



VARIANCE LETTER OF INTENT – 2094 BAIRD RD., PENFIELD NY, 14526

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; no, on the contrary, the proposed front porch will enhance the appearance of the house. There are already several structures on this street that are as close or closer to the road than the proposed additions, including the house directly across the street and the adjacent property at the corner of Baird and Penfield Roads.

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 other feasible means to achieve their goal, the original house was built in 1840, before the current zoning was in place and there is only one front of the house to add a front porch. The proposed attached garage was moved back as far as practical from the road while still being able to access the house. The garage width and subsequent encroachment on the side setback is due to the owner's vehicle choices and the desire to have certain tools and equipment in proximity to the house without having to go out to the existing barn. This "stuff" is either too cumbersome or doesn't easily fit in their existing (minimal) cellar and the proposed small basement addition.

3. Whether the requested area variance is substantial; the requested variances are not substantial as evidenced by the aforementioned, nearby properties and that the side setback encroachment is adjacent to the neighbor's back yard, making it less intrusive than if it was the neighbor's side yard.

4. Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; the proposed area variances will have no adverse effect on the environment or the neighborhood. If the variances are approved, the owners will be able to park their vehicles inside the garage creating a more appealing appearance to the neighborhood.

5. Whether the alleged difficulty was self-created. (In contrast to the context of a use variance, in the context of an area variance application, whether or not the alleged difficulty was self-created shall be relevant to the decision of the Board of Zoning Appeals but a finding that the difficulty was self-created shall not in and of itself preclude the granting of the area variance.); The alleged difficulty is partially self-created in that the owners could leave their sinking foundation and kitchen above, in disrepair and not improve their property to make it more inviting and livable for their family. It is also partially not self-created in that the house was built long before current zoning standards were established.

From:
Joshua & Olivia Jones

2094 Baird Road

Penfield, NY 14526

To
Town of Penfield

Date: 14 November 2022


Subject: Authorization Letter

To whom it may concern

We, Joshua & Olivia Jones, hereby authorize Greater Living Architecture to conduct all activities regarding our properties, fill in forms and sign all the documents on our behalf.

If you have any questions, feel free to contact us at 215-378-9765 for any further clarification needed.

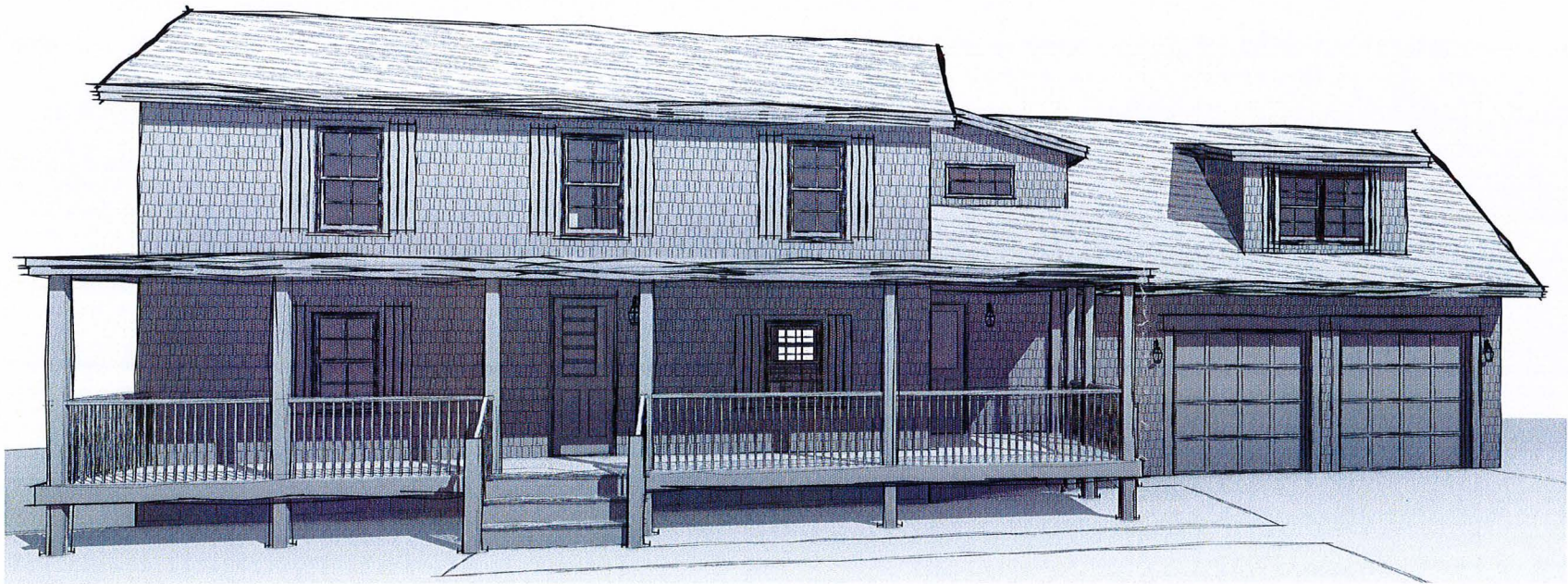
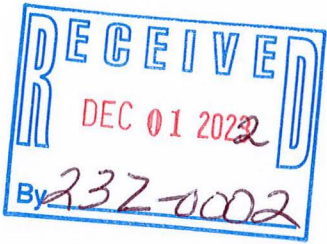
Sincerely,
The Joneses


Olivia Jones 11/14/2022

JONES RESIDENCE
2094 BAIRD RD., PENFIELD, NY 14526

CLIENT:
JONES RESIDENCE

PRELIMINARY DESIGN
11/14/2022

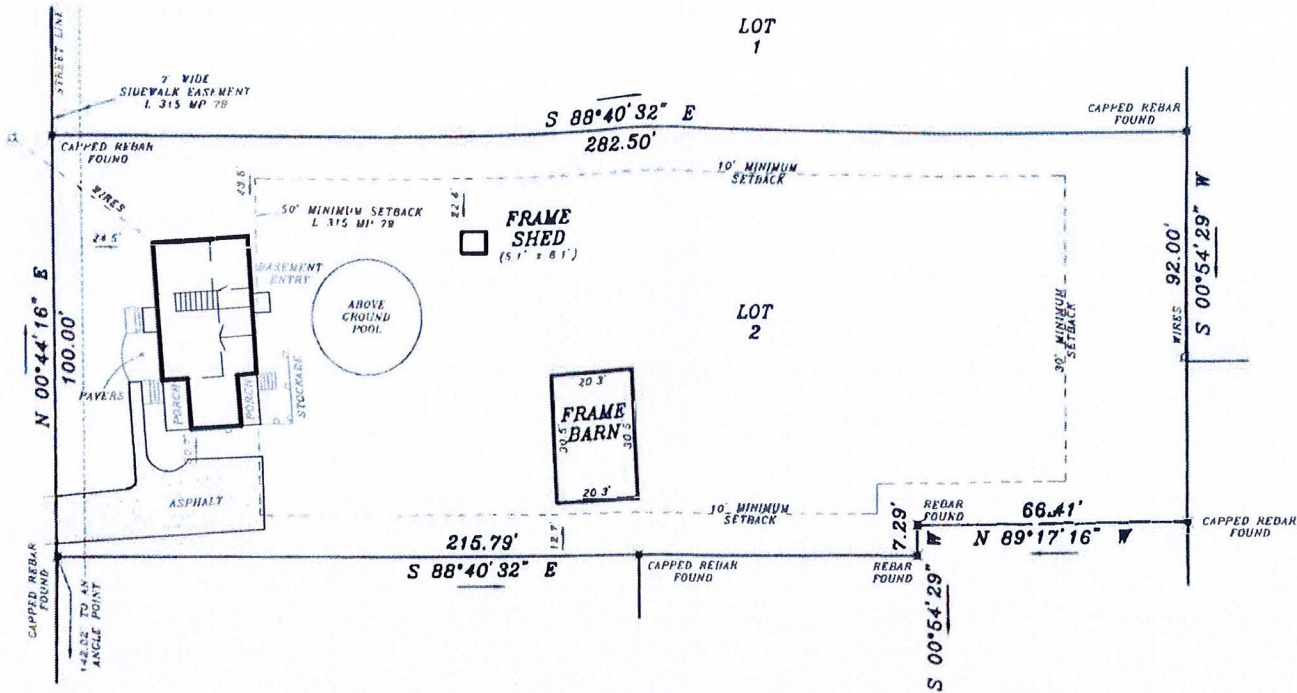


DRAWING LIST

00	COVER PAGE
A5.1	PROPOSED SITE PLAN
D1	FIRST & SECOND FLOOR DEMOLITION PLANS
A1.0	PROPOSED BASEMENT FLOOR PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A3.0	PROPOSED EXTERIOR VIEWS

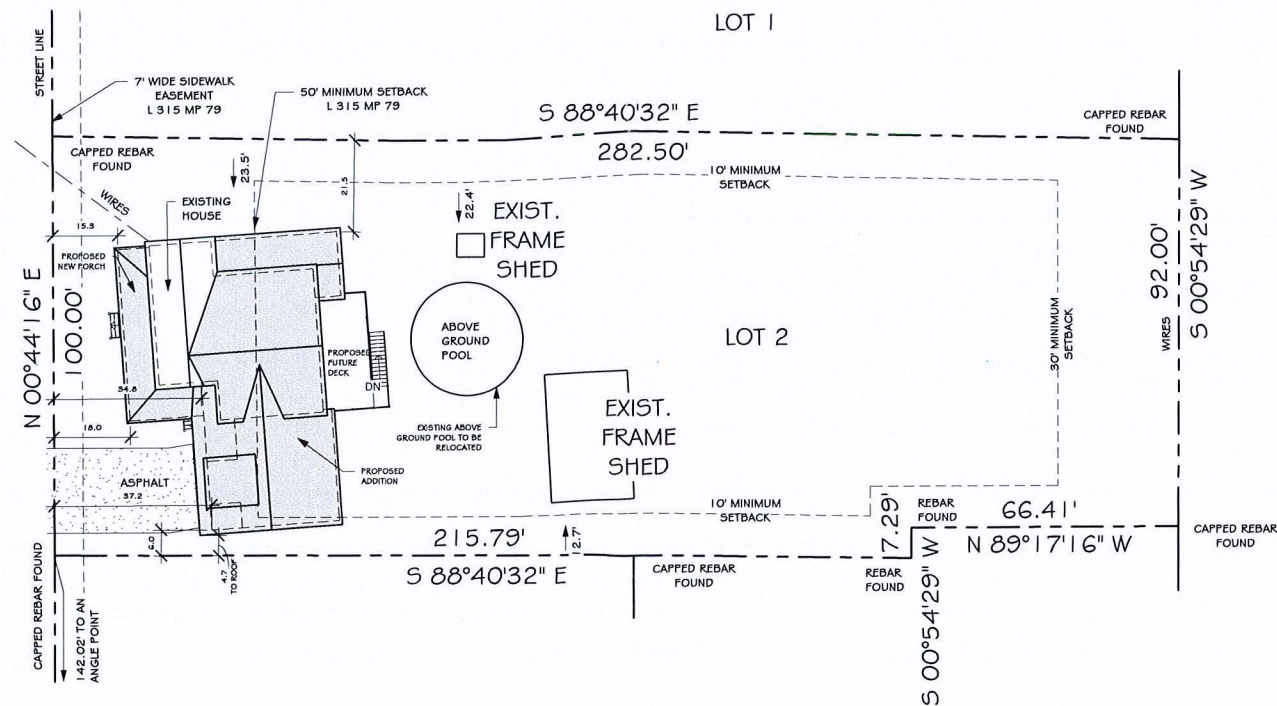
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BAIRD ROAD (56' WIDE)



GREATER LIVING ARCHITECTURE, PC
NOT RESPONSIBLE FOR SURVEY'S
ACCURACY

BAIRD ROAD (66' WIDE)



GENERAL NOTES:

ARCHITECTURAL SITE PLAN PRODUCED
FROM INFORMATION GIVEN ON A
INSTRUMENT SURVEY FOR 2094 BAIRD
RD., PENFIELD NY

GREATER LIVING ARCHITECTURE IS NOT
LIABLE FOR INACCURACIES FROM THE
INSTRUMENT SURVEY.

1 SITE PLAN
1" = 20'-0"

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3033 BRIGHTON-HENRIETTA
TOWNLINE RD
ROCHESTER, NY 14623
CALL: (585) 272-9170
FAX: (585) 292-1262
www.greaterliving.com

CONSULTANT:

CLIENT/LOCATION:

JONES RESIDENCE
2094 BAIRD RD., PENFIELD, NY
14526

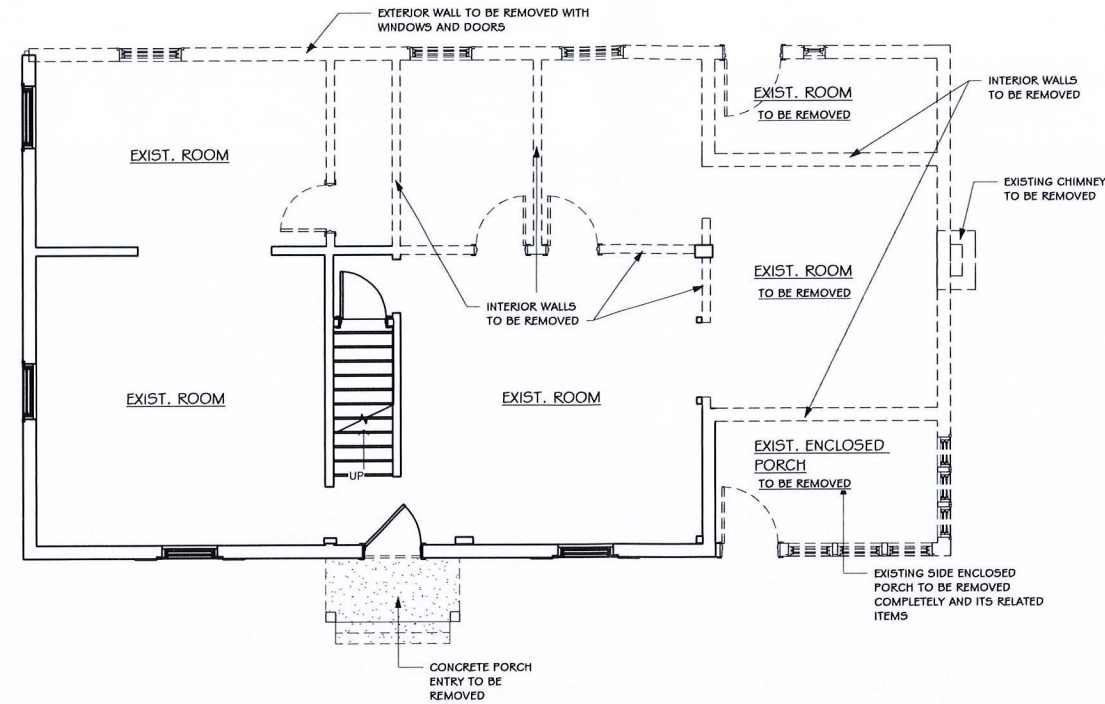
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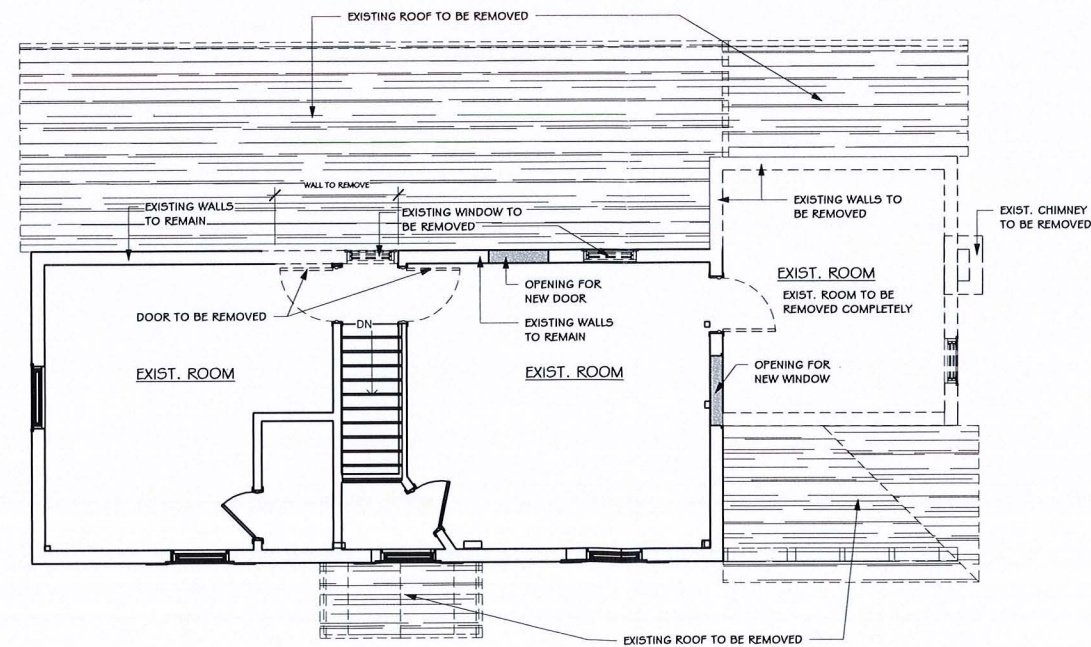
PROPOSED SITE PLAN

DRAWN: DOR	DATE: 11/14/2022
PROJECT: 22144	SHEET: AS1

237-0002
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1 FIRST FLOOR
DEMOLITION PLAN
1/4" = 1'-0"



2 SECOND FLOOR
DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

1. VERIFY BEARING CONDITIONS PRIOR TO REMOVAL OF ANY WALL SCHEDULED FOR DEMOLITION.
2. TEMPORARILY BRACE STRUCTURE TO REMAIN WHEN BEARING WALLS ARE SCHEDULED FOR DEMOLITION.
3. IF ANY BEARING WALLS ARE SCHEDULED FOR DEMOLITION, REVIEW NEW FRAMING REQUIREMENTS WITH THE ARCHITECT PRIOR TO REMOVAL.
4. IF EXCESSIVE DEMOLITION OCCURS REPAIR TO "LIKE NEW" CONDITION AT NO COST TO THE OWNER.
5. IF EQUIPMENT/ WIRING OR DUCT WORK PASSES THROUGH WALLS SCHEDULED FOR DEMOLITION, REMOVE AND RELOCATE IN WALLS TO REMAIN OR NEW WALLS.
6. IF LUGS/ ANCHORS OR FASTENERS REMAIN AFTER WALL REMOVAL CUT THEM OFF FLUSH WITH ADJACENT SURFACES.
7. IF EQUIPMENT/ FIXTURES OR DUCT WORK IS SCHEDULED TO BE REMOVED AND NOT REPLACED, REMOVE IT AND ITS RELATED COMPONENTS IN THEIR ENTIRETY AND CAP OFF PER CODE REQUIREMENTS.

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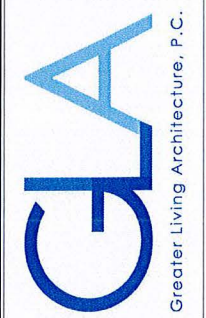
DATE	BY	DESCRIPTION

FIRST & SECOND FLOOR
DEMOLITION PLANS

DRAWN: DOR	DATE: 11/14/2022
PROJECT: 22144	SHEET: D1

23Z-0002
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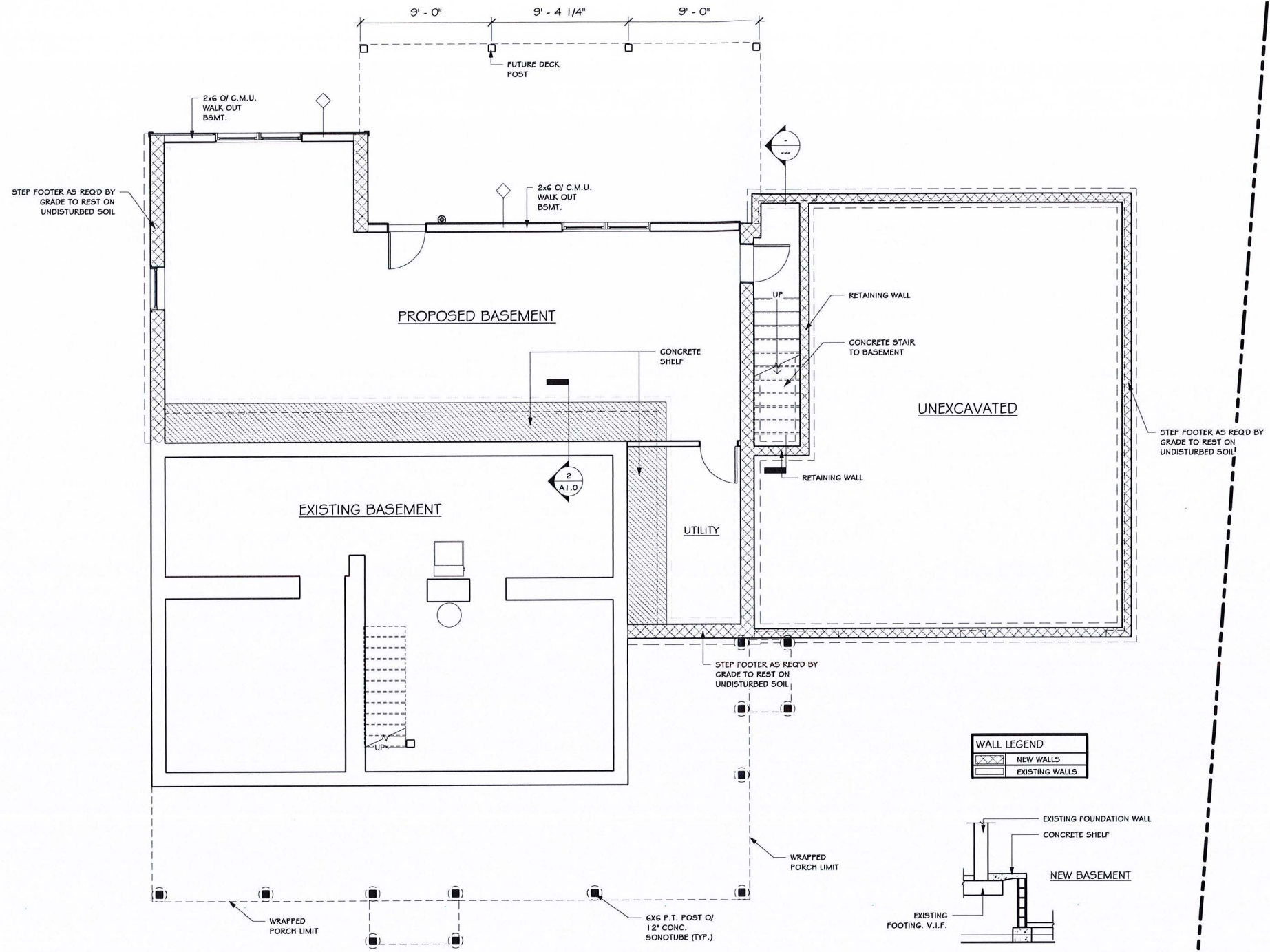
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DATE	BY	DESCRIPTION

**PROPOSED BASEMENT
FLOOR PLAN**

DRAWN: DOR	DATE: 11/14/2022
PROJECT: 22144	SHEET: A1.0



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

23Z-0002
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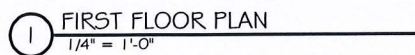
GLA
Greater Living Architecture, P.C.

CONSULTANT:


REVISIONS:

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DRAWN: DOR	DATE: 11/14/2022
PROJECT: 22144	SHEET: A1.1



EXISTING 1ST FLOOR	764 SQ.FT.
1ST FLOOR ADDITION	710 SQ.FT.
GARAGE ADDITION	1000 SQ.FT.

WALL LEGEND	
	NEW WALLS
	EXISTING WALLS

PROPERTY LINE

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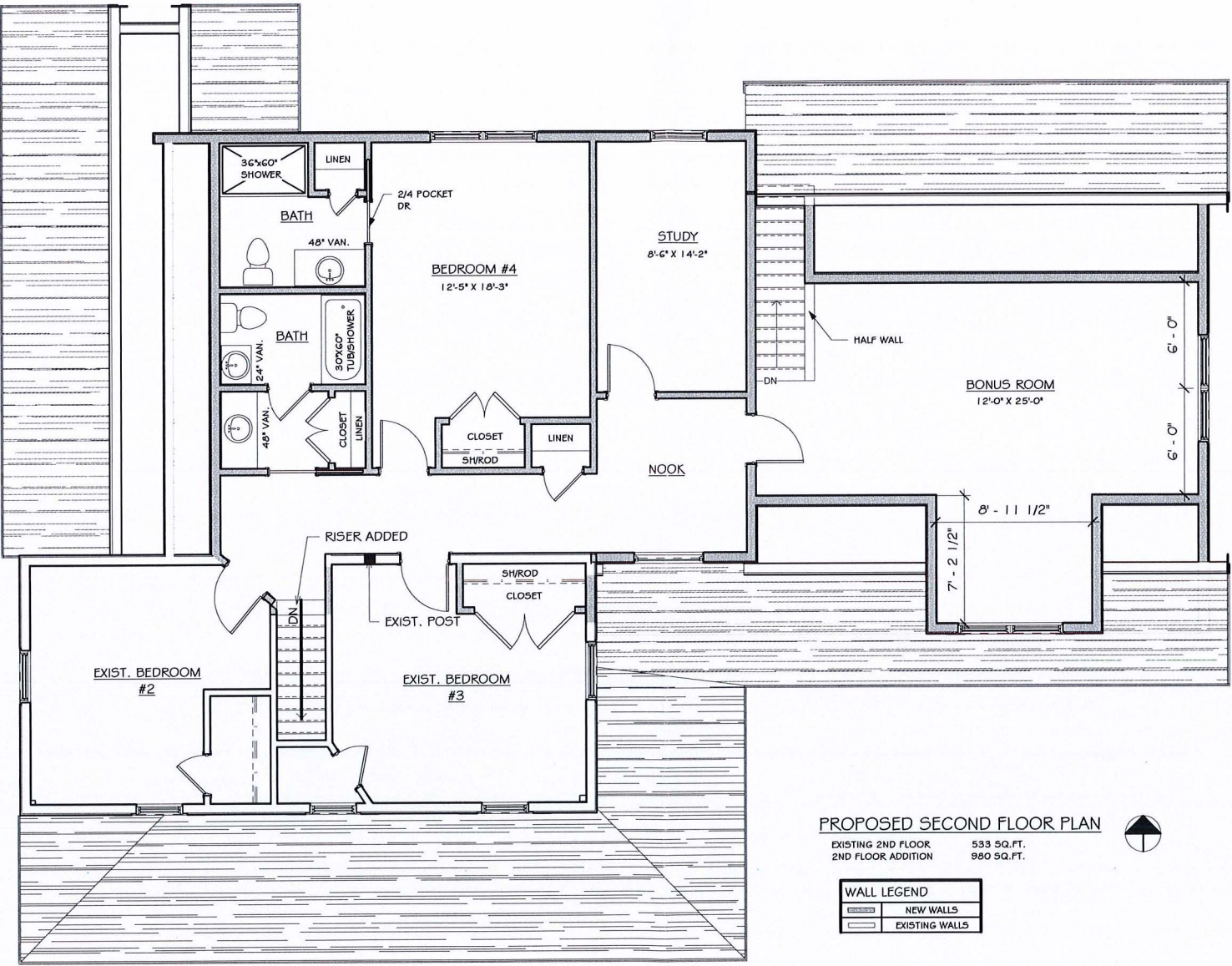
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3	A2.0	

PROPOSED SECOND
FLOOR PLAN

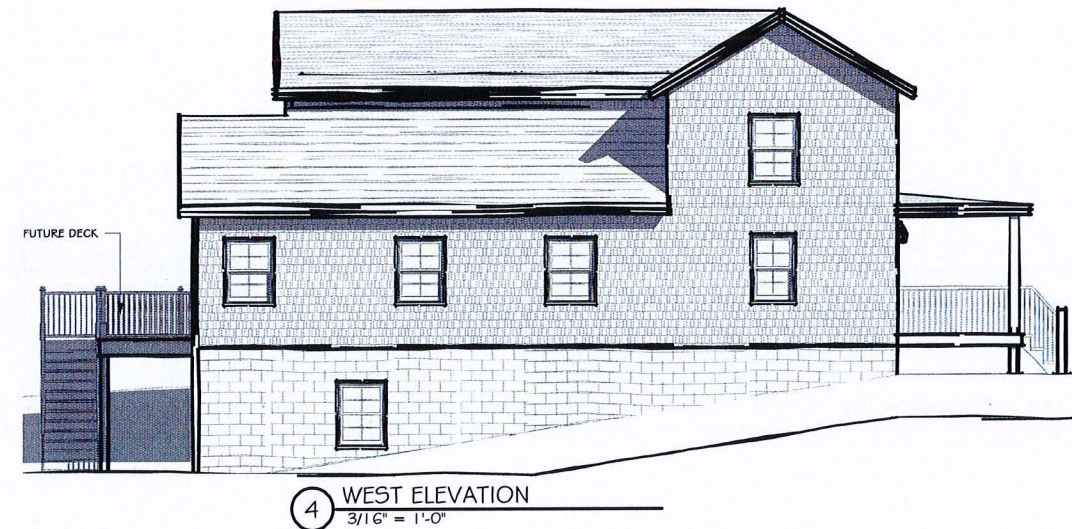
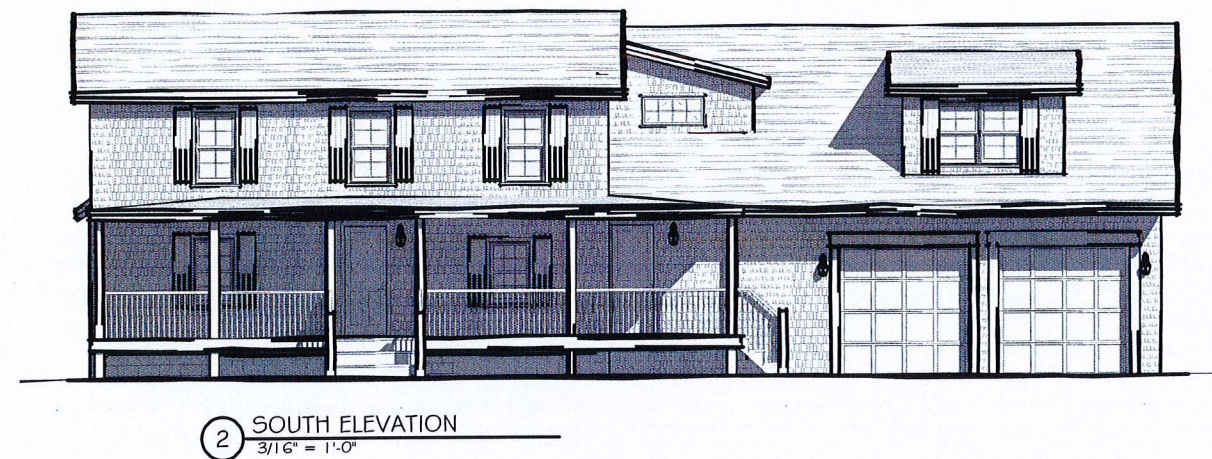
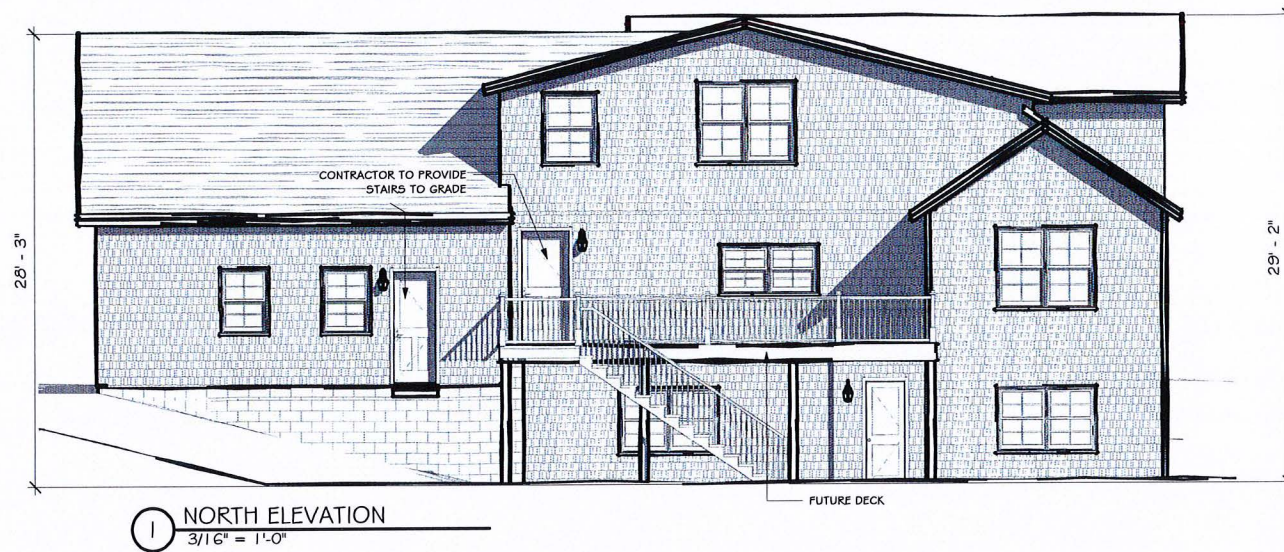
DRAWN:	DATE:
DOR	11/14/2022
PROJECT:	SHEET:
22144	A1.2



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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DATE	BY	DESCRIPTION

PROPOSED EXTERIOR
ELEVATIONS

DRAWN: DOR	DATE: 11/14/2022
PROJECT: 22144	SHEET: A2.0

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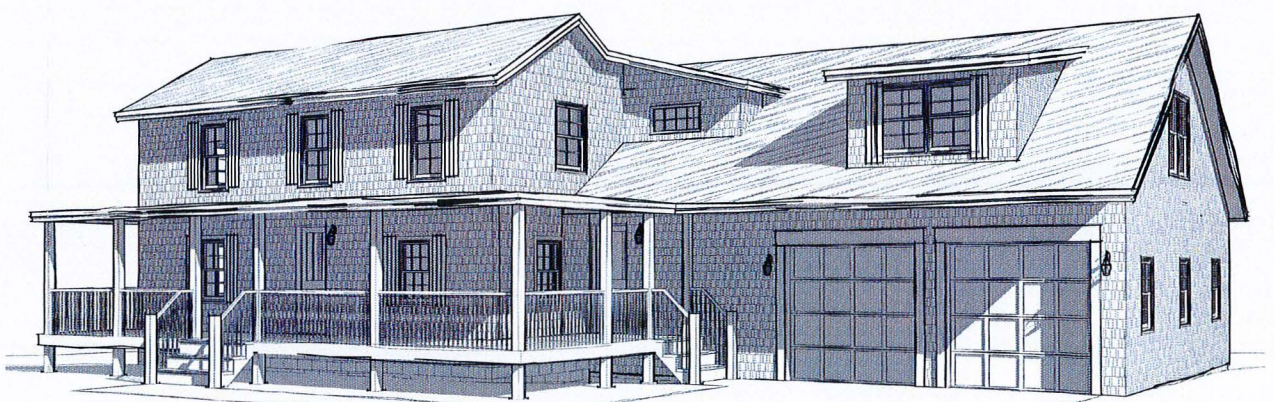
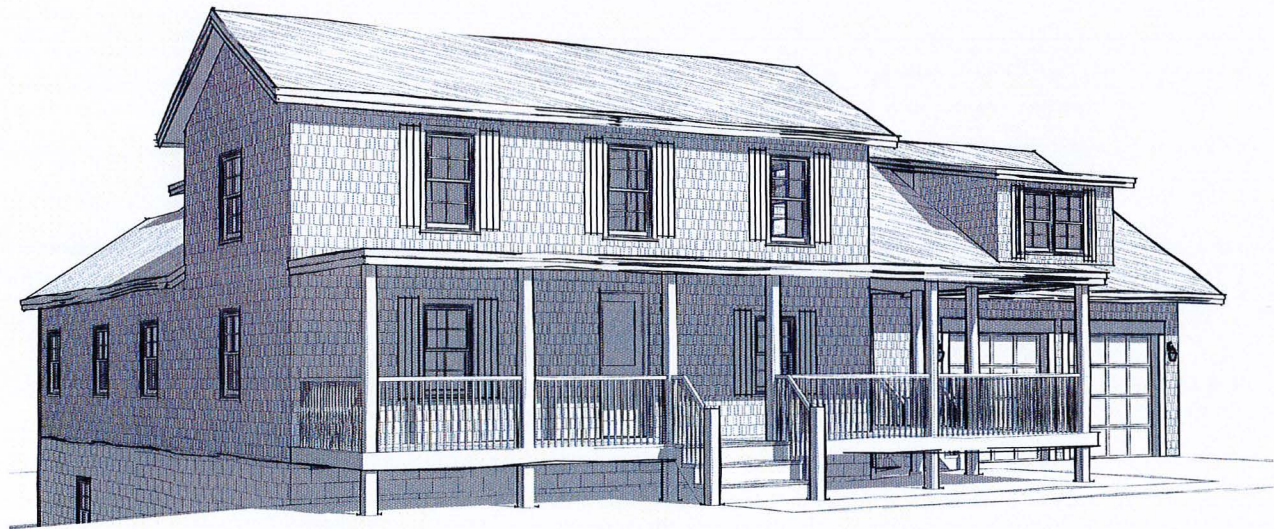
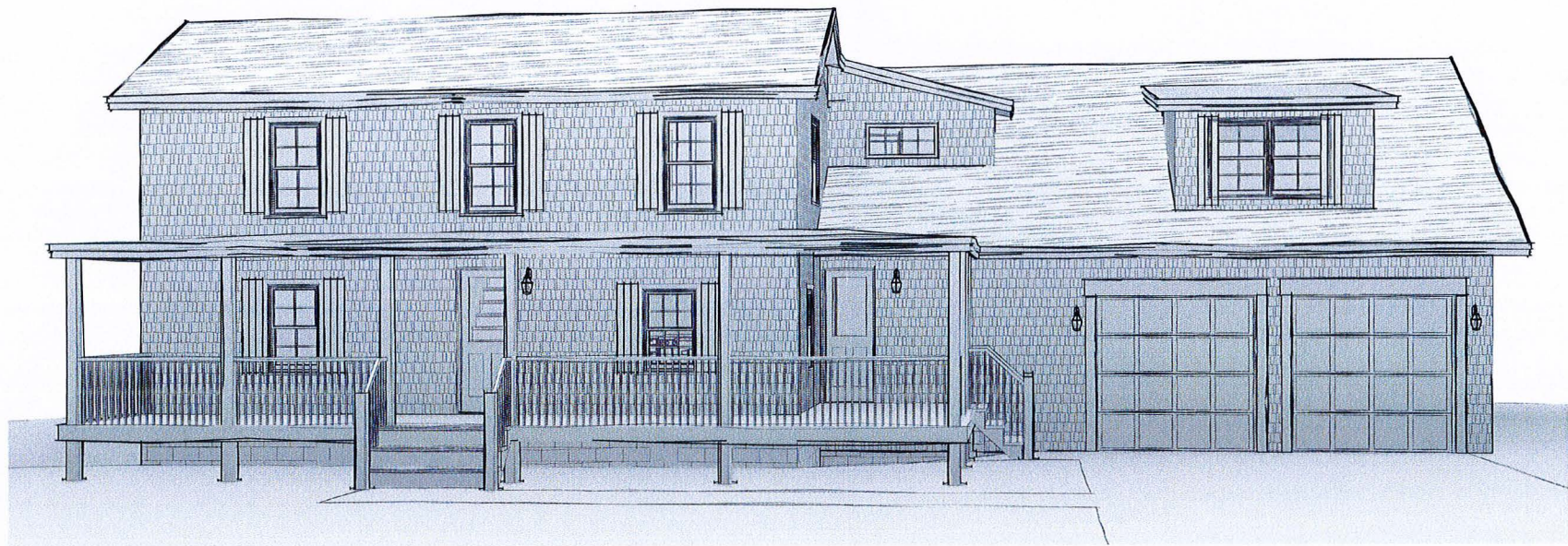
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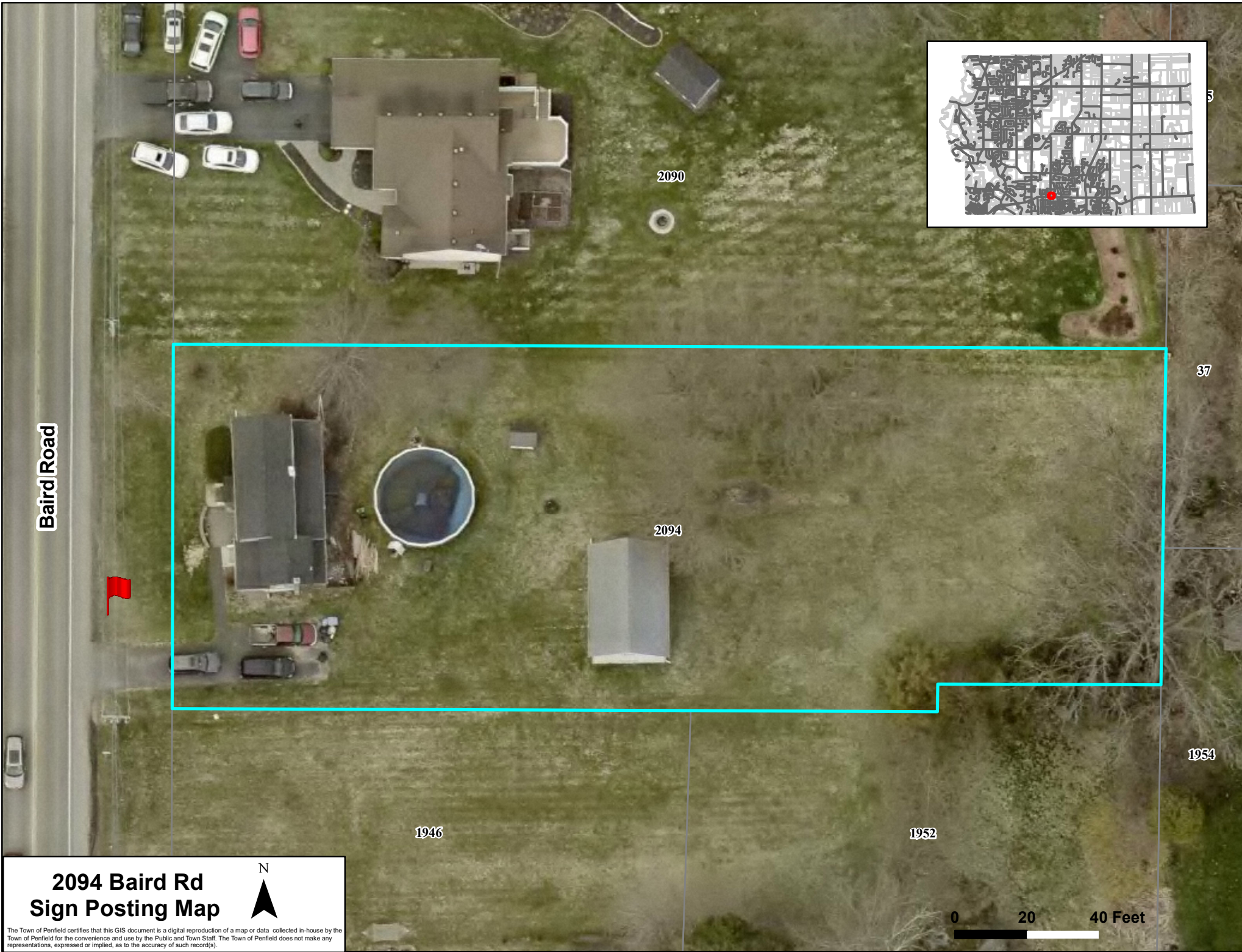
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PROPOSED EXTERIOR
VIEWS

DRAWN: DOR	DATE: 11/14/2022
PROJECT: 22144	SHEET: A3.0



232-0002
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Baird Road

2090

2094

1946

1952

1954

37

2094 Baird Rd Sign Posting Map



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