

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 2

Application # 21Z-0058
Craig D. Smith
1174 Penfield Center Road

See Pages to Follow



From: Craig D. Smith
1174 Penfield Center Road
Penfield, New York, 14526
Phone: 585-732-9374
Email: Senseicraig@gmail.com

Date: October 14, 2021

To: Penfield Zoning Board of Appeals

Re: Letter of intent detailed description of variance(s) for proposed 30'x64' building

I propose building a 30'x64' outbuilding 21'-6" tall for storage on my 5.5 acre property.

The building will be a 30'x54' enclosed structure with an 8' overhang (plan view foot print is 30'x64"), see attached illustration.

I have an existing 12'x12' shed that I need to retain that is used to store volatiles such as pesticides, herbicides, fertilizers, spare propane tank, extra gasoline, paints, things that I do not want near the house or in the proposed structure.

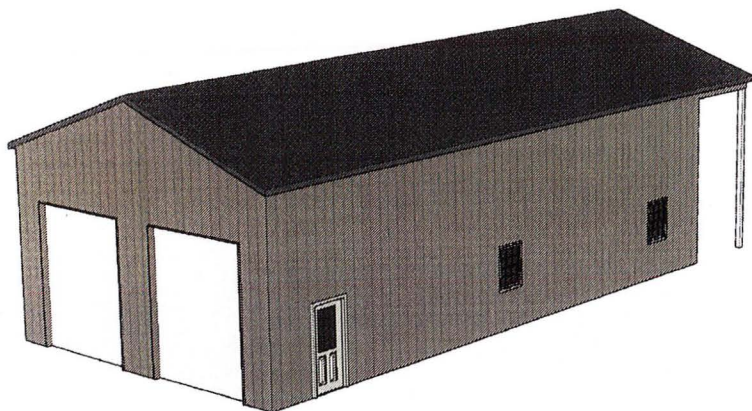
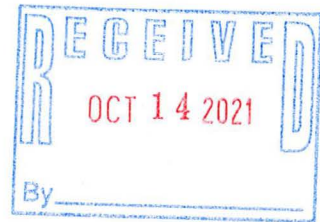
- 1) The building is in character with the neighborhood and will allow for dry storage of various vehicles and personal items. There are currently four large farm style barns within a few hundred yards of my property. The proposed building will be difficult to observe from the street due to its location, trees, and reduced elevation from the road (6 foot lower) and significantly lower than my primary residence. The building proposed site is behind my primary residence.
- 2) The building use will be for dry storage of items already in my possession, vehicle(s), ATV, boat, trailer, Snowblower, Motorcycle, Generator, Pressure Washer, Gas Grill, Lawn Mower, Rototiller, seasonal items, and perishable items current stored out of doors.
- 3) The requested area variance is not in excess of what would be considered substantial (by me).
- 4) The proposed variance will have no foreseeable impact on the neighborhood either visually or environmentally. It will allow for myself to properly store my personal property and protect said property from the environment.
- 5) The request to keep the existing 12'x12' shed is so that materials can be kept at a safe and secure manner away for the living structure. It is also currently fully utilized and is in excellent condition. It would be a financial and logistical issue to remove if not allowed. The proposed building height variance is an increase from 20'-0" to 21'-6" to accommodate a building of this size.

Sincerely,

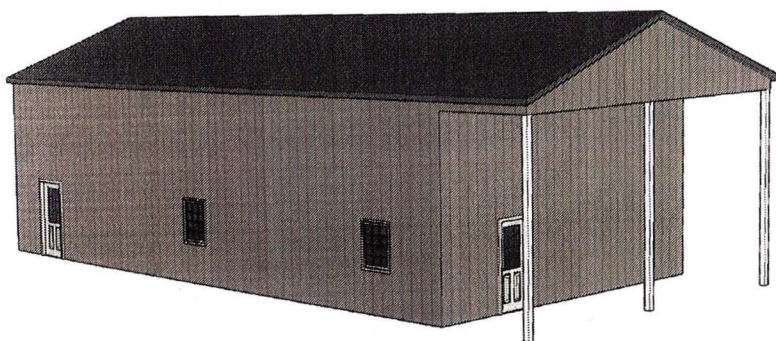
Craig D. Smith

SCANNED

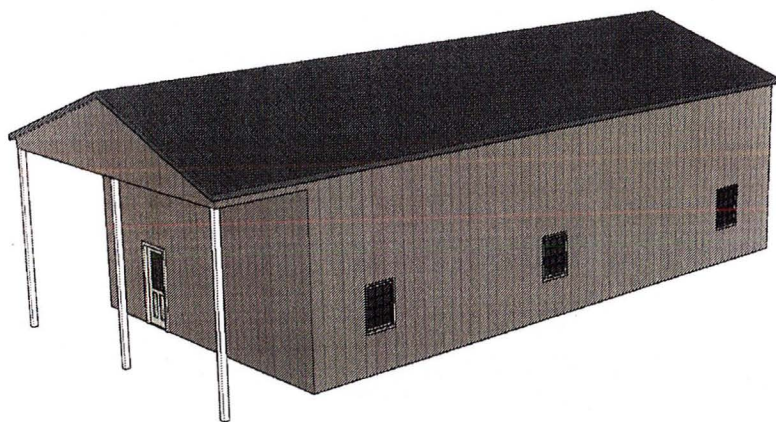
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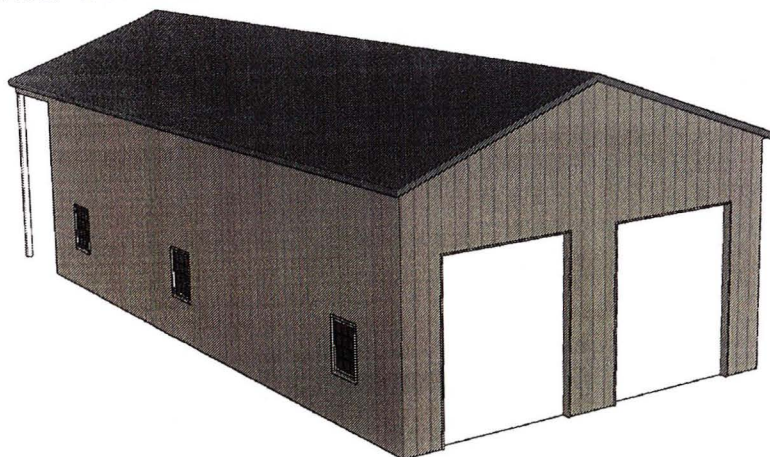
Front East Corner



Rear East Side



Rear West Side



Front West Side

SCANNED



Penfield Center Road



1174 Penfield Center Road Aerial Map

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