

Letter of Intent in Support of Variance application

Secretary to the Board of Variance

Town of Penfield

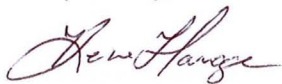
38 Sunleaf Dr., Penfield NY

This Letter of Intent is in support of my request for variance to amend the side yard setback requirement of 10' for a proposed non-conforming lot. The project scope is to build a new 23 feet wide by 30 feet deep garage (see accompanied pdf) connected to the existing house footprint. As such, based on the current zoning requirements in the Town of Penfield, we are applying for the relaxation of the side setback for a side yard of 10 feet from the lot line, we are requesting relief to encroach the side set back by 2'-5", resulting in a Variance for a new 7'-7" side set back. In an effort to provide a garage addition to match the integrity of the existing home and neighboring homes the setback between the addition and the south side of the property has been encroached, I am requesting a variance to permit the new construction of an attached garage on the south side of the house within the current zoning requirements of the Town of Penfield.

Current landscaping on the south side of the property provides a barrier so the proposed garage addition will not have any negative affect on the property value of the neighboring home to the south. The proposed project would be an improvement to the neighborhood without any nullifying encroachments/effects on neighboring plots resulting in an overall increase in property value and tax base created by home improvement.

Thank you for your Consideration.

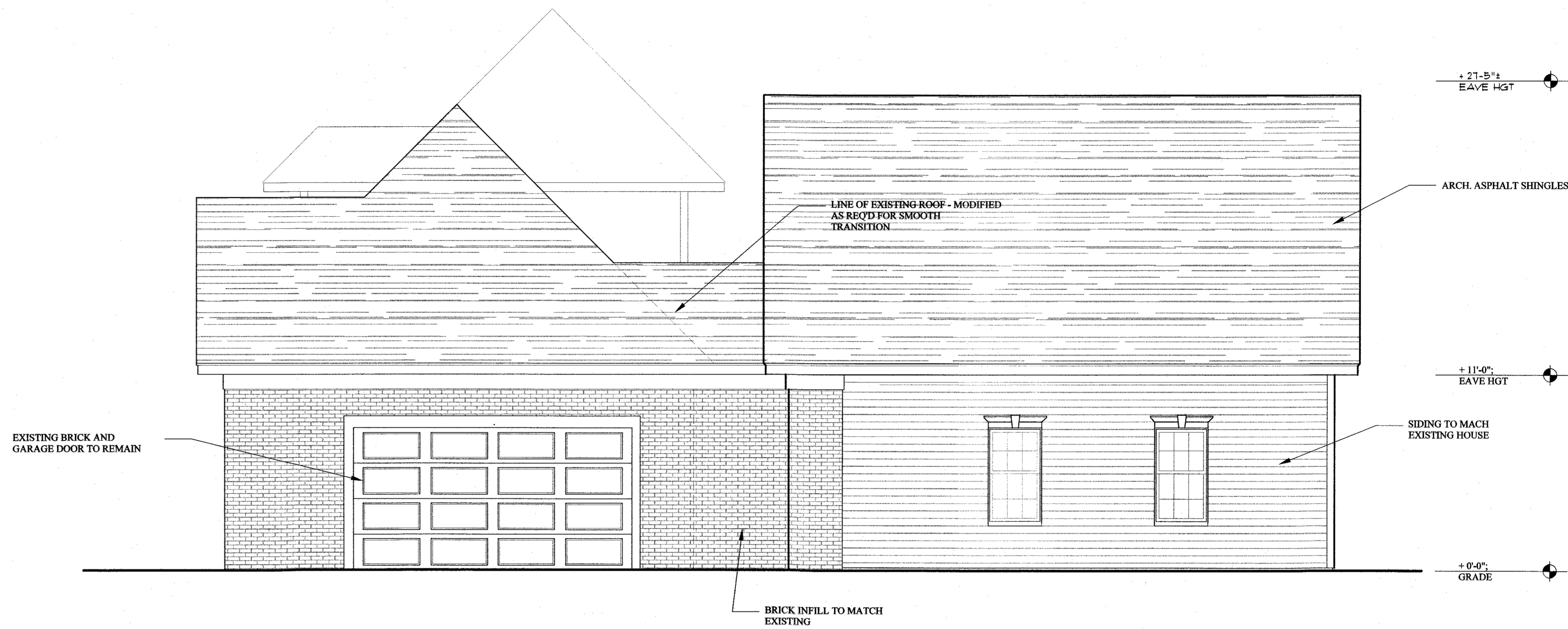
Respectfully,



Kevin Flanagan

Phone number

585-230-6476



SIDE ELEVATION
SCALE: 1/4"=1'-0"



STREET ELEVATION
SCALE: 1/4"=1'-0"

GARAGE ADDITION
PLANS FOR THE

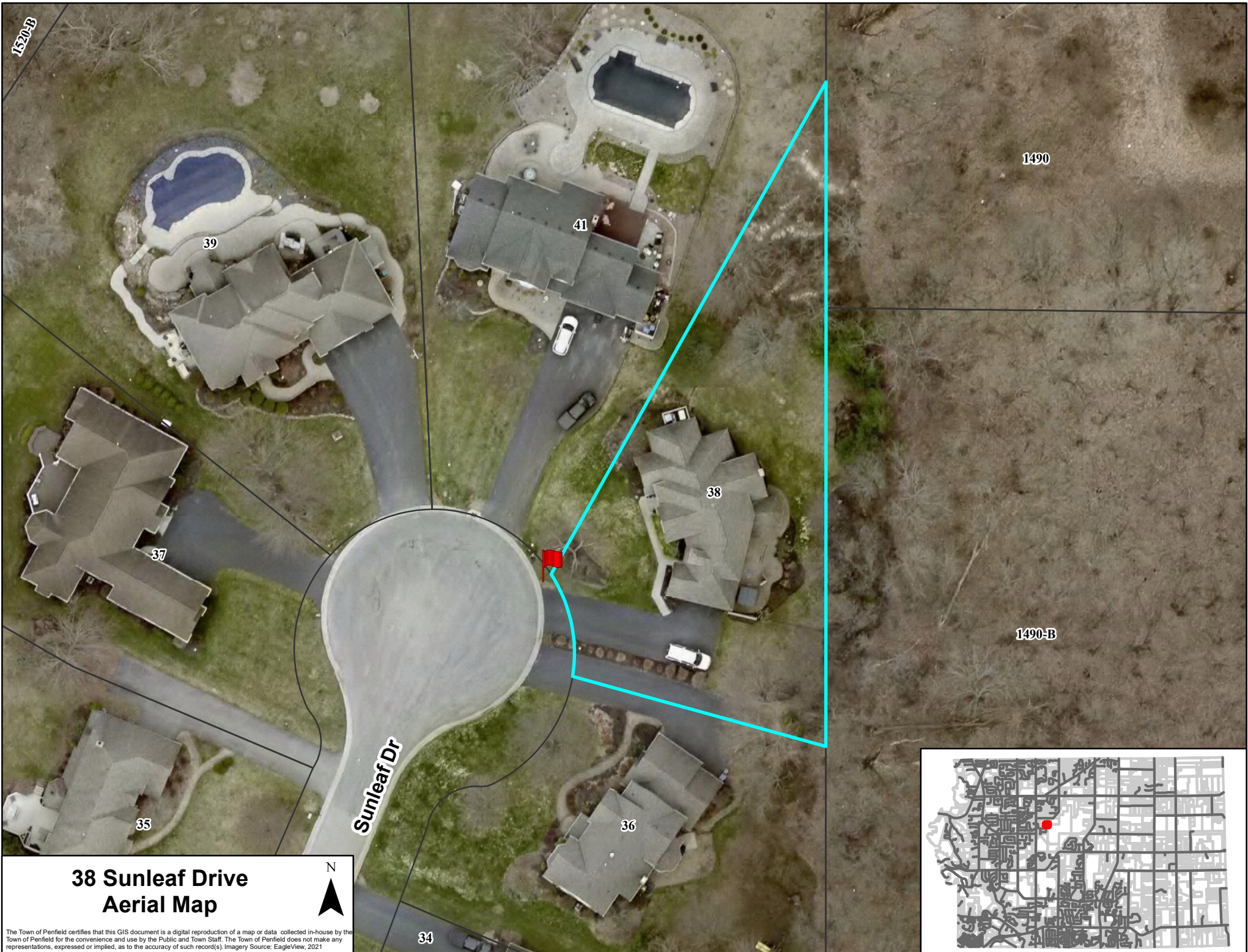
FLANIGAN RESIDENCE

39 SUNLEAF DR.,
PENFIELD, NY

LOSON ARCHITECTURE, PLLC
284 THORNTON RD.,
ROCHESTER, NY 14617
585-406-4757

DATE: 1-24-22	DRW. NO. A-2
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1520-B



38 Sunleaf Drive Aerial Map



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