

237-0029



**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 50' and 30' in height. I am amending my previous request of variances for this project as I am changing the dimensions of the building. I am requesting variances because the allowed setback to property lines is 50' and the maximum height allowed is 20'. The side setback will be 10' now; previously it was 5'. We will need an additional setback variance this time because we are pushing the building farther back to minimize any potential impacts to neighbors. Because we are moving the building farther back, the street level and building level will have a 10' grade difference. Therefore, the building will sit 10' lower than the road and that is why we are asking for the same height variance. 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,

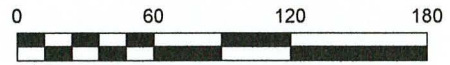
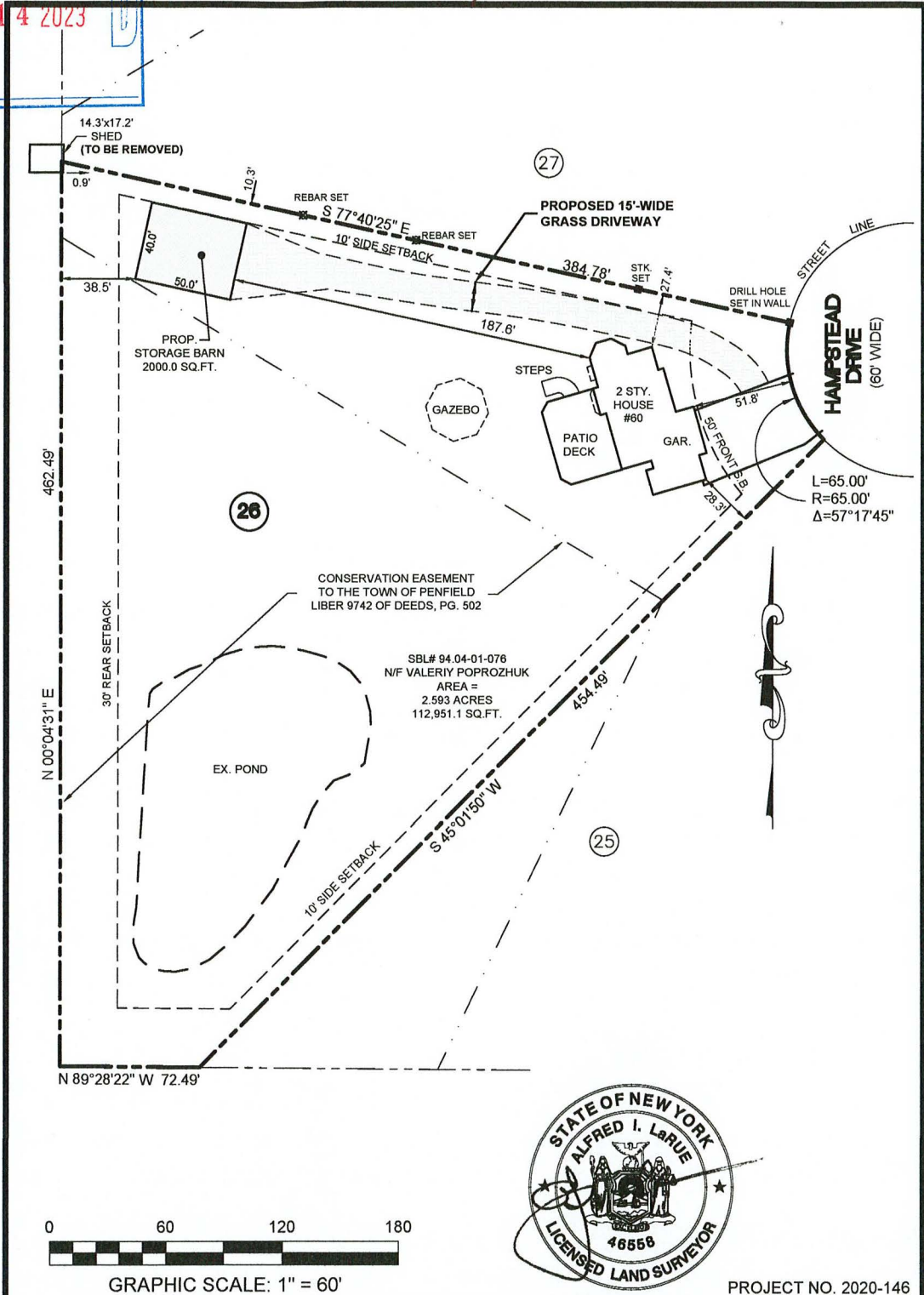
A handwritten signature in black ink, appearing to read "Valeriy Poprozhuk". The signature is fluid and cursive, with a long horizontal stroke at the end.

Valeriy Poprozhuk

SCANNED

RECEIVED  
 APR 14 2023  
 By \_\_\_\_\_

232-0029



PROJECT NO. 2020-146

<p><b>McMahon LaRue Associates, P. C.</b>  <b>Engineers &amp; Surveyors</b>        822 Holt Road        Webster, NY 14580        (585) 436-1080        www.McMahon-LaRue.com</p>	<b>PLOT PLAN</b>						
	PROPOSED STORAGE BARN LOCATION						
	Address	60 HAMPSTEAD DRIVE	Town	PENFIELD			
	Lot No.	26	Subdivision	HAMPSTEAD ESTATES, PHASE III			
	Reference Data	Liber 319	of Maps Page	19 Liber 10922 of Deeds Page 521			
	Client	LARRY POPROZHUK					
By	JAT	Date	3/29/23	Scale	1" = 60'	No.	94.04.01.076

SCANNED

# 60 Hampstead Dr Aerial Map

The Town of Penfield certifies that this GIS document is a digital reproduction of a map or data collected in-house by the Town of Penfield for the convenience and use by the Public and Town Staff. The Town of Penfield does not make any representations, expressed or implied, as to the accuracy of such record(s).

