

ZONING BOARD OF APPEALS AGENDA

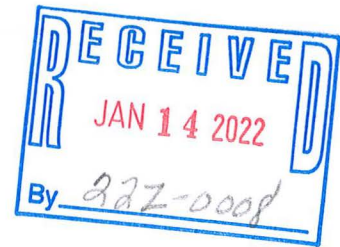
Public Hearing Application #2

Application # 22Z-0008
1371 Penfield Center Road
Steven LaFrance

See Pages to Follow

LETTER of INTENT 1 - 14 - 22

Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526



The intent is to improve the house at 1371 Penfield Center Road by the addition of a covered open wrap-around porch on the north and east sides, and some enclosed finished space on the south side, most of which will be within the required front setback for this property.

The existing house and adjacent barn are almost exactly on the southern right of way line of Penfield Center Road, and encroach on the front setback.

- 1) The additions will not only not change the character of the neighborhood, it will improve it.
- 2) The porch will provide a roof over the front door, which can't be achieved any other way.
- 3) The proposed area variance is not substantial, though it will substantially improve the looks of the house.
- 4) The proposed area variance won't adversely affect the neighborhood.
- 5) The desire to build the additions and improve the looks and functionality of the house creates the need for an area variance.

Thank you,

Steven LaFrance - architect



222-0008

66.0' R.O.W. PENFIELD CENTER ROAD

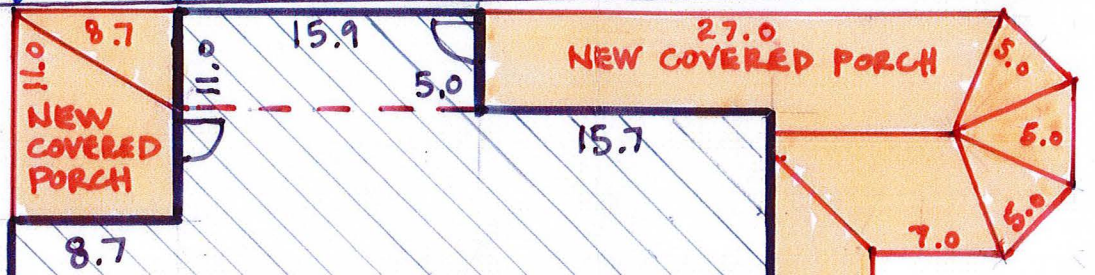
EDGE OF PAVEMENT

33.0'

50.0' FRONT SETBACK

PROPOSED .44 EXISTING .6 EXISTING .9 PROPOSED 1.4

R.O.W. LINE



EXISTING HOUSE

NEW COVERED PORCH

40.9

24.5

18.8

NEW FINISHED SPACE

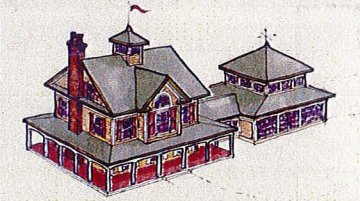
NEW COVERED STEPS

NEW SIDEWALK

SETBACK LINE

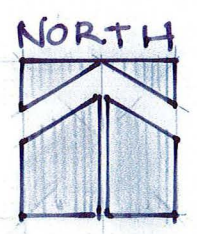
DRIVEWAY

1.14.22



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

RECEIVED
 JAN 14 2022
 By _____



PROPOSED SITE PLAN

1" = 10'-0"

PROPERTY OF:
DAVID WOODWARD
 1371 PENFIELD CENTER ROAD
 PENFIELD, N.Y. 14526

SCANNED

222-0008

RECEIVED
JAN 14 2022
By _____



SL 1.14.22

SCANNED

RECEIVED
JAN 14 2022
By 222-0008

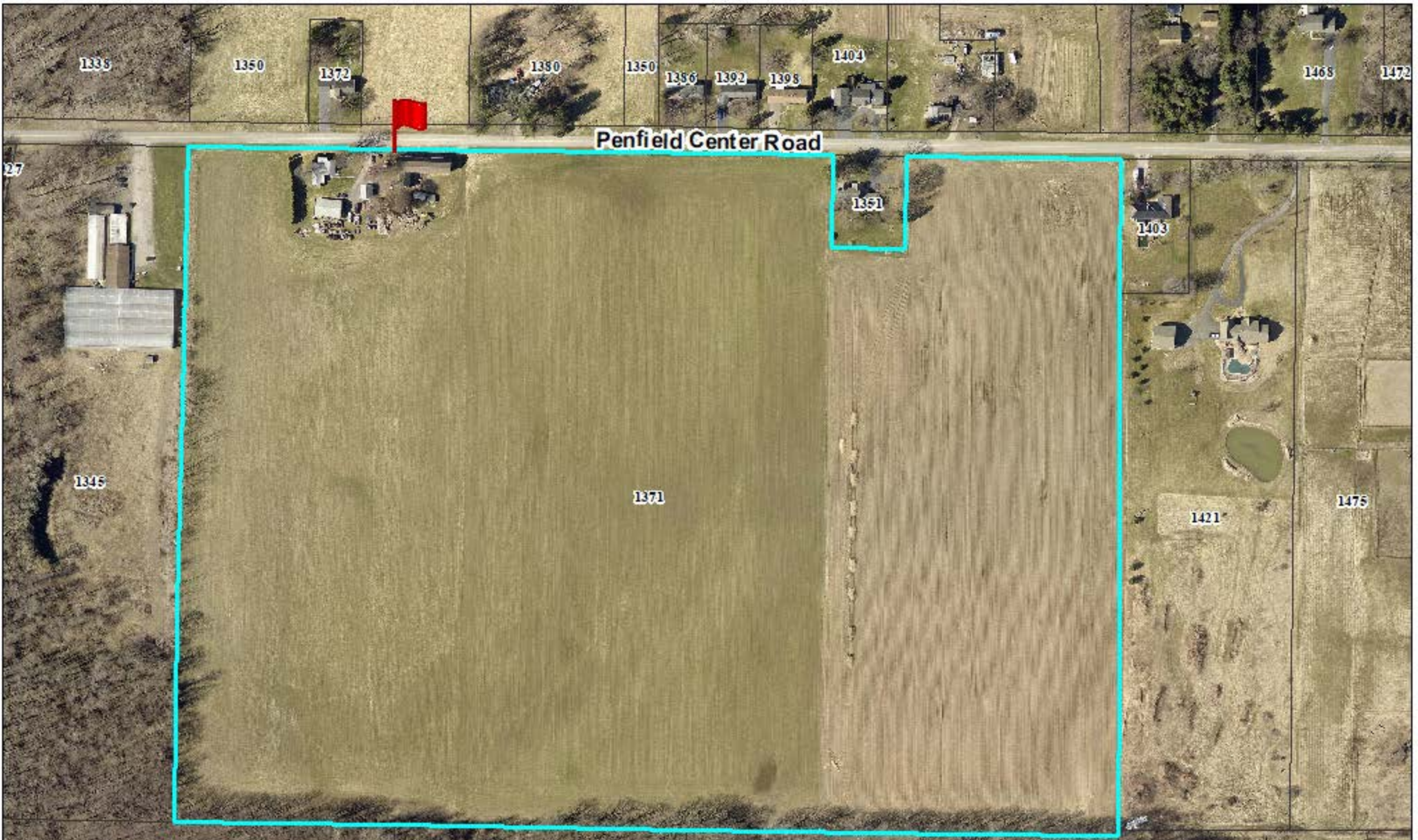


SCANNED

RECEIVED
JAN 14 2022
By 222-0008



SCANNED



1371 Penfield Center Road 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, suggested or implied, as to the accuracy of such records. The Town of Penfield, its Agents, and Employees shall not be responsible or liable for any damages of any nature whatsoever, for errors and/or omissions, if any, relating to or contained within this map. Image Source: Pictometry, 2015

