



**Letter of Intent
In Support of Request for Variance
60 Hampstead Drive, Webster, NY 14580**

Dear Town of Penfield,

I am writing this letter to request approval for a Zoning Variance to add a garage in the backyard of my existing lot. The intention is to build a new three space garage. The proposed garage is 40' by 60' and 30' in height. I am requesting a variance because the allowed setback to property lines is 50' and the maximum height allowed is 20'. The Below are justifications for approval variance from the zoning.

- 1.) The new garage will not produce an undesirable change in character of the neighborhood. It will also not be a detriment to nearby properties as it will be mostly hidden in the backyard and matching the house exterior in brick and stone, unlike a barn or shed.
- 2.) There is no other method feasible for me to pursue besides in this area variance as I have five children and need more storage for all their recreational equipment such as four wheelers and dirt bikes. We also own a large boat that I would like to store inside the garage and not leave outside. In addition, we have a large RV that I wish to store inside the new garage so that it isn't sitting out on the driveway and a disturbance to the outlook of the neighborhood. The height surpasses the allowed because we need it to look cohesive with the existing residence and fit the RV as well.
- 3.) The requested area variance is substantial in the way that it will match the existing home.
- 4.) The proposed area variance will not have any adverse effects or impacts on the physical and environmental conditions in the neighborhood. The garage will be in the backyard. It will match the existing home. There will be a grass grid driveway connecting the garage to the front of the home on the side.
- 5.) The alleged difficulty was self-created but it's something there is a big need for. I wish to maintain the character of the neighborhood by storing recreational vehicles adequately and out of sight.

Thank you for your consideration.

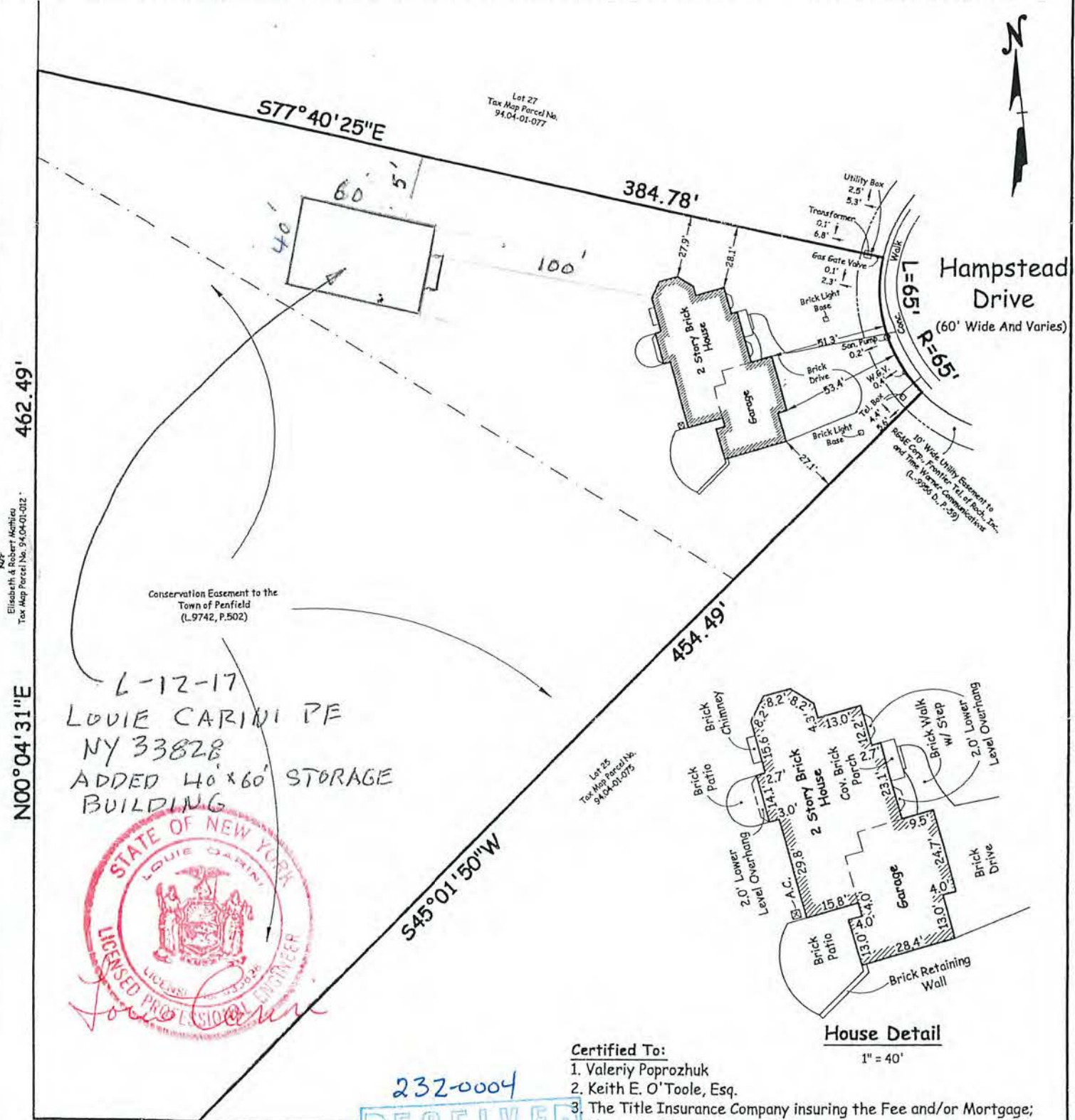
Respectfully submitted,

Valeriy Poprozhuk



INSTRUMENT LOCATION MAP

Address: 60 Hampstead Drive Town: Penfield County: Monroe, N.Y.
 Lot No: 26 Tract: Hampstead Estates, Phase 3
 Owner: Hampstead Development, LLC Deed: L.-10408, P.-451 Map: L.-319, P.-19
 Abstract: WebTitle Agency, Order No. WTA-10-16471-NY, Dated Sept. 7, 2010 Tax Map Parcel No: 94.04-01-076



N/F Elizabeth & Robert Hoffman Tax Map Parcel No. 94.04-01-012

N89°28'22"W
72.49'

N/F Charles & Paul Jr. Schutt, Arlene Wacker Tax Map Parcel No. 94.04-01-030.101

232-0004

RECEIVED

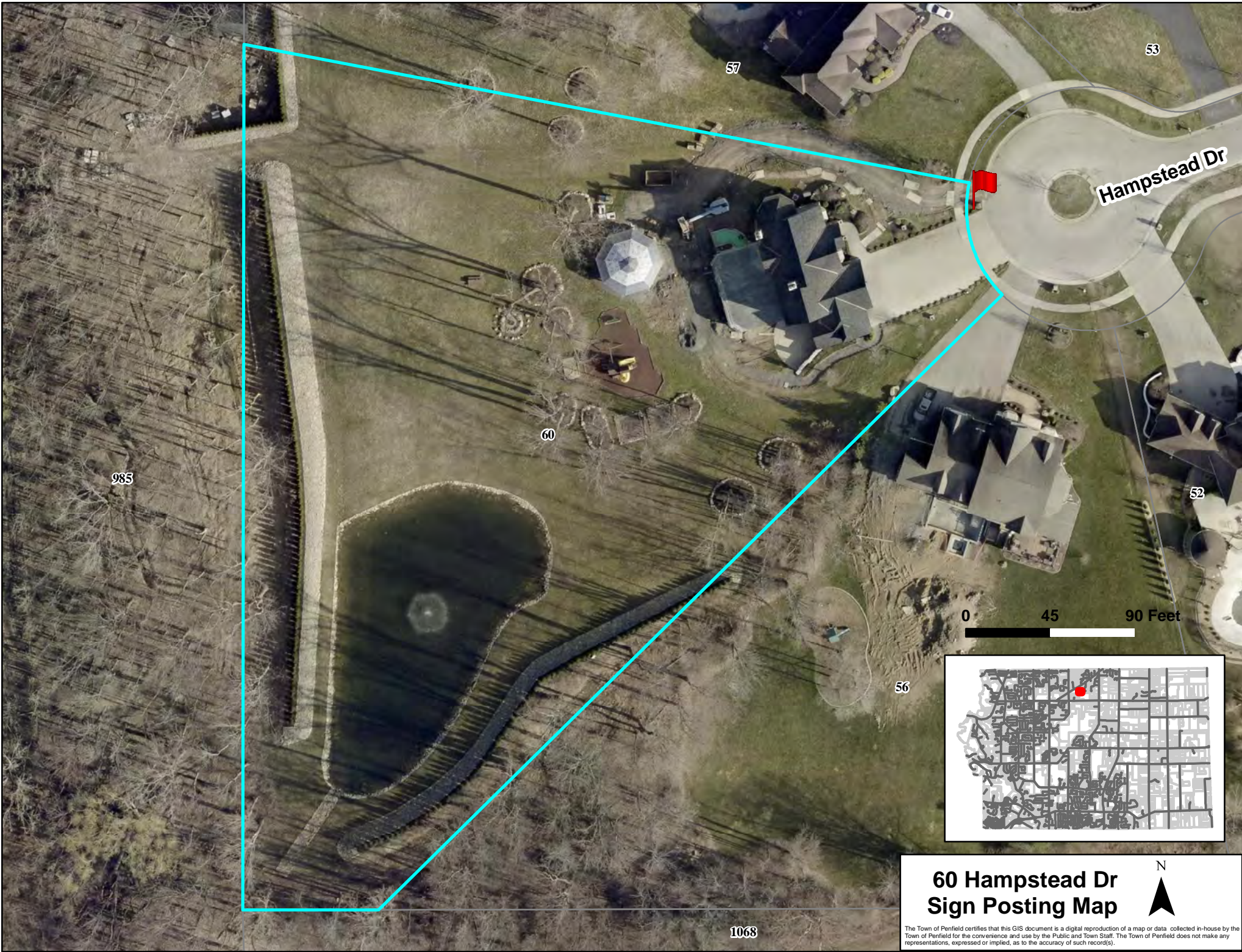
DEC 15 2022

I hereby Certify That This Map Was Prepared From Notes Of An Instrument Survey

- Certified To:**
1. Valeriy Poprozhuk
 2. Keith E. O'Toole, Esq.
 3. The Title Insurance Company insuring the Fee and/or Mortgage;
 4. Hampstead Development, LLC;
 5. Enzo A. Faga, Esq. and Woods Oviatt Gilman LLP;
 6. Dollinger Associates;
 7. Premium Mortgage Corp., ISAOA.

SCANNED

Scale: 1" = 60'



Hampstead Dr

57

53

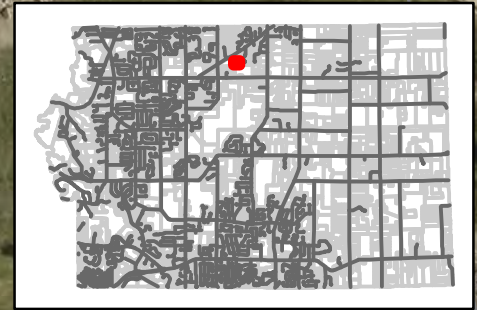
60

52

56

985

0 45 90 Feet



60 Hampstead Dr Sign Posting Map



1068

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