



Town of Penfield
Zoning Board of Appeals
3100 Atlantic Avenue
Penfield, NY 14526

March 18th, 2022

Todd & Lauren Harrison
71 Brougham Drive
Penfield, NY 14566

Letter of Intent

To the members of the Penfield Zoning Board of Appeals,

Through our Application Package, we are requesting an 'Area Variance' for our proposed front entry and side porch addition project. We are hopeful that the Board is in agreement and thus determines that the area variance requested is a considerable benefit to us, the applicants.

We have spent a vast amount of time in the six years we have owned our home considering ways to not only improve the home's utility on a daily basis, but also how to improve the character of the neighborhood as a whole. We foresee no undesirable outcomes to the character of our neighborhood due to this addition and the requested area variance of under three feet. In fact, we have discussed our proposed project with the neighbors surrounding our home for well over one year now, and all are in agreement that adding this entry to the scale we are requesting, in addition to the front porch, will create a needed element of character and value to the street as a whole.

We do not foresee any circumstance where the area variance would be to the detriment to the surrounding homes. This home was built in the late 1960's, and while some minor cosmetic updates to the exterior have been completed during the home's lifetime, overall this home lacks curb appeal and charm currently. We take great pride in having a well manicured yard and a stately back deck that is visible from the street, and know that our proposed entry area variance and the front porch will greatly enhance the curb appeal of the home, and increase the value of our home as well as our neighbors. We believe that these updates will bring great value to our neighbors and their homes.

Our main motivation in adding an entry is that we live in a very standard colonial home. The first floor has two closets total, one of which is a dedicated pantry at the back of the home. The second closet is many feet away from the front door, leaving it virtually useless as a coat and shoe closet. We have two growing children who, as they get older, are involved in more activities within the community, from engaging in local sporting activities to growing their close-knit friend group. There is not a day that goes by that our current front entry, the four feet from the door to the staircase directly in front of it, is not problematic. We stumble over each other entering and our 'gear' ends up in massive piles obstructing the front door and hallway. We have attempted over six years to find alternative organization methods to help remedy the bottleneck issue with our current front door, but have been frustratingly unsuccessful; to the point that we have had to reimagine our formal dining room into a half

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play area and half coat/bookbag/shoe area. The lack of space to enter our home comfortably is growing more problematic, the more our children grow and the busier our household becomes. We believe that the small area variance of under three feet that we have requested is the minimum amount of space needed to make this home function fully.

The area variance requested will pose no adverse effects or impact the physical environmental conditions in the neighborhood. On the whole, this addition is of a small scale and should not disrupt the environment or the neighborhood.

The lack of an entry, where we walk directly into our home's staircase upon entering, is in no way self-created. These homes were constructed decades ago, when families likely functioned much differently than we do today. Additionally, we have made every attempt to find alternative storage options in the home but have not find any suitable remedies. As such, we are requesting that our area variance be granted so that we can greatly improve the home's functionality while also bringing some charming updates to the curb appeal and aesthetic of our home.

We are excited to update this home and make it shine. Thank you for your time and consideration.

Warmly,

A handwritten signature in black ink that reads "Lauren Harrison". The signature is written in a cursive style with a large, stylized initial "L".

Todd and Lauren Harrison

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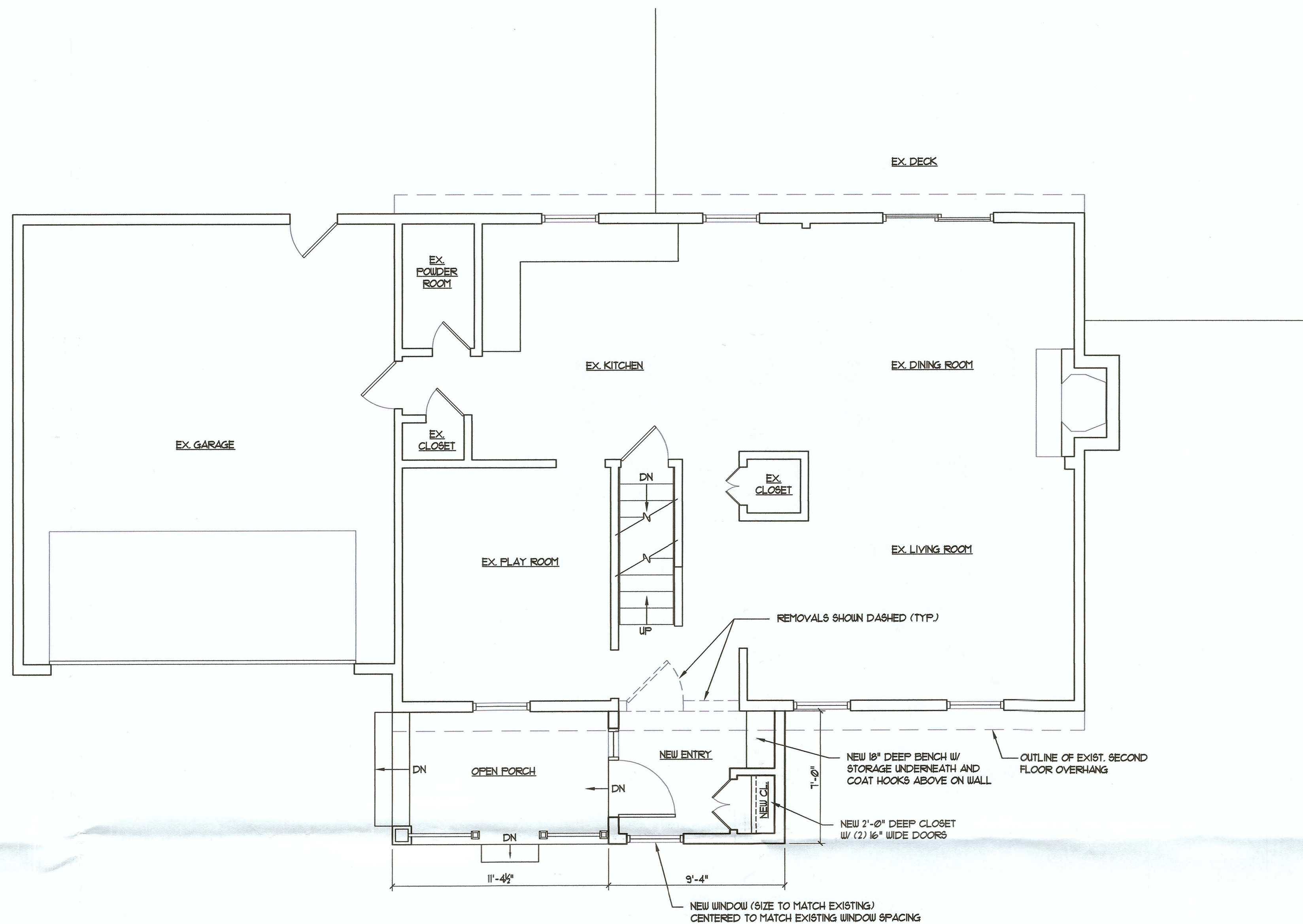
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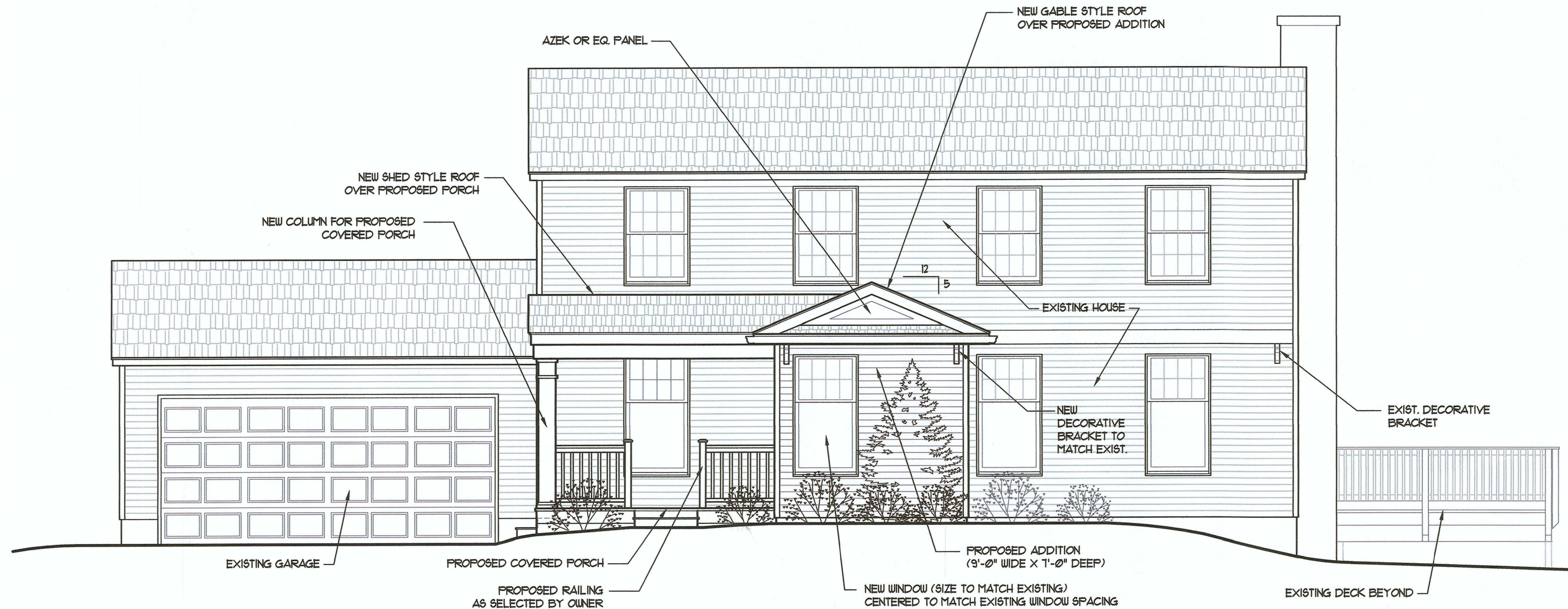


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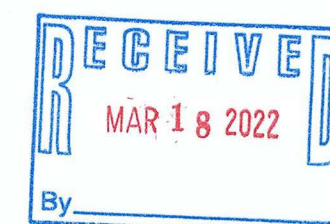


PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



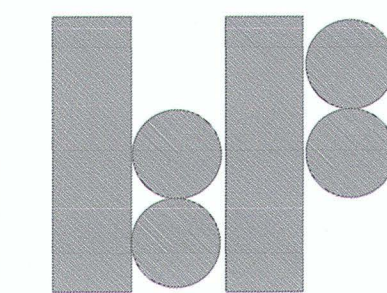
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

264200 124.08-1-25
0039-15-04
Carriage 2 L183 01
Whole inc porch - .00333
Entry only - .00148

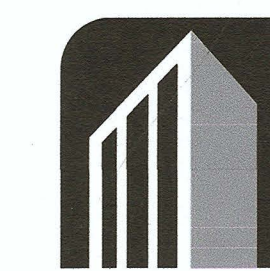


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PRELIMINARY NOT FOR CONSTRUCTION



KF Architects
P.O. Box 706
Canandaigua, NY 14424
Phone: 585-218-0051
Cell: 585-703-9014
Fax: 585-385-6386
www.kfarchitects.net



TSE
Torchia Structural Engineering & Design P.C.
625 Panorama Trail
Suite #2210
Rochester, NY 14625
Phone: 585-385-7830
Fax: 585-385-6386
www.TSE123.com

PROJECT TITLE:
**PROPOSED ADDITION FOR:
THE HARRISON RESIDENCE**

71 BROUGHAM DRIVE
PENFIELD, NEW YORK 14526

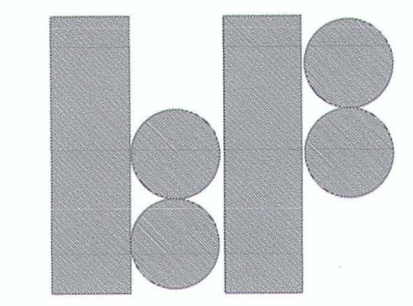
DRAWING TITLE:
**PROPOSED FIRST
FLOOR PLAN AND
PROPOSED SOUTH
ELEVATION**

NOTICE:
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS
DRAWING ARE IN VIOLATION OF THE NEW YORK STATE
EDUCATION LAW ARTICLE 147, SECTION 7001. NO
REVISIONS ARE PERMITTED UNLESS AUTHORIZED BY
THE ARCHITECT OF RECORD.

REVISIONS:

PROJECT NO: 22-03-04
SCALE: AS NOTED
DRAWN BY: DH
CHECKED BY: CT
DATE: 03/17/2022
DRAWING #

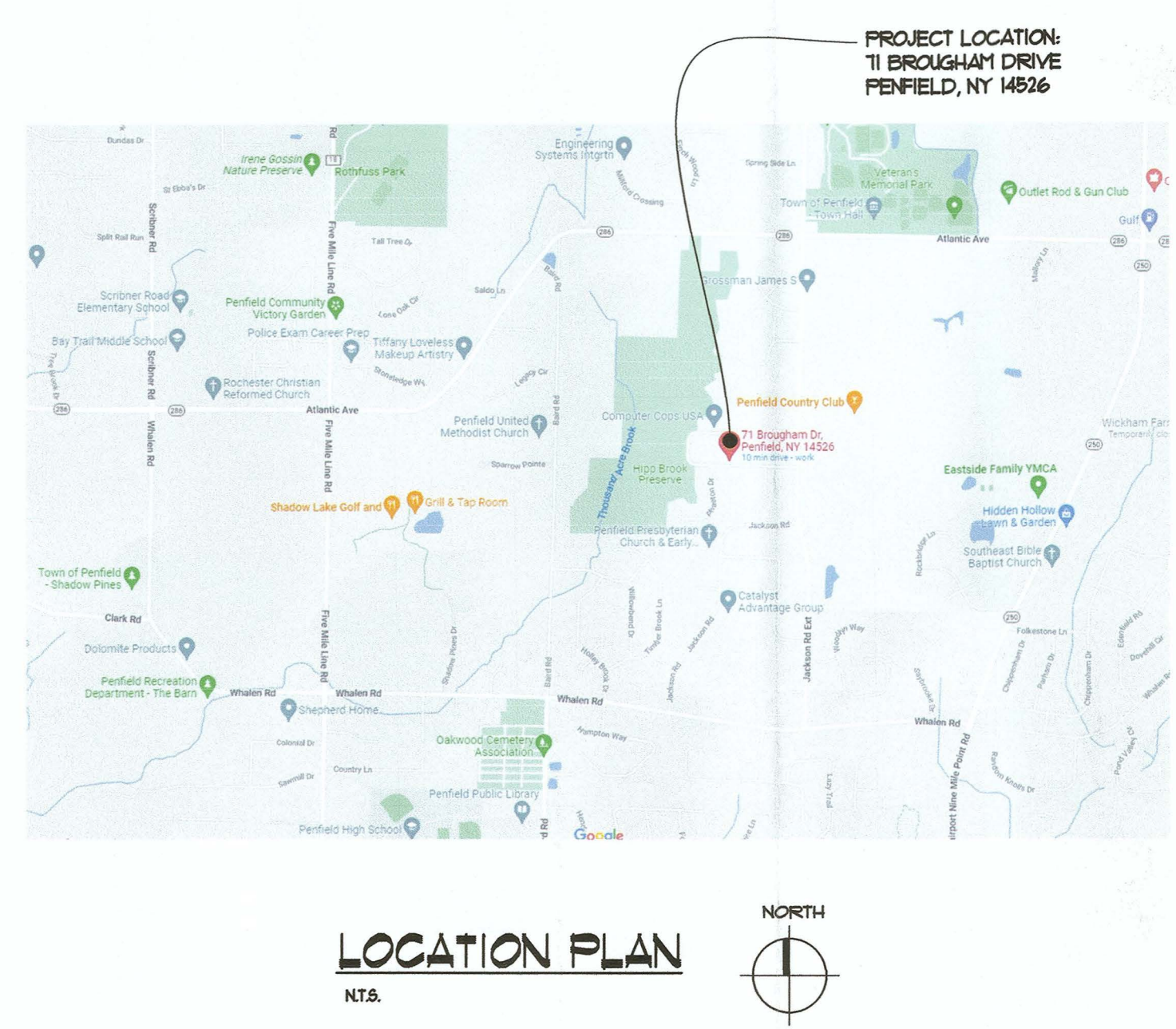
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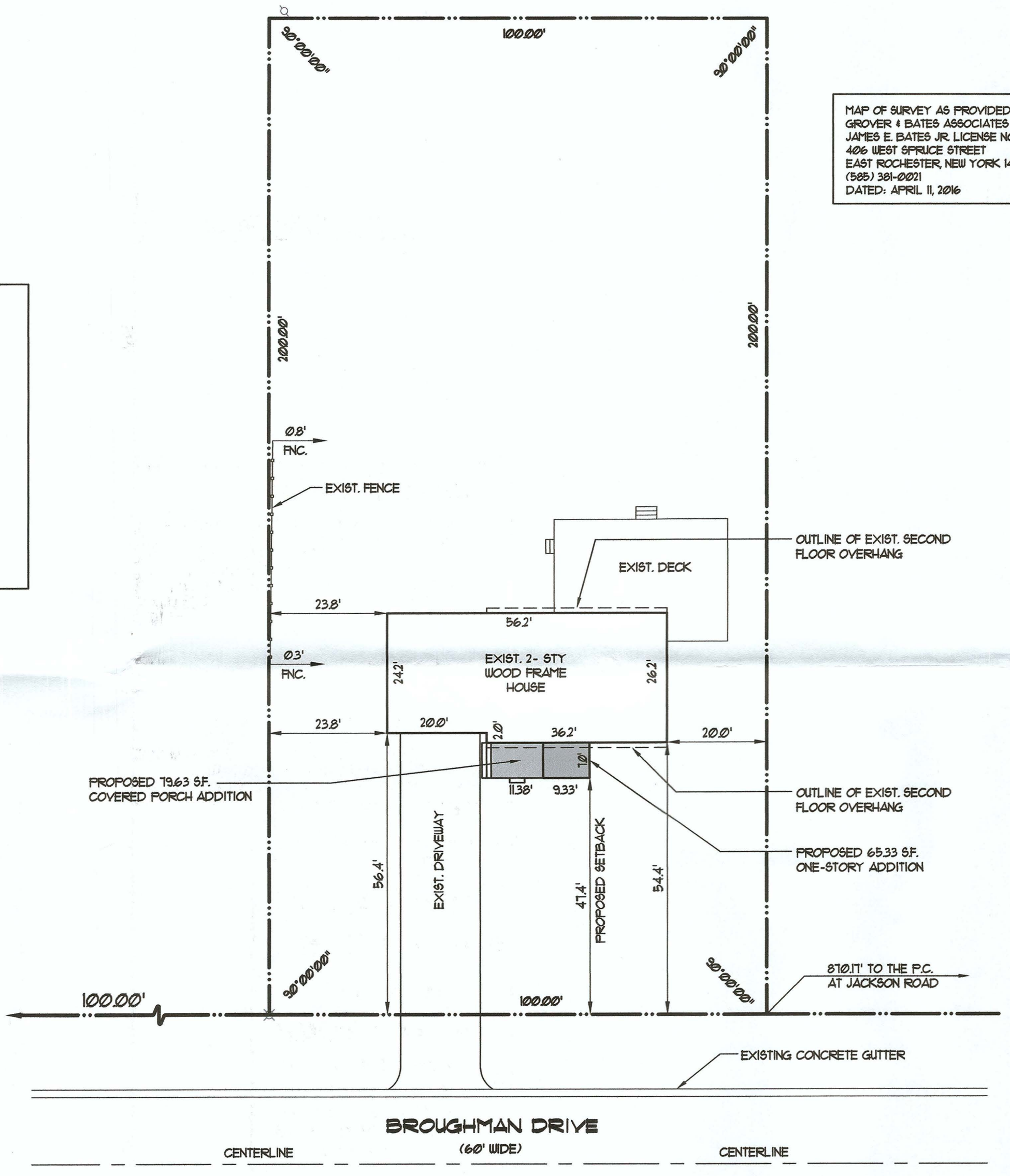
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 625 Panorama Trail Suite #2210 Rochester, NY 14625
 Phone: 585-385-7830 Fax: 585-385-6386
 www.TSE123.com



MAP OF SURVEY AS PROVIDED BY:
 GROVER & BATES ASSOCIATES
 JAMES E. BATES JR. LICENSE NO. 49464
 406 WEST SPRUCE STREET
 EAST ROCHESTER, NEW YORK 14445
 (585) 381-0021
 DATED: APRIL 11, 2016

LEGEND

- EXISTING HOUSE
- PROPOSED ADDITION
- PROPOSED PORCH ADDITION
- PROPERTY LINE
- EXISTING FENCE
- EXISTING IRON PIPE
- EXISTING UTILITY POLE



GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO ALL UTILITIES, PUBLIC AND PRIVATE ROADWAYS, SIDEWALKS AND STRUCTURES, INCLUDING SIGNS, RESULTING FROM CONSTRUCTION OPERATIONS, SIDEWALKS, DRIVEWAYS, GUTTERS, AND CURBS SHALL BE REPLACED IN KIND. THE CONSTRUCTION SHALL CONFORM TO TOWN OF PENFIELD STANDARDS UNLESS SPECIFICALLY NOTED ON THE PLANS, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE TOWN OF PENFIELD.
- NOTE: HAZARDOUS MATERIALS SHALL NOT BE STORED IN BUILDING OR ON SITE AT ANY TIME.
- SETBACKS
 - REQUIRED FRONT SETBACK IS 50.0'
 - EXISTING FRONT SETBACK IS 54.4'
 - PROPOSED SETBACK AFTER ADDITION IS CONSTRUCTED IS 41.4' (THEREFORE VARIANCE IS REQUIRED)
 - ALL OTHER SETBACKS ARE NOT AFFECTED BY THIS ADDITION.

Dig Safely - New York
 811 or 800-962-7962
 www.digsafelynewyork.org

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

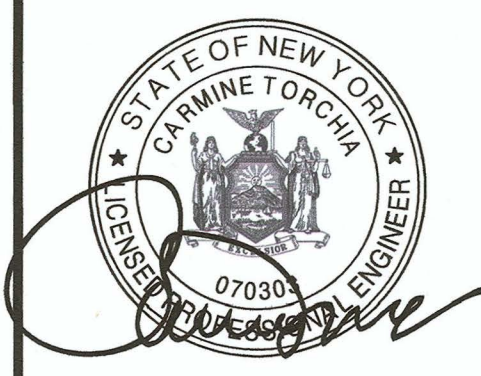
Plot Plan
 1" = 20'
 NORTH

PROJECT TITLE:
**PROPOSED ADDITION FOR:
 THE HARRISON RESIDENCE**
 71 BROUGHAM DRIVE
 PENFIELD, NEW YORK 14526

DRAWING TITLE:
**PROPOSED PLOT PLAN,
 NOTES, LEGEND AND
 LOCATION MAP**

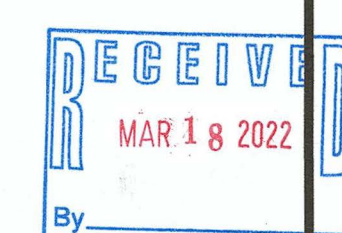
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REVISIONS:



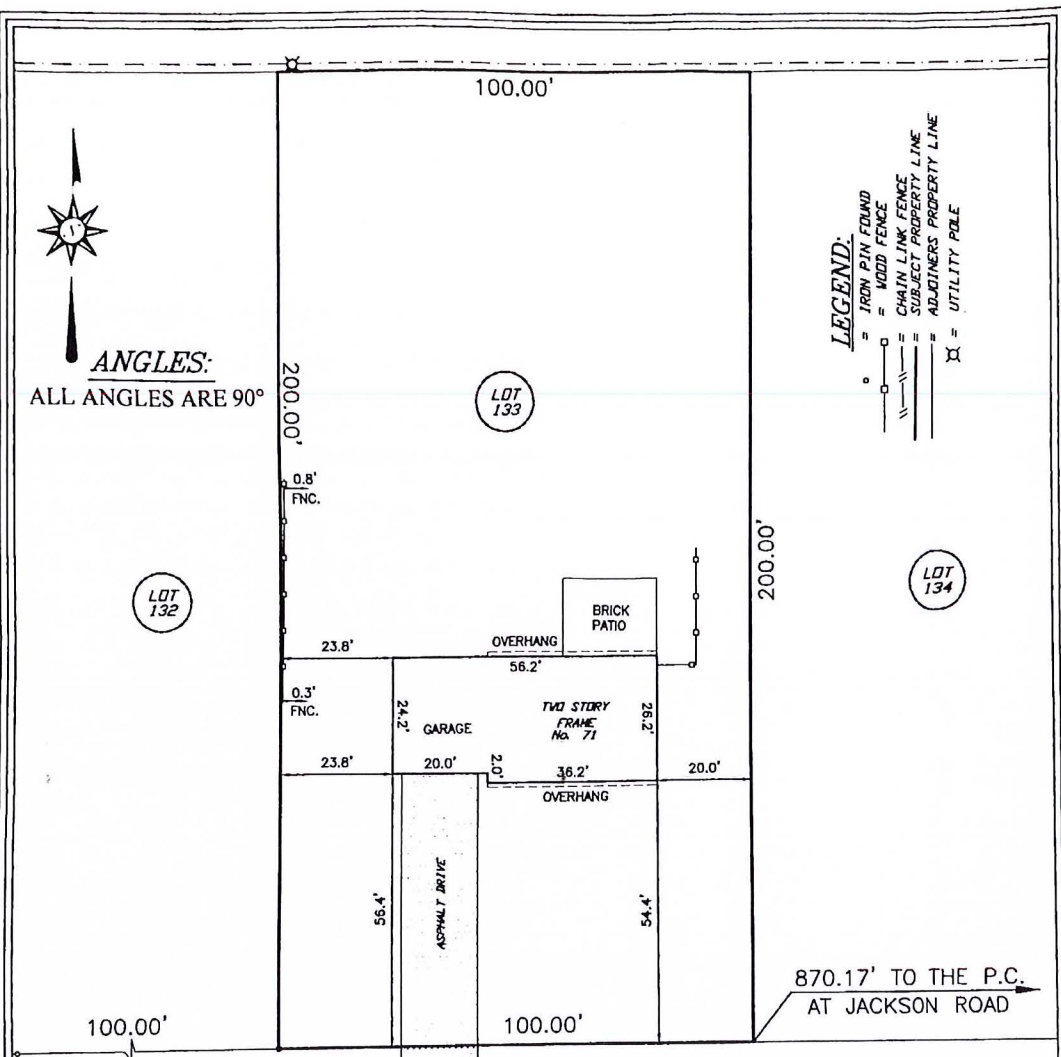
PROJECT NO: 22-03-04
 SCALE: AS NOTED
 DRAWN BY: DH
 CHECKED BY: CT
 DATE: 03/17/2022

DRAWING #
C-1



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BROUGHAM (60' WIDE) DRIVE

- REFERENCES:**
1. FRONTIER ABSTRACT AND RESEARCH SERVICES, INC., SEARCH No. 5050283 LAST DATED SEPT. 27, 2013.
 2. LIBER 10048 OF DEEDS, PAGE 101.
 3. MAP OF THE CARRAGE HILL SUB'D., SECTION 2 FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 169 OF MAPS, PAGES 47 & 48.
 4. SUBJECT TO AN EASEMENT TO R.G. & E. AND R.T.C. PER LIBER 3701 OF DEEDS, PAGE 365. (ALONG THE SIDE & REAR BOUNDARIES)
 5. SUBJECT TO AN EASEMENT TO R.G. & E. PER LIBER 3701 OF DEEDS, PAGE 364. (GAS LINES THROUGH AND ALONG THE STREETS)
 6. TIMES SQUARE ABSTRACT, LLC SEARCH No. TSA-2016-3273 LAST DATED MARCH 16, 2016.
 7. LIBER 11322 OF DEEDS, PAGE 587.

MAP OF AN INSTRUMENT SURVEY OF
No. 71 BROUGHAM DRIVE

BEING
LOT No. 133 of the CARRIAGE HILL SUBDIVISION, SECTION 2

COUNTY OF MONROE
 SCALE 1 INCH = 30 FEET

SITUATE IN THE
TOWN OF PENFIELD

STATE OF NEW YORK
 DATE: APRIL 11, 2016

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UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

GROVER & BATES ASSOCIATES
 406 WEST SPRUCE STREET
 EAST ROCKESTER, NEW YORK
 585-391-0021

CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE G.V.L.S.A. AND THE MONROE COUNTY BAR ASSOCIATION.

WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING:

1. TREVETT CRISTO SALZER & ANDOLINA P.C.;
 2. OLVER KORT'S LLP;
 3. PREMIUM MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR;
 4. TODD M. HARRISON and LAUREN A. HARRISON; and
 5. STEWART TITLE INSURANCE COMPANY,
- THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON OCTOBER 17, 2013 AND REDATED ON MARCH 23, 2016.

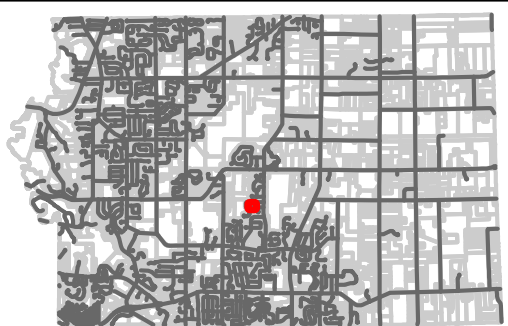
James E. Bates, Jr.
JAMES E. BATES, Jr. LICENSE No. 49464





Brougham Dr

71 Brougham Drive Aerial Map



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