

Penfield Zoning Board Area Variance

Letter of Intent



(1) 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;

There will be no undesirable change since the property cannot be viewed from the street and has trees/shrubs between it and the nearest property line

(2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

In order to be in an area that would provide the 50 foot set back the structure would need to be placed more than 100 feet from the residence in an area that has water drainage problems. It would not be feasible to run an extension of the driveway to the structure.

(3) Whether the requested area variance is substantial;

We are asking for a setback reduction from 50 feet to more than 20 feet from the property line in an area that is not visible from the road.

(4) Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

The area is very rural so it will actually fit in well with the neighborhood.

(5) 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.)

No

SCANNED

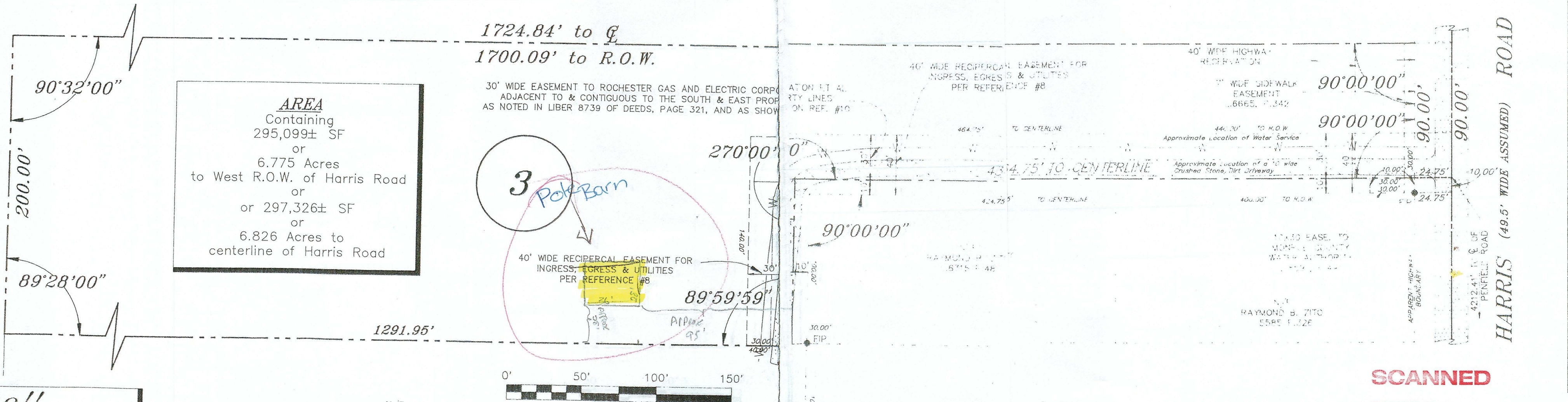
Approx 28' from Borecs
95' From ZITO

JL V. CRANDALL
PROFESSIONAL LAND SURVEYOR
1000 Main Rd., Victor, NY 14564-9312
Ph. (716) 924-8240 Off.
924-2969 Res.

NOTE!!!
Existing Local Monumentation
used in the preparation of
this Instrument Location Map.

RECEIVED
May 05 2022
222-0039

Due to extensive snow and ice cover at the time of the field work, some ground surface improvements may or may not have been apparent. The locations of these improvements, if any, may or may not be shown and therefore are not certified to.



AREA
Containing
295,099± SF
or
6.775 Acres
to West R.O.W. of Harris Road
or
297,326± SF
or
6.826 Acres to
centerline of Harris Road

30' WIDE EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION ET AL ADJACENT TO & CONTIGUOUS TO THE SOUTH & EAST PROPERTY LINES AS NOTED IN LIBER 8739 OF DEEDS, PAGE 321, AND AS SHOWN ON REF. #10

3 Pole Barn
40' WIDE RECIPROCAL EASEMENT FOR INGRESS, EGRESS & UTILITIES PER REFERENCE #8

40' WIDE RECIPROCAL EASEMENT FOR INGRESS, EGRESS & UTILITIES PER REFERENCE #8

40' WIDE HIGHWAY RESERVATION

10' WIDE SIDEWALK EASEMENT PER REFERENCE #6665, P. 342

Approximate Location of Water Service

Approximate Location of a 10' wide Crushed Stone Dirt Driveway

10' WIDE EASEMENT TO MONROE COUNTY WATER AUTHORITY PER REFERENCE #6665, P. 342

RAYMOND B. ZITO 5585 E. 32E

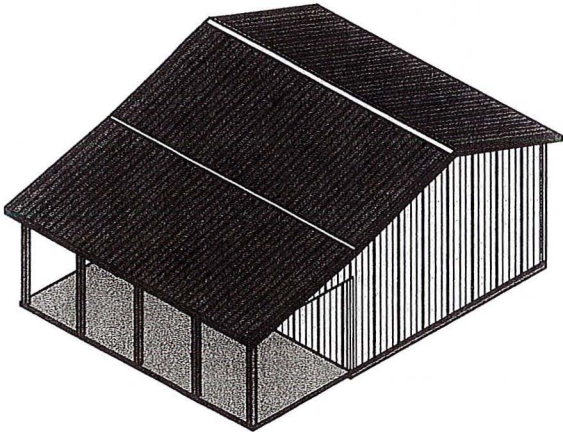
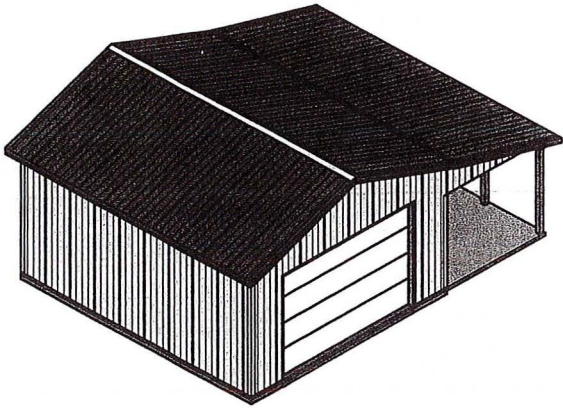
HARRIS (49.5' WIDE ASSUMED) ROAD

SCANNED

te!!

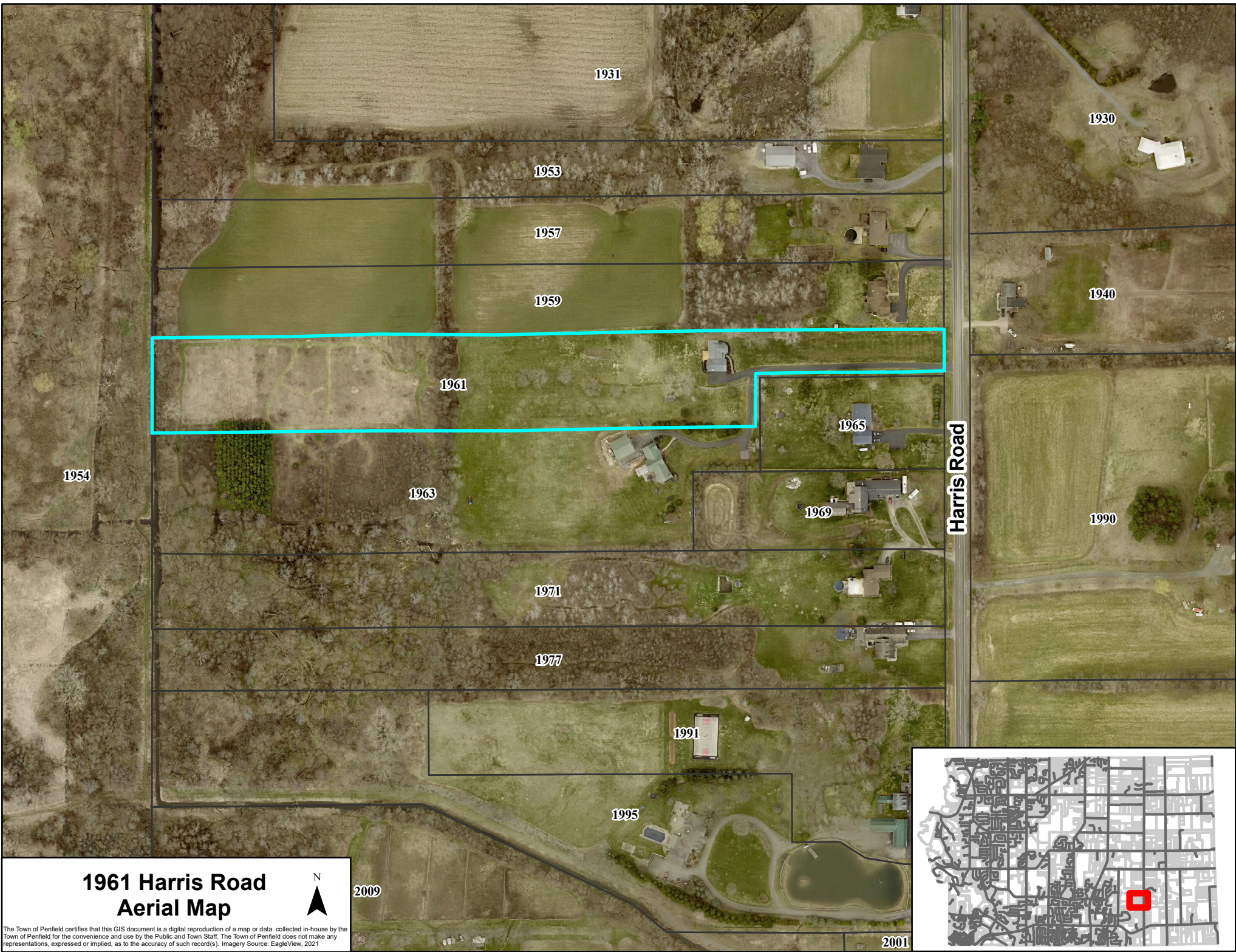
N/F
South & East Notes

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MAY 05 2022
By 222-0039



ESTIMATE NUMBER: 20775

SCANNED



1961 Harris Road Aerial Map



2009

2001



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