

Application # 22Z-0018

**TOWN OF PENFIELD
ZONING BOARD OF APPEALS APPLICATION**

To the Zoning Board of Appeals, Town of Penfield, New York,

I (We) LISA WEHRLE of 153 HIGHLEDGE DR.
(Name of Applicant) (Street and No.)
PENFIELD, NY, 14526, 585-348-9216
(City) (State) (Zip Code) (Telephone)
lwehrle@earthlink.net
(Print email address)

Do hereby apply to the Zoning Board of Appeals for the following (check all that apply):

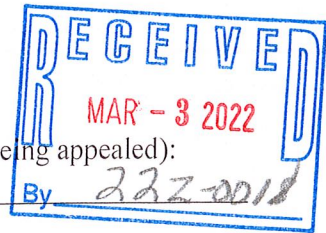
- An Area Variance
- A Conditional Use Permit
- A Special Permit for Signage
- A Special Permit for Outside Storage and Display
- An Expansion to a Pre-existing/Non-conforming Use
- A Special Permit for Change of Use
- A Use Variance
- An interpretation of the Code of the Town of Penfield
- An Itinerant Vendor License

1. SUBJECT PROPERTY INFORMATION:

Location of Subject Property
(Street and No. or other identification): 153 HIGHLEDGE DR.
Property Owner: LISA A. WEHRLE
Tax Account (SBL) # of subject property: 139.100-03-023
Zoning District subject property is located in: _____

2. DESCRIPTION OF APPEAL (provide brief description of why you are applying to the Zoning Board of Appeals):

Wish to drill a portico over front step



3. APPLICABLE TOWN CODE SECTION (provide section of the code being appealed):

4. PREVIOUS APPEAL.

A previous appeal () has () has not been made with respect to this property or to a decision of the Authorized Official of The Town of Penfield.

If a previous appeal was made, such appeal(s) was (were) made in Penfield Zoning Board Application # _____ dated _____.

5. LETTER OF INTENT (Please provide a letter of intent addressing the factors for consideration of the applicable type or types, of application you are submitting):

AREA VARIANCE:

An Area Variance shall mean the authorization by the Zoning Board of Appeals for the use of land in a manner that is not otherwise allowed by the dimensional or physical requirements of the applicable zoning regulations.

In making a determination whether to grant, grant conditionally, or deny an application for an area variance, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the area variance is granted, and balance this benefit against the detriment to the health, safety and welfare of the neighborhood or community by making such grant. In making such determination, the Board shall consider each of the following factors:

- (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;
- (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;
- (3) Whether the requested area variance is substantial;
- (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
- (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.)

ZBA APPLICATION



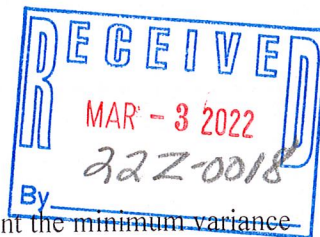
222-0018

ZBA application #

page(s) 3, 4, 5

left out intentionally

not required for this app



6. The Zoning Board of Appeals, in the granting of approvals, shall grant the ~~minimum variance~~ that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The Zoning Board of Appeals shall, in the granting of approvals, have the authority to impose such reasonable conditions and restrictions as are directly related and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the applicable requirements of the Penfield Town Code, and shall be imposed for the purpose of minimizing any adverse impact such approval may have on the neighborhood or community.

The applicant shall be required to read and understand the final resolution and shall have a statement to the fact notarized and returned to the Clerk to the Penfield Zoning Board of Appeals within ten (10) days of the receipt of the resolution. If the applicant refuses to accept such requirements and conditions, the applicant's request shall be denied.

LISA A. WEHRLE

(PRINT Applicant name please)

Lisa A. Wehrle

(Signature of Applicant)

(Print Co-Applicant name)

(Signature Co-Applicant)

Date

3/3/22

Lisa A. Wehrle
153 Highledge Drive
Penfield, NY 14526

March 3, 2022

Town of Penfield
Zoning Board of Appeals
3100 Atlantic Avenue
Penfield, NY 14526

Re: Letter of Intent

Dear ZBA:

I wish to build a portico over my front step to replace the metal awning previously attached to the house.

As shown in the builder's drawing attached to this application, the portico is of a simple design, extends only slightly past the existing front step, includes two columns placed on either side of the step, and matches the color and design of the rest of the house.

The expected benefits are:

- To give my house a more finished look, thereby improving its aesthetics and property value
- To build a more permanent front-step overhang than a metal awning, which produces a much less pleasing appearance and rattles when the wind blows, thus upsetting my high-anxiety cat
- To more closely match the style of the surrounding homes
- To respond to my dog's relentless lobbying for this change, as she believes that rainwater splashes are for other dogs

Thank you for considering my property for a zoning variance.

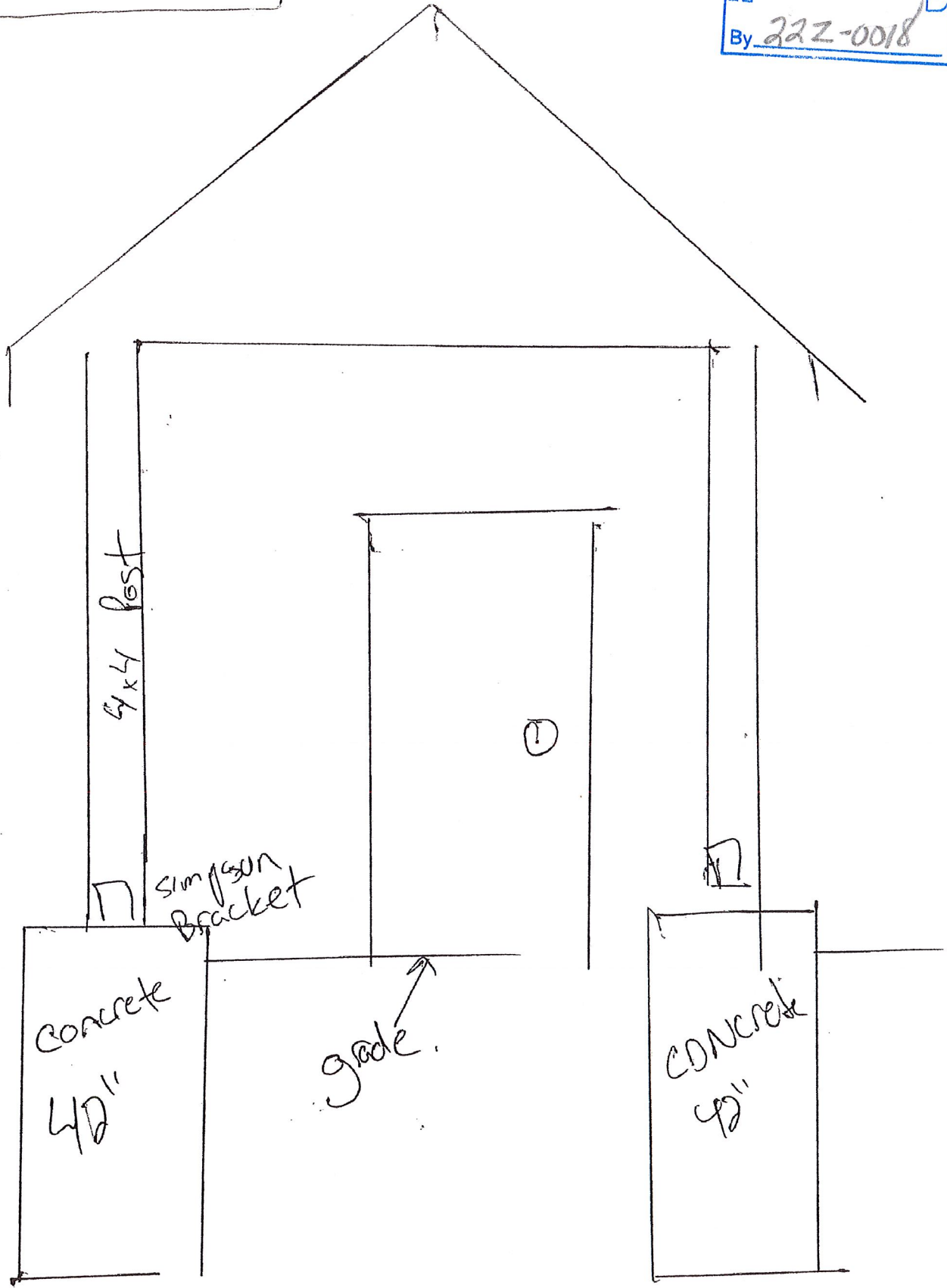
Sincerely,



Lisa A. Wehrle

153 HIGHLIDGE DR.

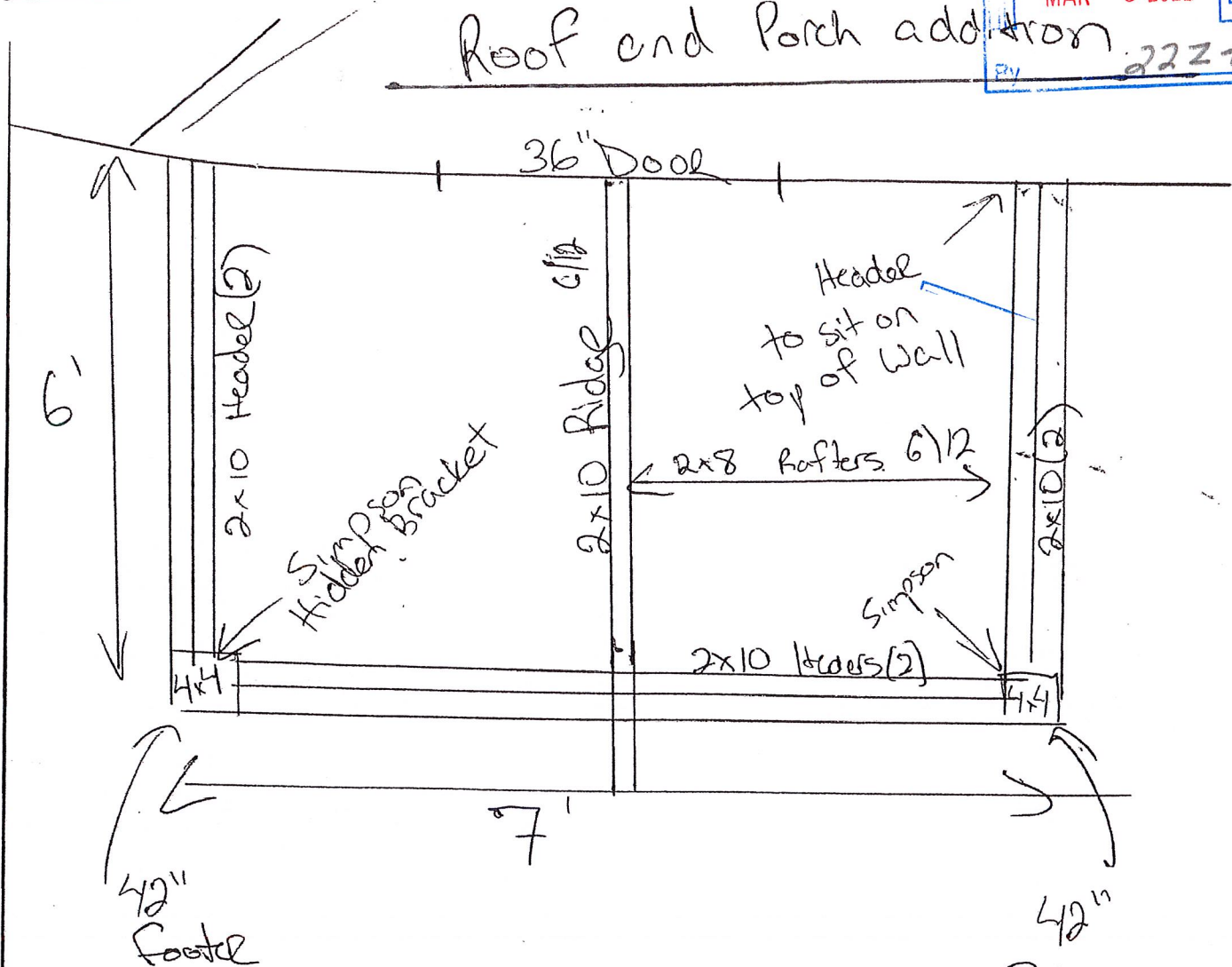
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By 222-0018



153 HIGHLIDGE DR.

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222-0018

Roof end Porch addition



- call 811 for utility makeout

- 12" overhangs.
- Roof overlay.
 - 2x12 valley boards.
 - 2x8 Rafters.
- architectural shingles to match existing
 - ice + water shield in all valleys and eaves (6')

Short Environmental Assessment Form
Part 1 - Project Information



Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: OPERATION PORTICO			
Project Location (describe, and attach a location map): 153 HIGHLIDGE DR.			
Brief Description of Proposed Action: Add portico over front step			
Name of Applicant or Sponsor: LISA A. WEHRLE		Telephone: 585-348-9216	
		E-Mail: lwehrle@earthlink.net	
Address: 153 HIGHLIDGE DR.			
City/PO: PENFIELD		State: NY	Zip Code: 14526
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

REGULATIONS
 MAR - 3 2022
 222-0018
 By _____

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

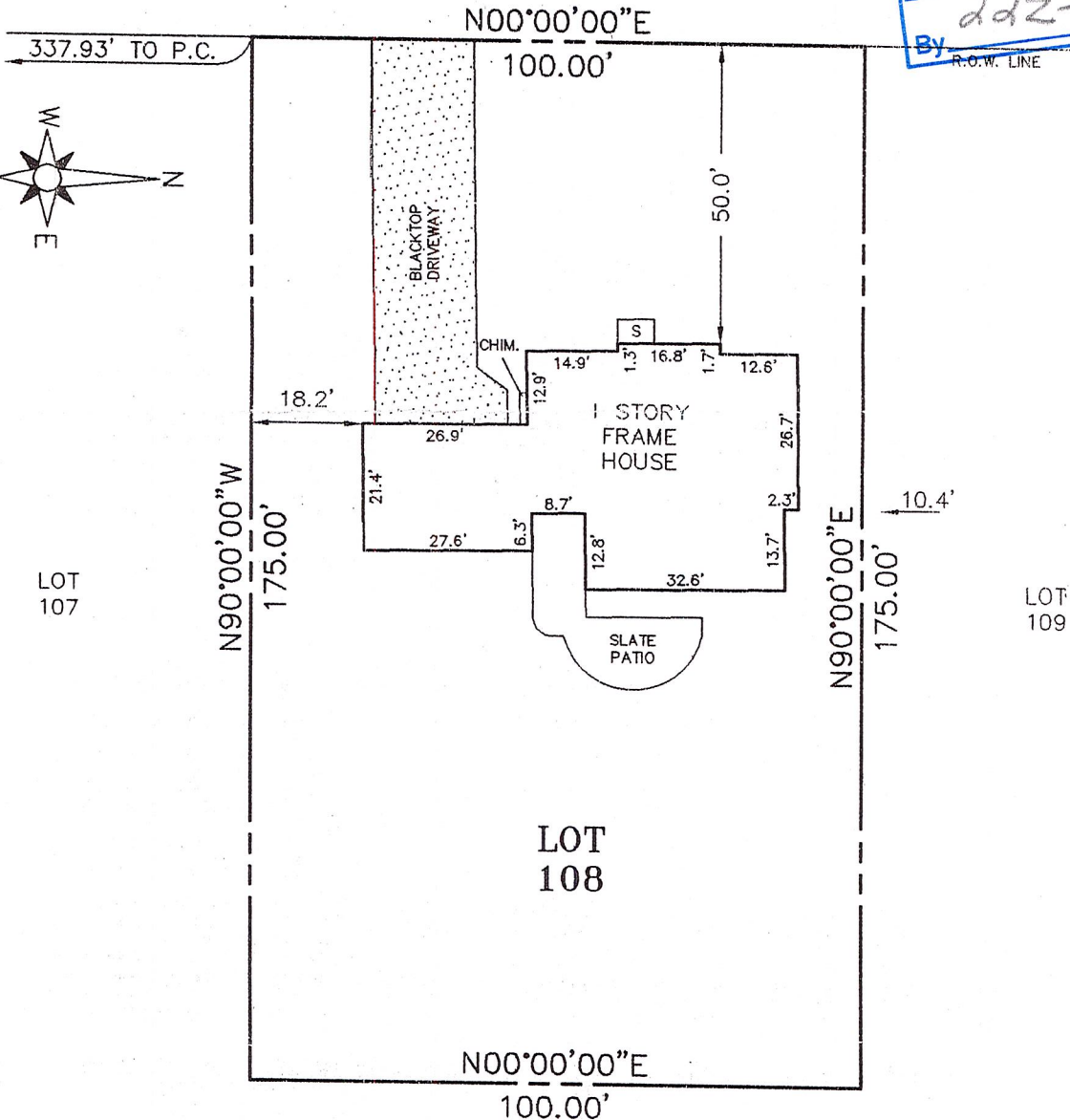
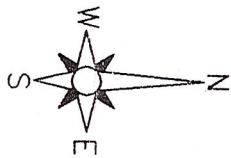
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: LISA A. WEHRLE Date: 2/3/22

Signature: *Lisa A. Wehrle*

HIGHLEDGE (50' R.O.W.) DRIVE

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 By _____
 R.O.W. LINE



REFERENCES:

1. ABSTRACT OF TITLE NOT PROVIDED.
2. LIBER 8848 OF DEEDS, PAGE 588.
3. LIBER 131 OF MAPS, PAGE 32.

CERTIFICATION:

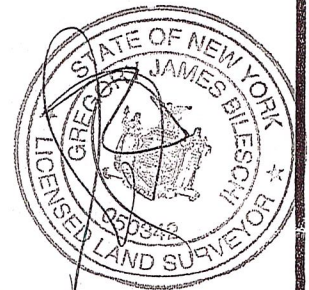
I hereby certify to: LISA WEHRLE;
 MICHAEL SANTARIELLO, ESQ.;
 COLE TAYLOR BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR;
 PETRALIA, WEBB & O'CONNELL, PC;
 THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE

that this map was made NOV. 27, 2012 from notes of an Instrument Survey completed NOVE. 26, 2012 and from references listed hereon.

Gregory J. Bileschi

GREGORY J. BILESCHI, N.Y.S.L.S. # 50342

NOTE: Property corners should only be set by a licensed, registered land surveyor.



TITLE: INSTRUMENT SURVEY MAP

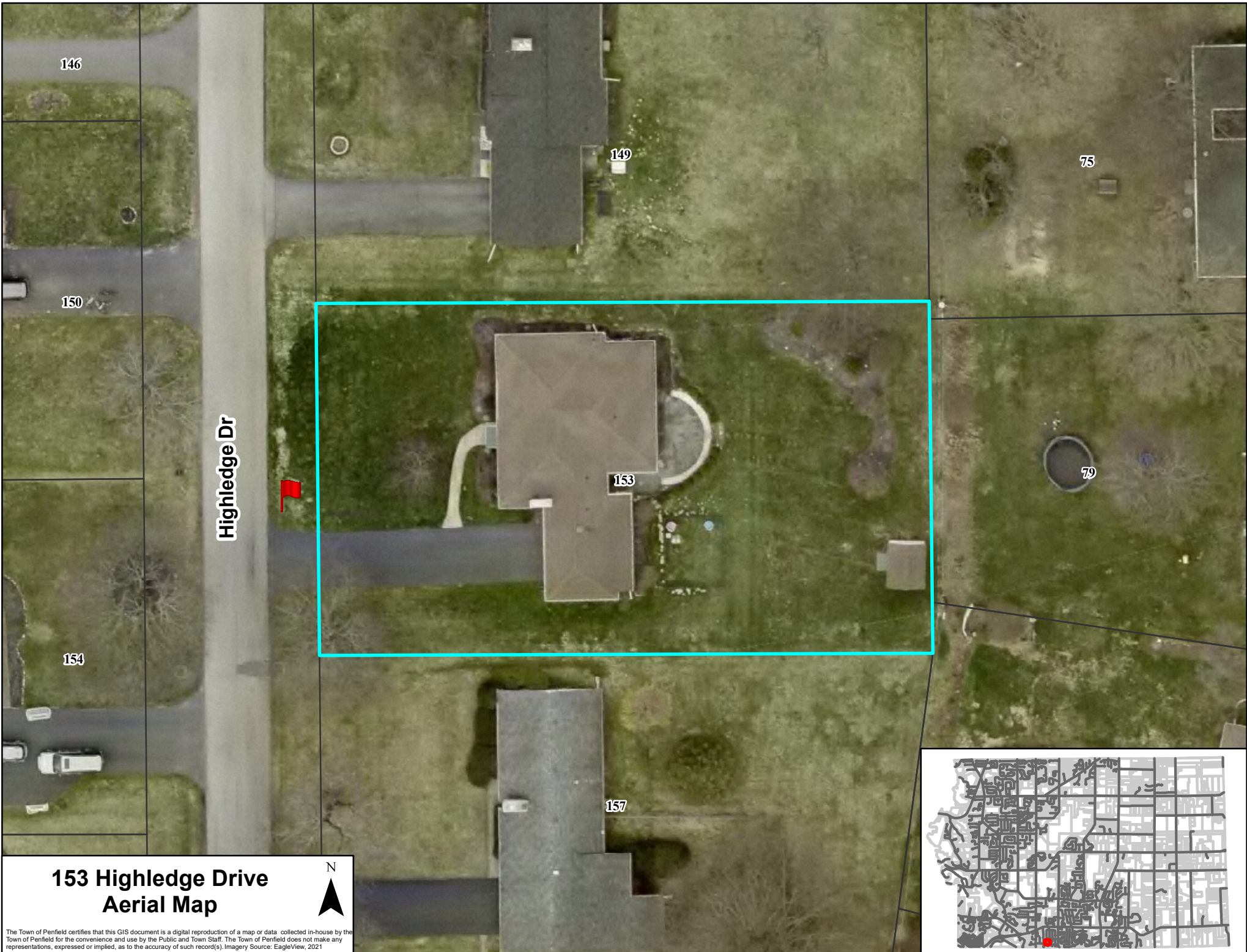
**153 HIGHLEDGE DRIVE
 BEING LOT 108 OF THE PENFIELD HILLS
 SUBDIVISION, SECTION 4A, SITUATE IN THE
 TOWN OF PENFIELD, COUNTY OF
 MONROE, STATE OF NEW YORK**

Tax Account No.
 139.100-03-023

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 Certifications shall run only for the person for whom the survey is prepared, and on behalf of the title company insuring the fee, the governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners." This map is subject to any easements and/or encumbrances that an abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied. Location of subterranean improvements and those which are covered may be approximate or not shown hereon. Landscaping features are not shown hereon, unless otherwise specified.

B BILESCHI LAND SURVEYING
 435 REYNOLDS ARCADE
 ROCHESTER, NEW YORK 14614
 (585) 454-6010 (phone)
 (585) 454-6015 (fax)
 JAMES M. LEONI, L.S. OF CONSULT

DATE:	NOV. 27, 2012
FILE No.	120484JK
OWNER:	SAUERS
SCALE:	1" = 30'



153 Highledge Drive Aerial Map



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