

David A. Waldarek, Architect PC



July 22, 2022

Penfield Zoning Board of Appeals
3100 Atlantic Ave
Penfield, NY. 14526

Re: **Letter of Intent** – Area Variance for the construction a new front porch at 281
Valley Green Dr. Penfield NY 14526

Dear Zoning Board Members:

The owners of the referenced property, Eric and Julie Henrichs, wish to construct a 22.0'x 8.5' covered porch to the front of their house. This will require a front yard setback variance of 3.55'.

The front yard setback required is 50.0'; the existing house setback is 54.95'.

The porch will offer weather protection at the house entrance and space for chairs for quiet enjoyment

In response to the five factors for relief consideration please find the following:

- 1 The porch will not create an undesirable change, but enhance the house in keeping with the architectural character of the neighborhood.
- 2 No other means would provide the ability to offer protection and quiet enjoyment.
- 3 The relief sought is not substantial. It is the minimum depth to the house for entry, protection and sitting.
- 4 The porch will not have any adverse effect or impact on the physical environmental conditons.
- 5 Although the porch allows room for sitting, it more importantly provides protection from snow and weather at the entrance to the house which is not a self created hardship, but a response to a safety issue.

It should be noted that the owners are planning to construct a small two bedroom, second story addition for a growing family. Although it is not part of this application, it does impact the design of the porch roof.

We appreciate the boards consideration of this application. If you have any questions, please contact me at 329-5123 or waldarekdesign@gmail .com. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Waldarek".

David A. Waldarek RA

JULY 16, 2022
JULY 25, 2022



PROPOSED BEDROOM ADDITION
NOT PART OF ZBA APPLICATION

PROPOSED FRONT
PORCH ADDITION
REQUIRING AREA
VARIANCE

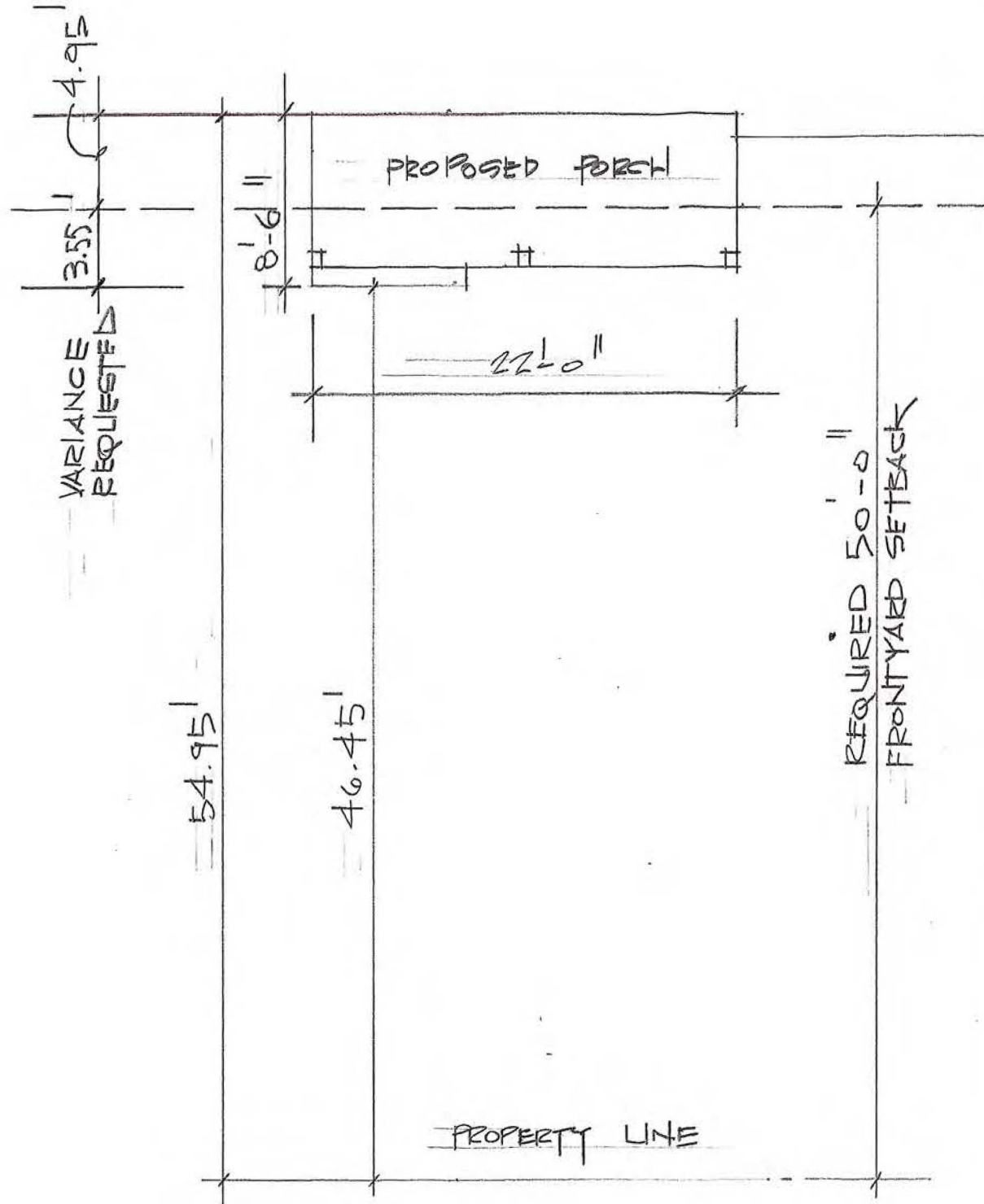
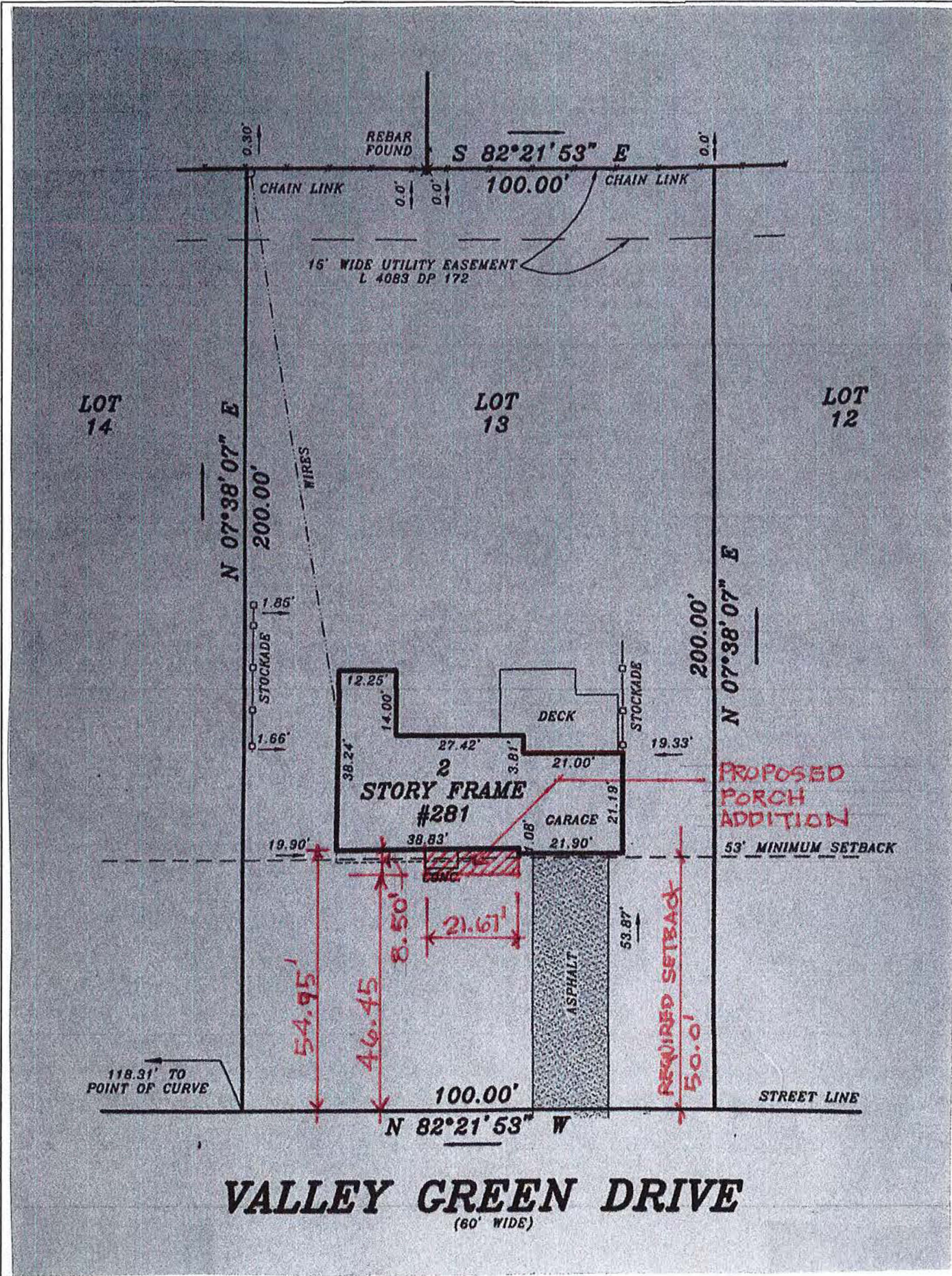


ARCHITECT
DAVID A. WALDAREK RA
1049 GRAVEL RD
WEBSTER, NY 14580

PROJECT
HENRICH'S ADDITION
281 VALLEY GREEN DRIVE
PENFIELD NY. 14526

FRONT ELEVATION ALT #1
ZBA VARIANCE REQUIRED

ZB-2



SITE PLAN
 1/8" = 1'-0"

7-25-22
RECEIVED
 JUL 25 2022
 By

ARCHITECT
 DAVID A. WALDAREK RA
 1049 GRAVEL RD
 WEBSTER, NY 14580

PROJECT
 HENRICHS ADDITION
 281 VALLEY GREEN DRIVE
 PENFIELD NY. 14526

SK-1



281 Valley Green Drive Aerial Map

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