

**ZONING BOARD OF APPEALS AGENDA**

Public Hearing Application # 10

Application # 21Z-0021  
John L. DeMarco, Esq.  
2526 Browncroft Boulevard

*See Pages to Follow*

March 9<sup>th</sup>, 2021

212-0021



Penfield Zoning Board of Appeals  
Mr. Daniel DeLaus, Chairman  
3100 Atlantic Avenue  
Penfield, NY 14526

**Re: Sign Variance – 2526 Browncroft Boulevard (DeMarco Taylor Law Group)**

Dear Mr. Chairman and Members, Penfield ZBA:

We hereby submit our application for replacement of the free standing sign at 2526 Browncroft Boulevard.

Based on historical information received from Town staff the current 18 s.f. sign exists under a 1986 Town approval. The current sign is placed 34'-8" from the eastern property line (R-1-20) and 24'-0" from the front property line. We are operating under the assumption that the 34'-8" dimension, or 15'-4" variance from code is what was granted in 1986. The current 24' setback from the front property line is within the 20' code minimum. These dimensions are noted on the attached Instrument Survey Map.


Our proposed replacement sign is 29 s.f. per face as is allowed under the code for business properties supporting 4-6 separate business entities. This property will house the DeMarco – Taylor Law Group, 4 – separate attorney practices and a Real Estate business all to be identified on the new sign.

The replacement sign will be placed in the same location as the current sign, no closer to the R-1-20 district than the current 34'-8" and no closer to the front property line than 20' as permitted. The new sign will be set on an attractive masonry base as depicted on the included renderings and will have internal illumination so as not to require supplemental ground lighting as is the case for the current sign.

We respectfully ask for your approval of continuance of a variance from 250.12-D closer than 50 feet from a residential zoning district, as well as approval of the size, shape and materials to be used in this replacement.

It is our belief that this replacement sign is in harmony with sign standards, is compatible with the neighborhood and will not interfere with the aesthetic enjoyment of the highway or adjacent properties.

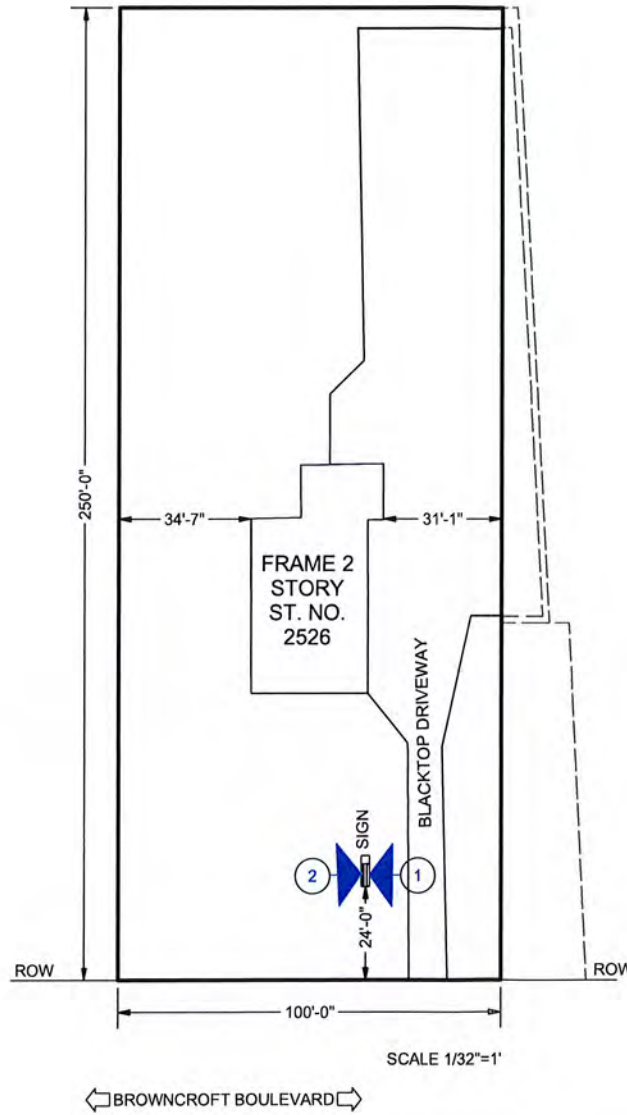
Respectfully Submitted,

  
John L. DeMarco, Esq.  
Owner - 2526 Browncroft Boulevard

SCANNED

RECEIVED  
 MAR 12 2021  
 By 212-0021

GRAPHIC KEY



CLIENT <b>DEMARCO TAYLOR</b>		
PROJECT NUMBER 21608-A		
SHOW		
SHOW DATES 3/1/2021		
VENUE 2526 BROWNCROFT BLVD		
DESCRIPTION		
QUANTITY		
<b>CONTROL DRAWING</b>		
PAGE <b>7 OF 9</b>		
AE / PM RG/DC	DRAWN BY DK	
FILENAME 21608-A-101.dwg		
REVISIONS		
DATE	DESCRIPTION	INITIALS
01/13/2021	21608-A-101-V2	DK
03/11/2021	SIZE UPDATE	MTK
SCALES NOTED ONLY VALID IF PRINT SIZE IS 11"x17"		
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APPROVAL		
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SCANNED

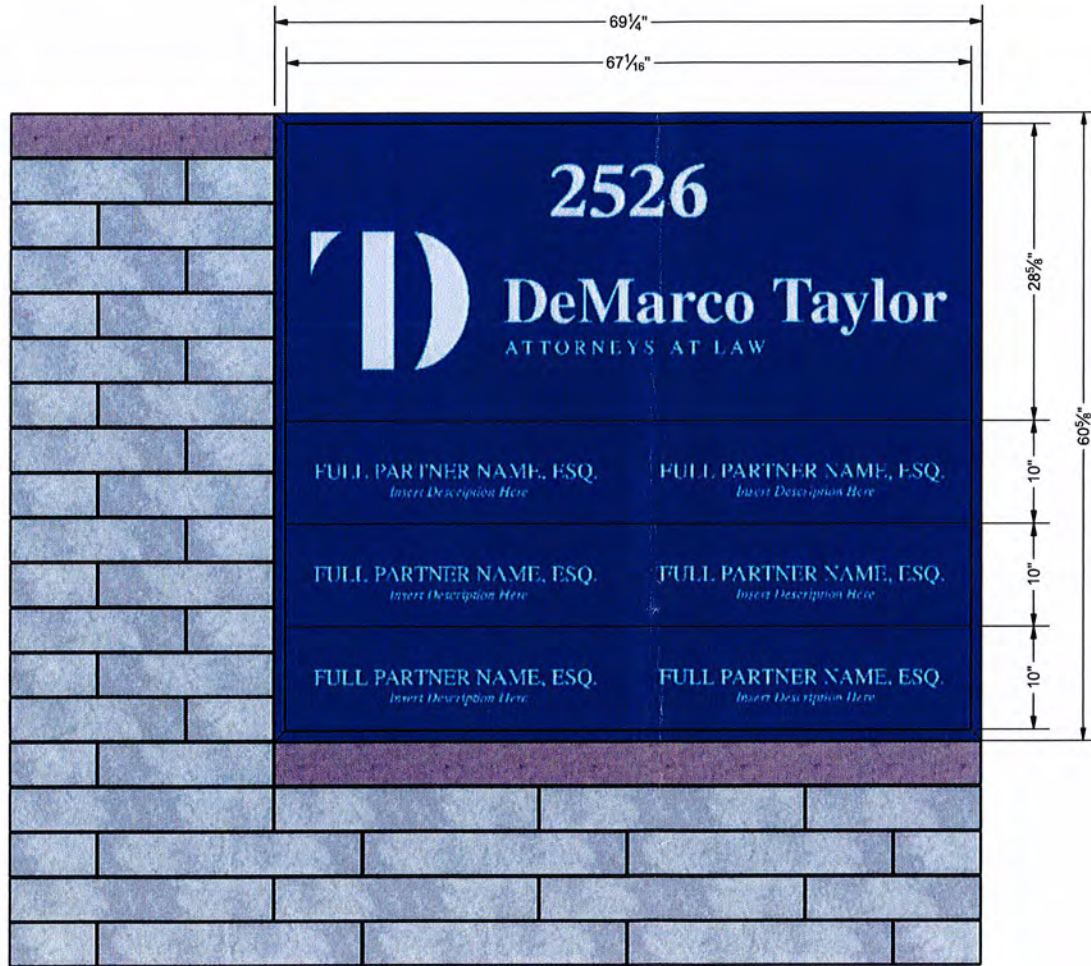






RELEV  
 MAR 12 2021  
 By 212-0021

GRAPHIC  
 ELEVATIONS



ELEVATION 2  
 SCALE 1"=1'

CLIENT  
 DEMARCO  
 TAYLOR

PROJECT NUMBER  
 21608-A

SHOW

SHOW DATES  
 3/1/2021

VENUE  
 2526 BROWNCROFT BLVD

DESCRIPTION

QUANTITY

CONTROL DRAWING

PAGE

9 OF 9

ELEVATIONS

AE / PM  
 RG/DC

DRAWN BY  
 DK

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APPROVAL

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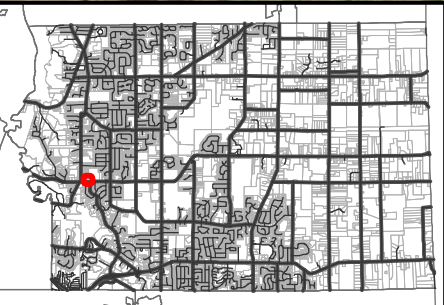




2520

2526

2530



**2526 Browncroft Blvd  
Aerial Map**



This is an aerial photograph of the property shown in the main map. It is not a site plan or a map of the property. The information shown is for informational purposes only and is not intended to be used for any other purpose. The information shown is for informational purposes only and is not intended to be used for any other purpose. The information shown is for informational purposes only and is not intended to be used for any other purpose.