

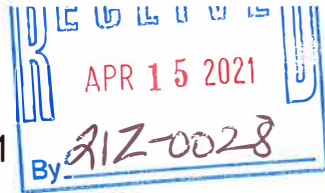
ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 5

Application # 21Z-0028
22 Hillcrest Drive
Robert & Victoria Fess

See Pages to Follow

April 13, 2021



Letter of Intent for Penfield Zoning Board

Robert & Victoria Fess

22 Hillcrest Drive

Penfield, NY 14526

Dear Zoning Board,

We are applying for a 2 foot variance with the hope to expand our existing garage.

We are requesting the 2 foot variance due to the existing garage built back in 1952 was constructed 48 feet from the front setback. The town now requires a 50 foot setback.

We would like to expand the garage to the south, keeping within the 10 foot setback from the property line which will not require a variance.

If the 2 foot variance is approved, we would like to expand our enclosed 3 season porch that is attached to the rear of the garage. This would also be expanded to the south keeping within the 10 foot property line setback.

Please note, the enclosed porch would not be expanding to the rear property line, but staying in line with the garage expansion to the south.

Thank you,

Robert & Victoria Fess

FILE

21Z-0028

Robert & Victoria Fess
22 Hillcrest Drive
Penfield, NY 14526
April 13, 2021



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 not be an undesirable change in the character of the neighborhood or a detriment to nearby properties by allowing this 2 foot 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.

The only way around this 2 foot variance request would be to completely tear down the existing garage and attached porch and move them both back 2 feet.

(3) Whether the requested area variance is substantial.

We feel the 2 foot variance is not 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.

We do not feel our request for a 2 foot variance will cause any of the above to the neighborhood or district.

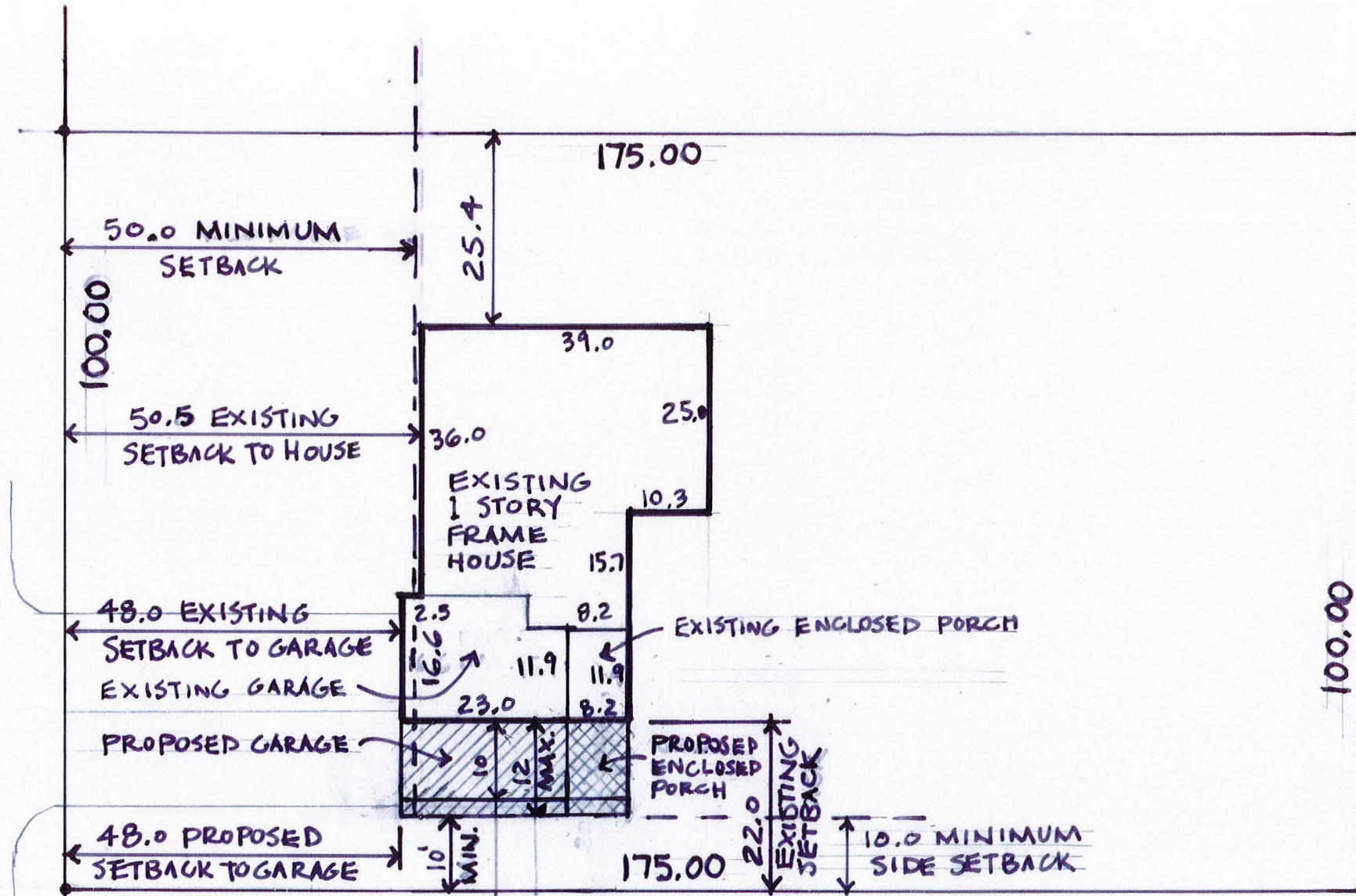
(5) Whether the alleged difficulty was self-created.

We do not feel this is self-created because the existing garage was built at 48 feet from the property line before the town changed the setback requirement.

(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.)

 SCANNED
FILE

HILLCREST DRIVE
50.0' R.O.W.



SITE PLAN

1" = 20.0'

NORTH



FESS RESIDENCE

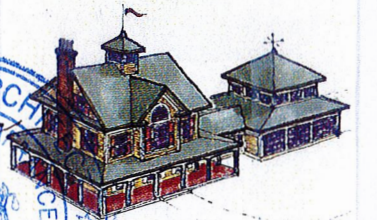
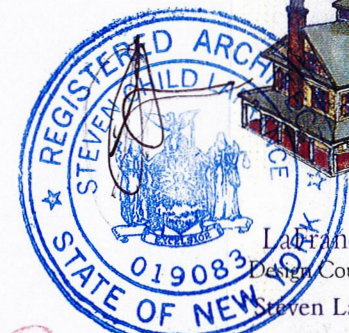
22 HILLCREST DRIVE

PENFIELD, N.Y. [TOWN OF PENFIELD]

14526

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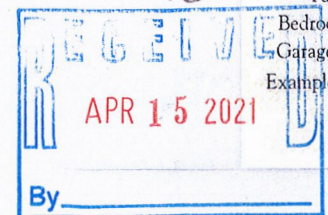
LaFranceArchitects.com
Design Counseling at Your Home
Steven LaFrance - Architect

We design and build:

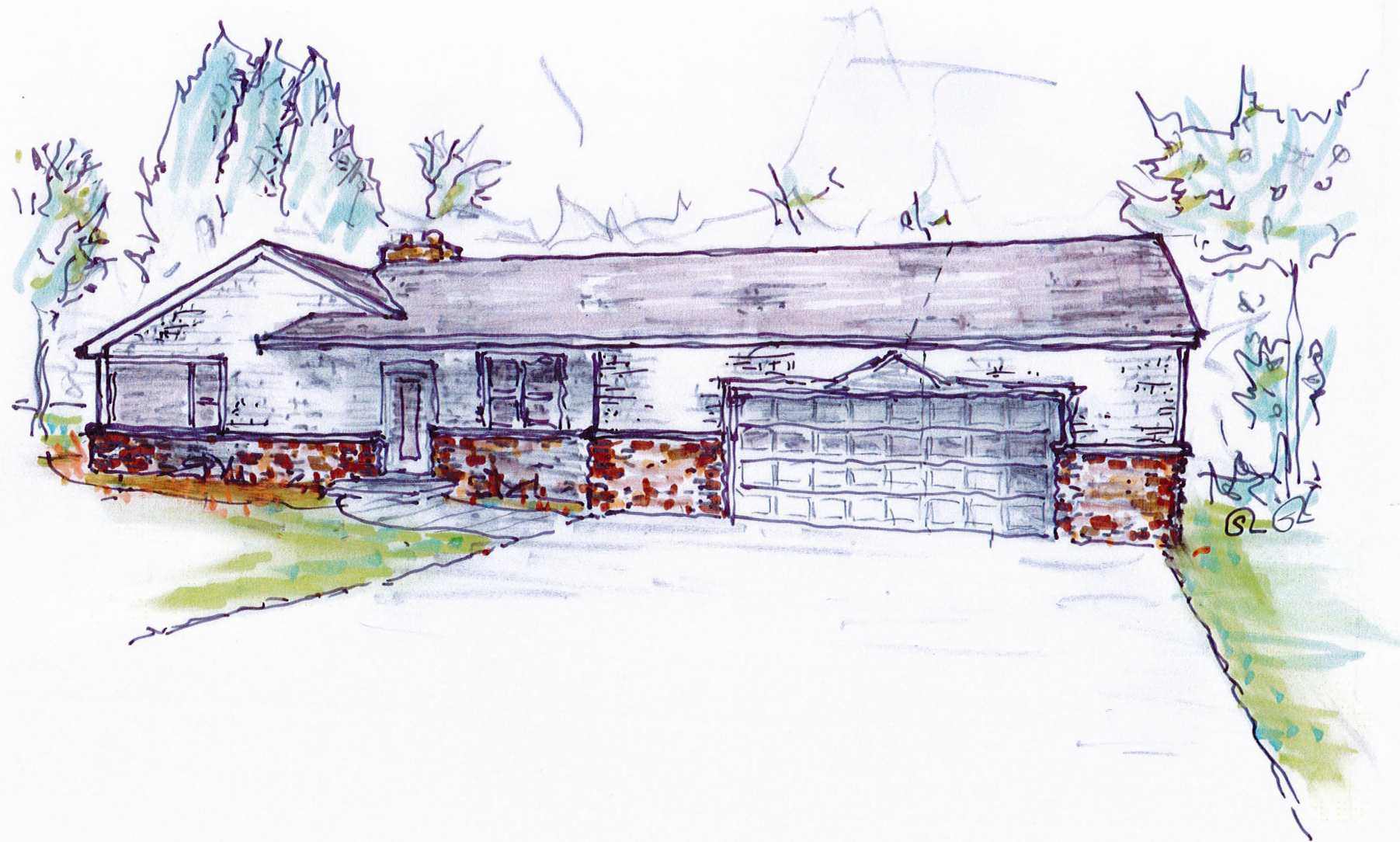
- Cottages - Camps - Studios - Homes
- Whole House Remodels - Facelifts
- Family Rooms - Sunrooms
- Bedroom Suites - Kitchens - Baths
- Garages - Workshops - Poolhouses
- Examples at LaFranceArchitects.com

585 - 739 - 5039

SCANNED
212-0028

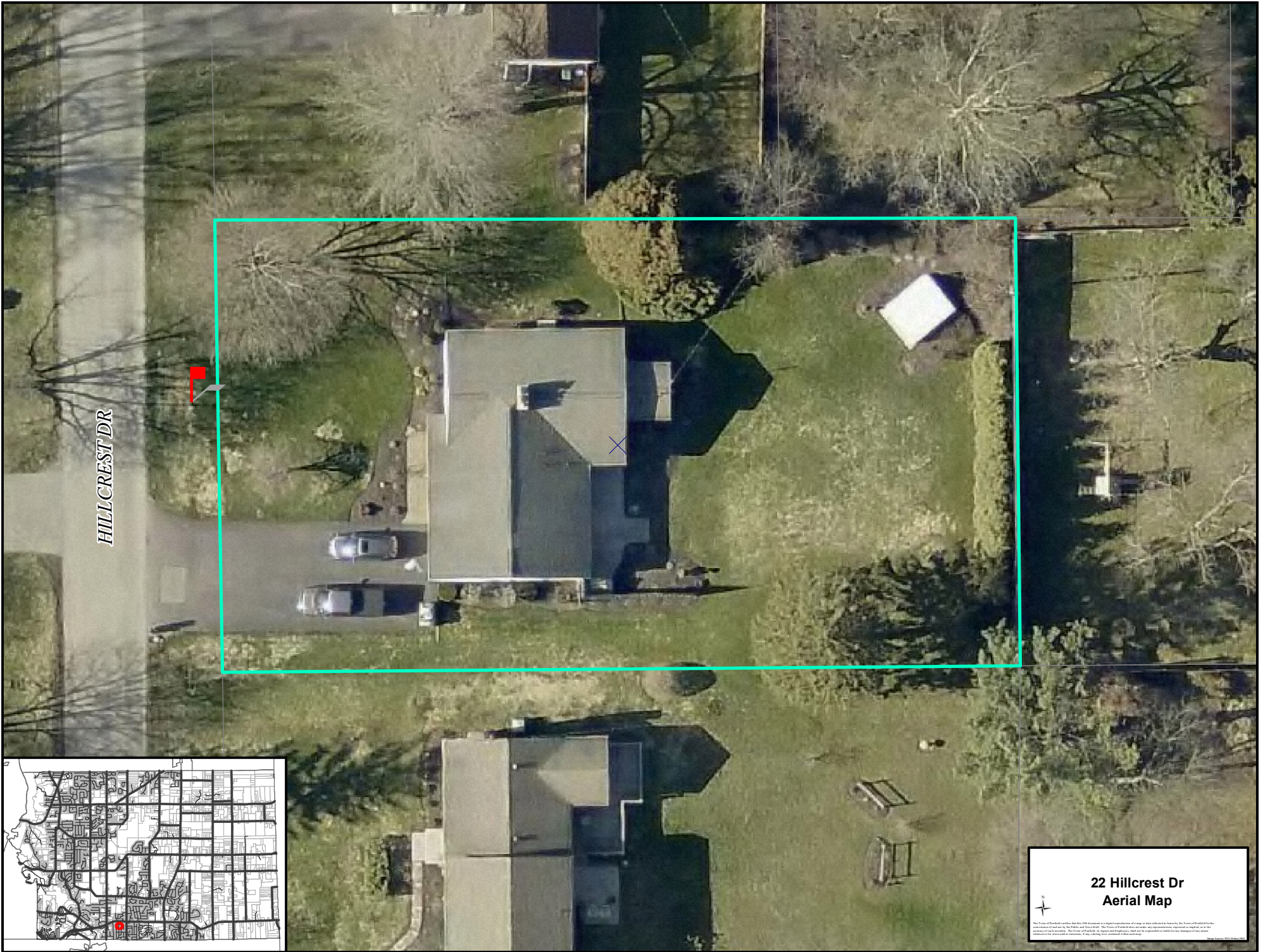


By _____



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APR 15 2021
By 212-0028



HILLCREST DR

**22 Hillcrest Dr
Aerial Map**



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