

July 2022



Dear Zoning Board of Appeals,

We are requesting an area variance for the front setback at our home in order to replace an existing front porch entrance. The existing structure consists of the original concrete stoop/stairs which were covered by a wood structure by the previous owners (over 27 years ago). It is rotting and needs to be replaced. The new structure is very close to the same size as the old and repositions the stairs to be more aesthetically pleasing and coordinate with our neighbors. We address the five requested factors below:

1. Granting the area variance will in fact produce a desirable change in the character of the neighborhood by replacing an ugly rotting structure with something pretty and low-maintenance.
2. There is no other way to achieve the benefit of having an entrance to our home at the front door since the door is ~30" above ground level and the house is already at the minimum setback. The proposed structure is very modest.
3. The houses surrounding us are well spaced and the variance is not substantial due to the existence of a pre-existing structure.
4. The area variance will have no effect or impact on the physical or environmental conditions in the neighborhood.
5. The difficulty was not self-created. The old porch was on the house when we purchased it in 1995 and barely covers the crumbling original concrete porch. We had no reason to think the original (1940) structure had not been built to code. We are seeking to replace what is there with something up-to-date using low-maintenance materials.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Kathleen and Ronald Roncinske".

Kathleen and Ronald Roncinske
2196 Carter Road

SCANNED

S SOUTH FITZHUGH STREET
ROCHESTER, N.Y.
(14814)

MONROE COUNTY, NEW YORK

CLIENT THE BARRETT LAW OFFICE, P.C.

PHONE (716) 325-7580 FAX 325-1708

SCALE
1" = 30'

DATE
10/31/95

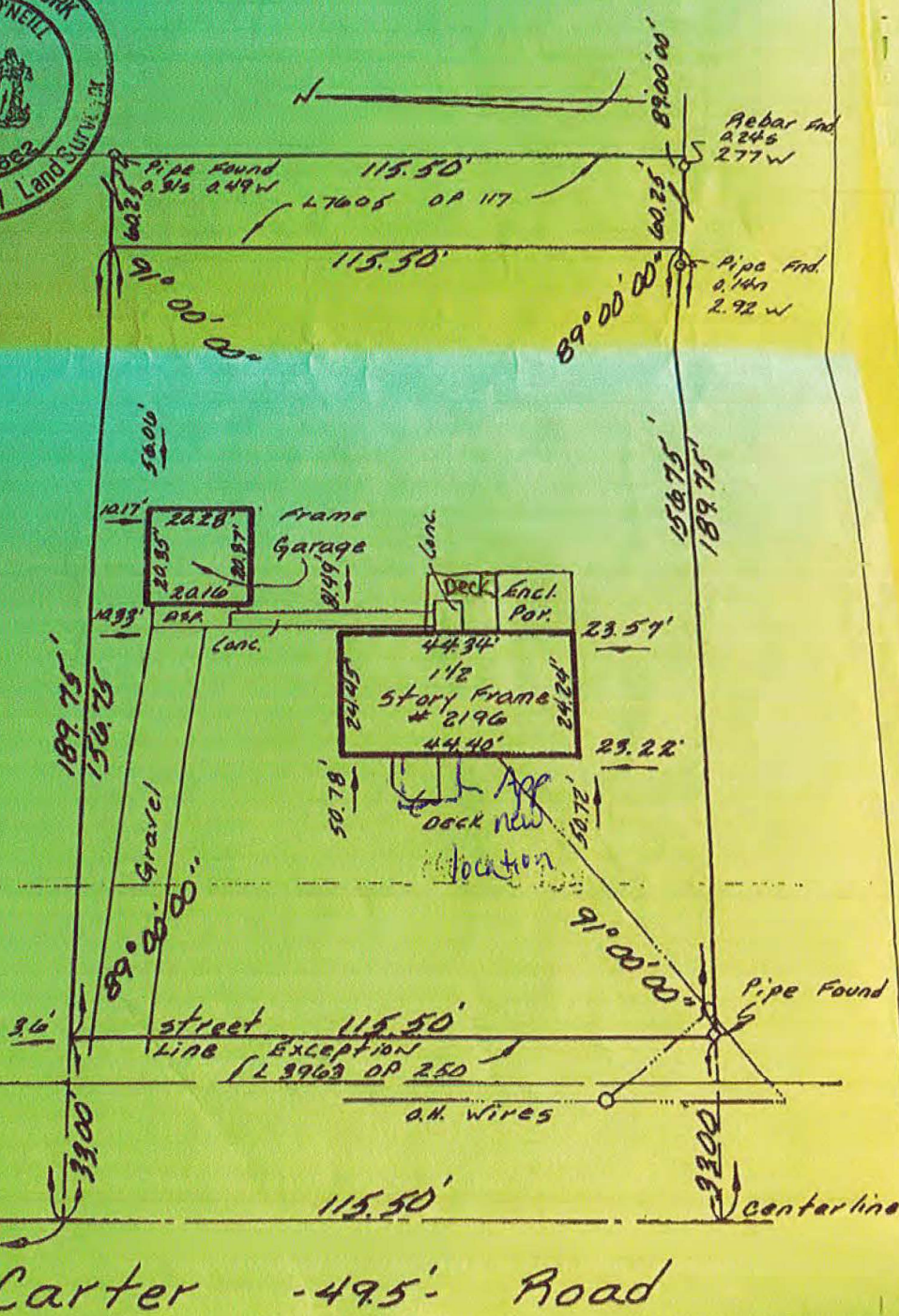
PROJECT NO.
95-0773

REFERENCES: MONROE TITLE INSURANCE CORPORATION #114905, DATED SEPTEMBER 18, 1995.
MAP PREPARED BY R. RONALD KRELING, L.S., DATED MAY 27, 1987, JOB #87-1897-1.
MAP PREPARED BY BRUCE FACER, L.S., DATED OCTOBER, 1964.
LIBER 3782 OF DEEDS, PAGE 156.



WE, DENLUCK-O'NEILL, P.C., CERTIFY TO RELIANCE MORTGAGE NETWORK, ITS SUCCESSORS AND/OR ASSIGNS; HISCOCK & BARGRAY; TIMOTHY E. INCERSCOLL, ESQ.; KATHLEEN RONCINSKI; RONALD RONCINSKI AND THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED OCTOBER 30, 1995.

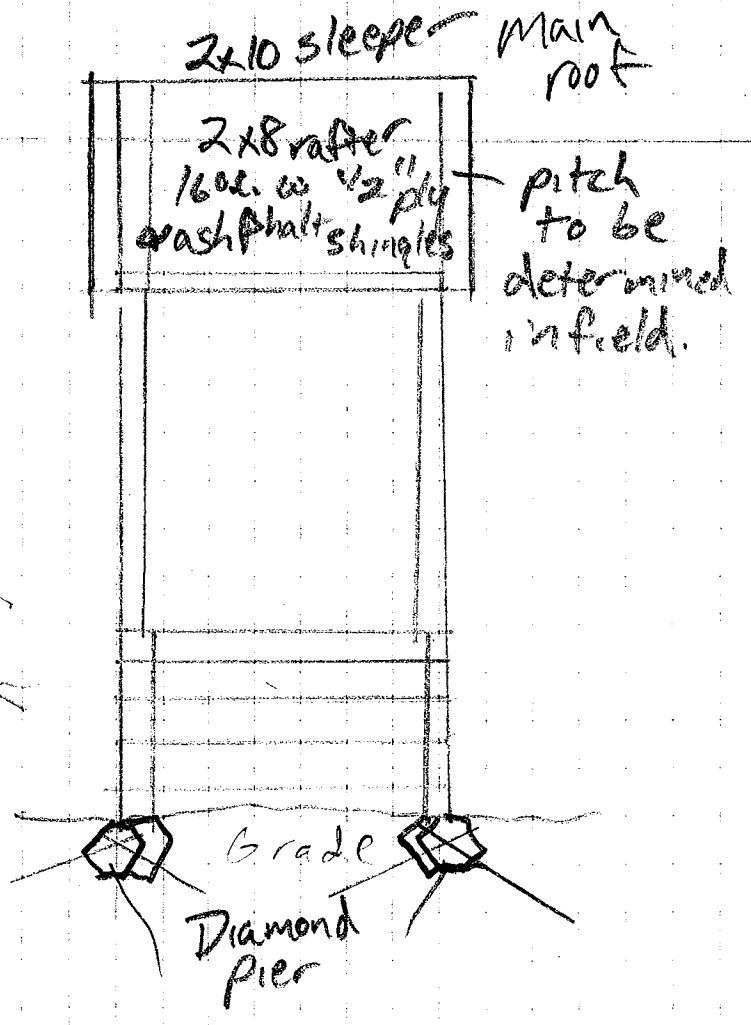
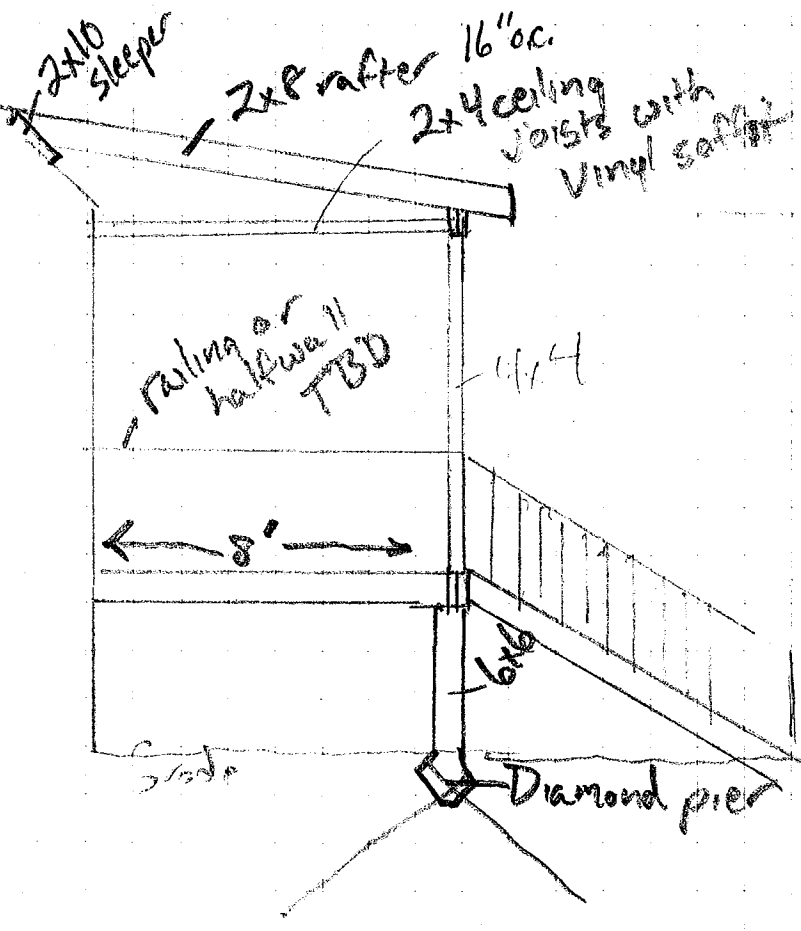
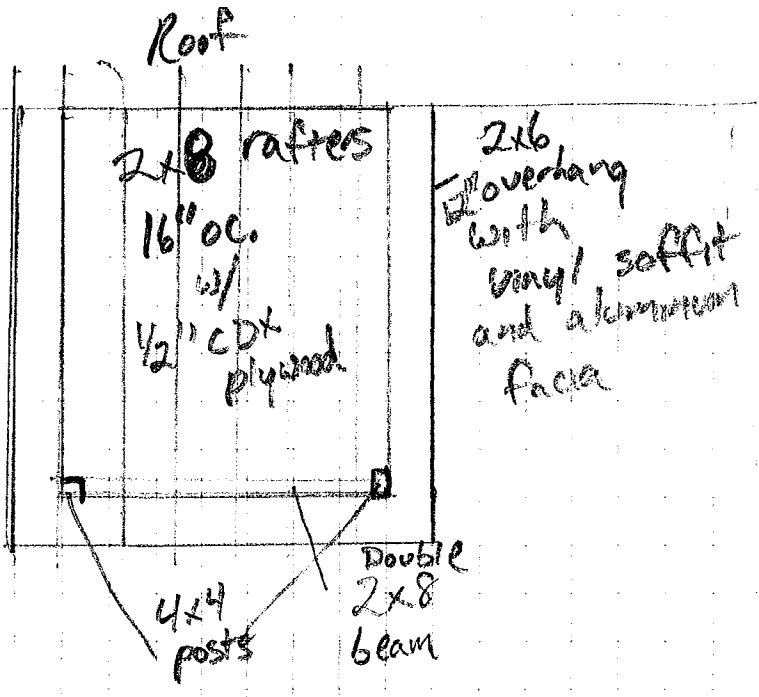
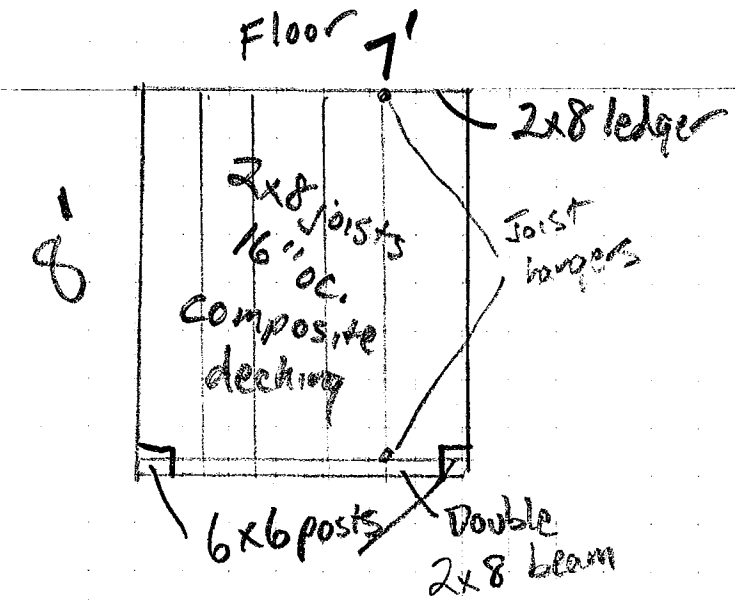
Michael D. O'Neill
MICHAEL D. O'NEILL, P.L.S. 049662

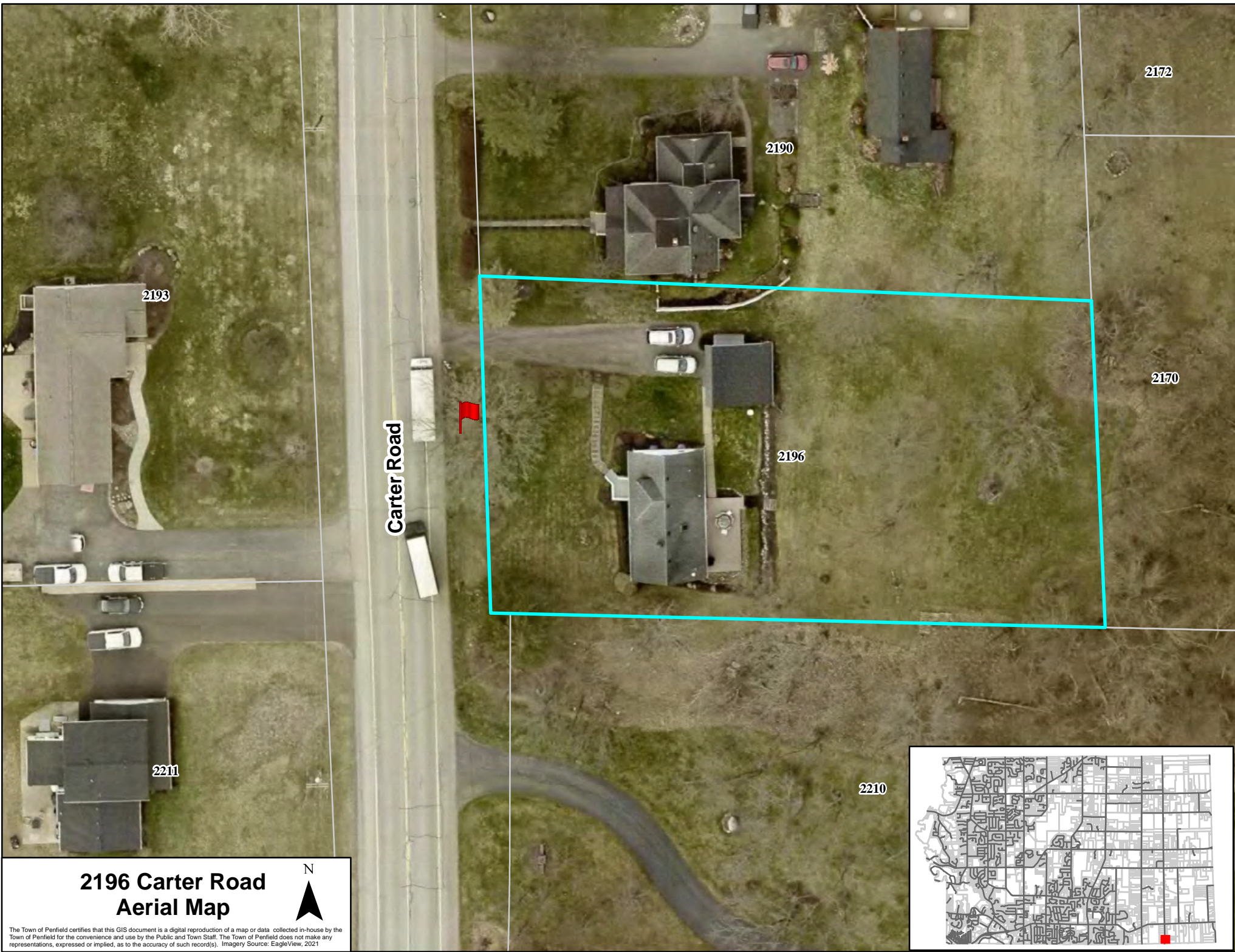


2150.4' to the E of Penfield Rd

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Guarantees or certifications are not transferable to additional institutions or subsequent owners."

LICENSED IN NEW YORK-PENNSYLVANIA-SOUTH CAROLINA





Carter Road

2193

2190

2172

2170

2196

2211

2210

2196 Carter Road Aerial Map



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