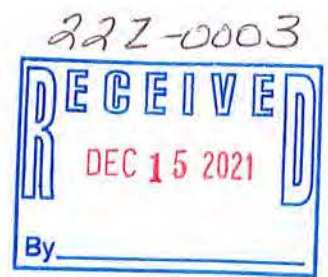


ZONING BOARD OF APPEALS AGENDA

Public Hearing Application #3

Application # 22Z-0003
14 Corral Drive
Brandon & Nicolina Belanger

See Pages to Follow



14 Corral Drive
Penfield, NY 14526

To whom it may concern,

This letter of intent is regarding a variance for a new inground pool construction of approximately 10 feet (5" on each side) from the property line. The request is due to unique plot lines, as a corner lot the property significantly converge toward the back of the lot. Each of the towns' concerns are addressed separately below:

- A. 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.

This will not change the character of the neighborhood as it will not be blocking surrounding homeowners view, and it will not create any change to another's property. There are several homes in the development with both inground and above-ground pools, including the property directly behind ours.

- B. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

After review of the property lines with the contractor, and pursuing all possible methods, there is no other feasible way to achieve the benefit sought within the current constraints.

- C. Whether the requested area variance is substantial.

The requested variance is not substantial as it is only a total of 10 feet, with 5 feet on either side of the pool.

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

The requested pool variance will have no adverse effect or negative impact on the physical or environmental conditions in the neighborhood or district.

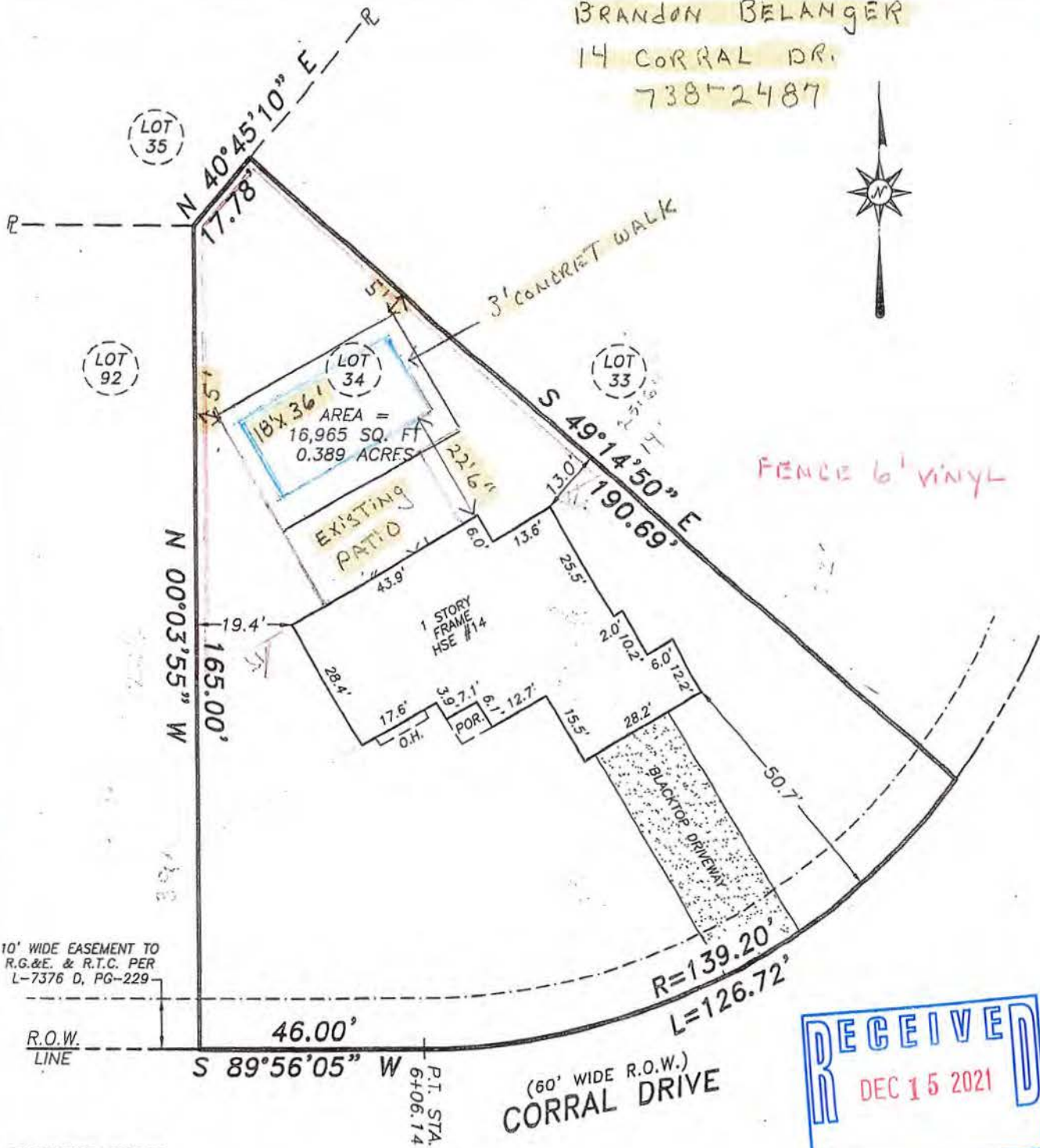
- E. Whether the alleged difficulty was self-created. (In contrast to the context of a use variance, in the context of an area variance application, whether or not the alleged difficulty was self-created shall be relevant to the decision of the Board of Zoning Appeals but a finding that the difficulty was self-created shall not in and of itself preclude the granting of the area variance.)

The constraints of the new pool construction are not self-created. This limitation is due to the unique lot design, in which the yard significantly converges with significant narrowing toward the back of the yard.

SCANNED

222-0003

BRANDON BELANGER
14 CORRAL DR.
738-2487



FENCE 6' VINYL

10' WIDE EASEMENT TO
R.G.&E. & R.T.C. PER
L-7376 D, PG-229

RECEIVED
DEC 15 2021
By _____

CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

- ESL FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS
- CHICAGO TITLE INSURANCE COMPANY
- BRANDON A. BELANGER & NICOLINA A. BELANGER
- AUFSESSER & MURCH, ATTORNEYS, P.C.

THAT THIS MAP WAS MADE MARCH 14, 2019
FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED MARCH 13, 2019
AND REFERENCES LISTED HEREON.

REFERENCES:

- 1.) LIBER 252 OF MAPS, PAGE 86.
- 2.) LIBER 9561 OF DEEDS, PAGE 488.
- 3.) ABSTRACT OF TITLE No. 439397 (CROSSROADS).

SCANNED

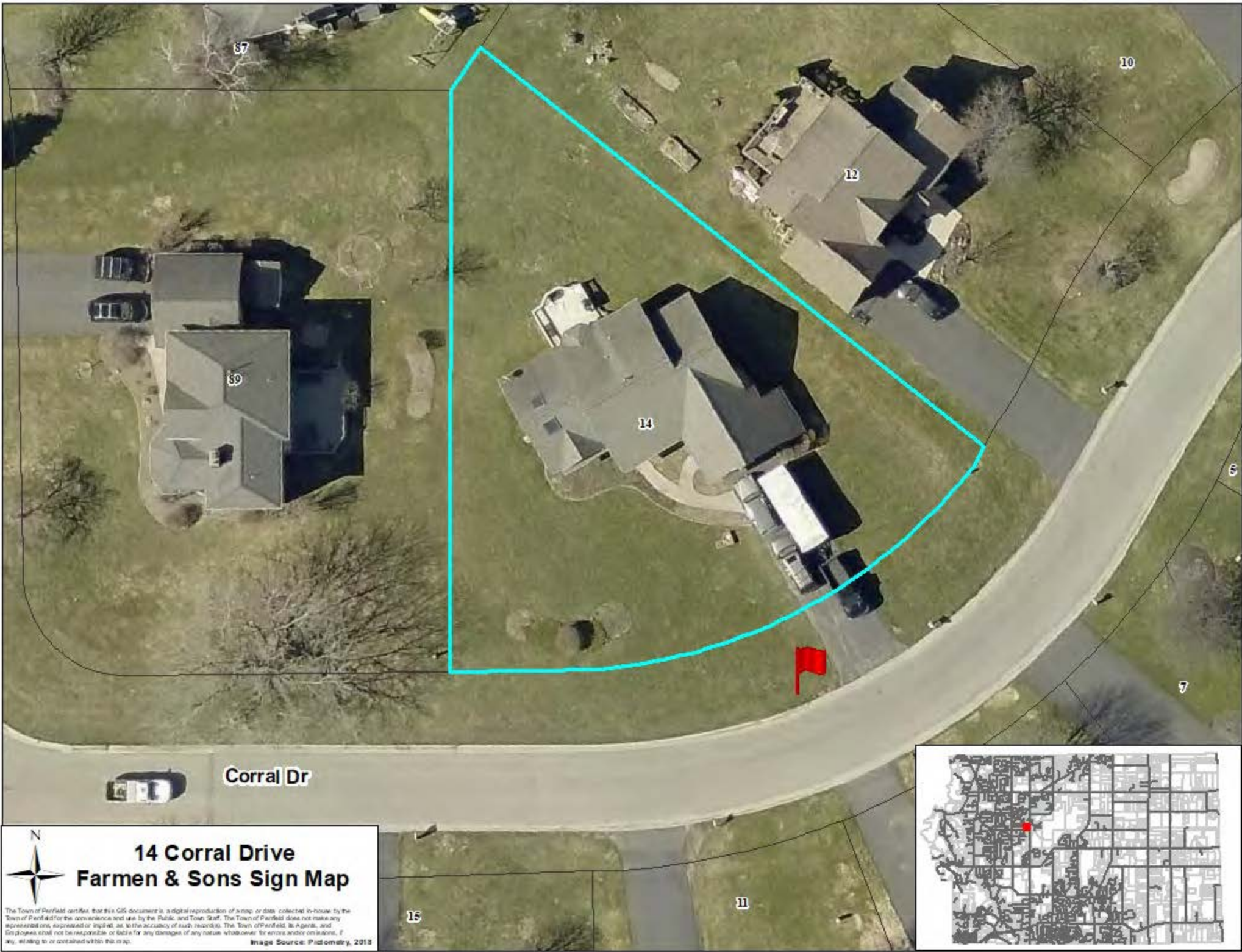
NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.
2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES RELEASES THE SURVEYOR OF ALL RESPONSIBILITY

N.Y.S.P.L.S. No. 50791

DATE

TITLE:

INSTRUMENT SURVEY MAP



Corral Dr

14 Corral Drive Farmen & Sons Sign Map



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