalen Road

### 2730 Atlantic Ave. Farmen & Sons Sign Map



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