

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
AGENDA
December 19, 2022
7:00 PM**

APPLICATION FOR AN AREA VARIANCE

- 4000 East Avenue, Tax # 151.06-2-45, Applicant is requesting relief from Town Code §185-225 A. to allow for the expansion of an existing non-conforming structure and Town Code §185-113 B. (1) & (3) to allow for said expansion to create an oversized accessory structure (garage) located forward of the rear wall of the main structure. Also, relief from Town Code §185-121 A. for a fence/wall more than three feet in height in front of the front setback. This property is zoned Residential Neighborhood – (RN).

- 108 Stoneleigh Court, Tax # 138.18-1-13, Applicant is requesting relief from Town Code §185-17 E. for an addition (garage) encroaching into and not meeting the total required side yard setbacks. This property is zoned Residential Neighborhood – (RN).

**TOWN OF PITTSFORD
ZONING BOARD OF APPEALS
DRAFT MINUTES
NOVEMBER 21, 2022**

PRESENT

George Dounce, Chairperson; Barbara Servé, Vice Chair; James Pergolizzi, Phil Castleberry
Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci

ALSO PRESENT

Kate Munzinger, Town Board liaison; Robert Koegel, Town Attorney; Doug DeRue, Director of
Planning and Zoning; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Tom Kidera

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on
Monday, November 21, 2022, at 7:00 PM local time.

George Dounce, Chairperson called the regularly scheduled meeting of the Zoning Board of
Appeals to order.

PUBLIC HEARINGS FOR AN AREA VARIANCE - NEW

- 79 W Bloomfield Road, Tax # 178.03-1-58, Applicant is requesting relief from Code Section 185-126C(3)(b)[2] to allow for construction of a 105' stealth tree telecommunications facility and accompanying ground equipment where code allows for a maximum of 100'. This property is zoned Residential Neighborhood – (RN).

George Dounce opened the Public Hearing.

Robert Burgdorf of Nixon Peabody LLP, Mike Crosby, RF Engineer representing Verizon, David Weisenreder representing Costich Engineering, and Jackie Barlotta representing Tectonic were present.

Mr. Burgdorf discussed the choice of the proposed new site and monopine tower. He cited the need for cell phone coverage in the area. He indicated that the tower will measure 99' to the tip of the antenna and the Planning Board requested a 5 ft. cone to disguise the top of the tower and improve the aesthetics of the monopine. In comparison, surrounding trees measure between 40-60 ft.

George Dounce noted that the tower will be located a substantial distance from West Bloomfield Road. Mr. Burgdorf indicated approximately 400 feet. Two small trees will be removed to accommodate the construction of the tower. A 6 foot 50' x 50' wood fence will be constructed around the tower and more evergreens will be planted for buffering.

The Board questioned as to what action would be taken if they did not approve the variance. Doug DeRue responded that the monopine would be approved without the cone as the tower without the cone meets code.

Barb Servé asked for the timeline of the project. It was discussed that the tower would be completed in 2023.

Chairman Dounce called for public comment.

Caroline Merenda of 53 Greenwood Park commented on the poor cell reception in her neighborhood and cited safety issues for herself and her neighbors as she called for support of the tower.

Pat Mallory of 74 Greenwood Park also spoke in support of the cell tower citing poor reception and his concern of being unable to contact any needed emergency services.

Phil Castleberry moved to close the public hearing.

Jennifer Iacobucci seconded.

All Ayes.

SEQRA REVIEW

This application is an Unlisted Action pursuant to SEQRA and the Zoning Board of Appeals conducted a single agency review and found that the proposed action will not have any significant adverse impact on the environment and granted a negative declaration at the meeting on November 21, 2022 pursuant to the State Environmental Quality Review Act.

A Resolution was motioned by Zoning Board Member Phil Castleberry, seconded by Board Chairman George Dounce and voted upon the members of the Zoning Board of Appeals as follows:

| | |
|--------------------|--------|
| Kidera | Absent |
| Servé | Aye |
| Pergolizzi | Aye |
| Spennacchio-Wagner | Aye |
| Castleberry | Aye |
| Dounce | Aye |
| Iacobucci | Aye |

DECISION FOR 79 W. BLOOMFIELD ROAD – AREA VARIANCE

A written Resolution to grant the area variance for 79 W. Bloomfield Road was moved by Chairman George Dounce and seconded by Board Member Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

| | |
|--------------------|--------|
| Servé | Aye |
| Pergolizzi | Aye |
| Spennacchio-Wagner | Aye |
| Castleberry | Aye |
| Kidera | Absent |
| Dounce | Aye |

Iacobucci

Aye

The approved Resolution contains the following Specific Conditions:

1. Subject to the granting of a Final Site Plan and Special Use Permit approval by the Pittsford Planning Board.
2. This variance shall be noted on the Final Site Plans prior to the Planning Board's signature.

POINT PERSONS FOR DECEMBER 19 MEETING

24 Beech Road – Mary Ellen Spennacchio-Wagner

4000 East Avenue – Tom Kidera

108 Stonebridge Lane – Barb Servé

93 Kilbourn Road – Jim Pergolizzi

MINUTES AND ADJOURNMENT

Chairman George Dounce motioned to approve the minutes of October 17, 2022 as written.

All Ayes.

The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Susan K. Donnelly
Secretary to the Zoning Board of Appeals

Zoning Board of Appeals Referral Form Information

Property Address:

4000 East Avenue ROCHESTER, NY 14618

Property Owner:

Kevin Surace and Erica Rogers
4000 East Ave
Rochester, NY 14618

Applicant or Agent:

Kevin Surace and Erica Rogers
4000 East Ave
Rochester, NY 14618

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

Town Code Requirement is:

Right Lot Line:
Left Lot Line:
Front Setback:
Rear Setback:
Height: 3'
Size:

Proposed Conditions:

Right Lot Line:
Left Lot Line:
Front Setback:
Rear Setback:
Height: 6'
Size:

Resulting in the Following Variance:

Right Lot Line:
Left Lot Line:
Front Setback:
Rear Setback:
Height: 3.0'
Size:

Code Section(s):

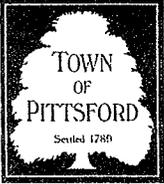
Description: Applicant is requesting relief from Town Code §185-225 A. to allow for the expansion of an existing non-conforming structure and Town Code §185-113 B. (1) & (3) to allow for said expansion to create an oversized accessory structure (garage) located forward of the rear wall of the main structure. Also, relief from Town Code §185-121 A. for a fence/wall more than three feet in height in front of the front setback. This property is zoned Residential Neighborhood – (RN).

December 01, 2022



Date

Bill Zink -



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: _____ Hearing Date: _____

Applicant: Design Works Architecture, PC

Address: 6 North Main Street Suite104

Phone: (585) 943-8587 E-Mail: chuck@newdesignworks.com

Agent: Peter Ragusa
(if different than Applicant)

Address: _____

Phone: (585) 749-7177 E-Mail: peter@hawthorneandeast.com

Property Owner: Genroc LLC Kevin Surace and Erica Rogers
(if different than Applicant)

Address: 4000 East Ave

Phone: (650) 279-3436 E-Mail: kevin@surace.com

(If applicant is not the property owner please complete the Authorization to Make Application Form.)

Property Location: 4000 East Avenue Current Zoning: RN

Tax Map Number: 151.06-02-45

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Reconstruct 24' x 26' guest house on property in same location and same height. Reconstruct 10'-4"x12'-4" garden shed and add to length to final dimension of 20'-0" x 12'-4". Garden shed under 12'-0" in height. Connect the garden shed and the guest house with a walled patio. The patio walls are 4'-0" high inside and vary between 4'-8" and 5'-4" high from grade outside the patio.

SWORN STATEMENT: As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.


(Owner or Applicant Signature)

11-1-22
(Date)



NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The neighborhood is Pine Acres Drive with 8 houses built between 1985 and 1989. The majority of the houses feature contemporary architectural features. The proposed re-constructed guest house, new patio wall and enlarged garden shed will better fit the character of the neighborhood. Views to the proposed construction will be softened and screened from the street by existing and proposed landscaping.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The purpose of the wall is to screen the patio from the street. A 3'-0" wall does not cut off the view to for a seated person. Raising the wall one foot to 4'-0" is the minimum height needed to achieve privacy. The garden shed is sized to allow the possibility of containing a vehicle in the winter. To stay inside of the 180 sq. ft. maximum size the depth of the 12'-4" wide shed would be limited to 14'-6", not enough for a medium size vehicle to fit.

TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

The requested variance for the height of the wall is minimal as it is attached to structures much taller on either end. The wall and the accessory structures are behind the main house as measured off East Avenue. The distance from the accessory structure to East Avenue is 340'. The lot is 4.821 acres, 210,002 sq. ft., so can easily support an accessory building of 245 sq. ft.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

The improvements are approximately 70 feet from the street. They do not impact access to sunlight, views or drainage for the neighborhood.

● **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

Yes

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

4000 East Avenue Guest House patio wall and garden shed

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board Zoning Board of Appeals Planning Board Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning special permit building permit permit amendment

variance approval of a plat exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

Charles B. Smith, R.A. Sr Owner
(Signature of Applicant)

October 28, 2022

(Dated)

6 North Main Street Suite 104

(Street Address)

Fairport, NY 14450

(City/Town, State, Zip Code)





SYMBOL LEGEND

- | | | | |
|---|------------------------|---|-------------------------|
| ⊕ | DRAINAGE MANHOLE | ⊕ | ELECTRIC MANHOLE |
| ⊖ | INLET DRAINAGE MANHOLE | ⊕ | ELECTRIC METER |
| ⊠ | CATCH BASIN | ⊕ | TELEPHONE MANHOLE |
| ⊥ | END OF PIPE | ⊕ | TELEPHONE PEDESTAL |
| ⊙ | MANHOLE | ⊕ | PHONE BOOTH |
| ⊕ | SANITARY MANHOLE | ⊕ | PEDESTRIAN POLE |
| ○ | CLEAN OUT | ⊕ | TRAFFIC CONTROL CABINET |
| ○ | GAS VALVE | ⊕ | LAMP POST |
| ○ | GAS SERVICE | ⊕ | UTILITY POLE WITH LIGHT |
| ○ | GAS METER | ⊕ | FLAG POLE |
| ○ | SPRINKLER VALVE | ⊕ | MAILBOX |
| ○ | SPRINKLER HEAD | ⊕ | BOLLARD |
| ○ | WATER VALVE | ⊕ | POST |
| ○ | WATER SERVICE | ⊕ | SIGN |
| ○ | HYDRANT | ⊕ | SIGN |
| ○ | WATER METER | ⊕ | SIGN |
| ○ | WELL | ⊕ | TURNING ARROW |
| ○ | MONITOR WELL | ⊕ | HANDICAP |
| ○ | BORE | ⊕ | STOP BAR |
| ○ | CABLE TV PEDESTAL | ⊕ | TREE DECIDUOUS |
| ○ | SIGNAL POLE | ⊕ | TREE CONIFEROUS |
| ○ | UTILITY POLE | ⊕ | BUSH |
| ○ | GUY WIRE | ⊕ | AIR CONDITIONING UNIT |
| ○ | PULL BOX | ⊕ | SANITARY UTILITY LATH |
| ○ | ELECTRIC PULL BOX | ⊕ | GAS UTILITY LATH |
| ○ | TELEPHONE PULL BOX | ⊕ | WATER UTILITY LATH |
| ○ | TRANSFORMER | ⊕ | TELEPHONE UTILITY LATH |
| ○ | | ⊕ | ELECTRIC UTILITY LATH |
| ○ | | ⊕ | CABLE UTILITY LATH |

LINE LEGEND

- | | |
|-----|---|
| --- | SECTION/PARCEL BOUNDARY |
| --- | MIN. BUILDING SETBACK |
| --- | CENTER LINE |
| --- | EXIST. EASEMENT LINE |
| --- | EXIST. RIGHT-OF-WAY LINE |
| --- | EXIST. EDGE OF PAVEMENT |
| --- | EXISTING WATER MAIN, VALVE, & HYDRANT |
| --- | EXISTING SANITARY SEWER, & MANHOLE |
| --- | EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION |
| --- | EXISTING OVERHEAD UTILITIES |
| --- | EXISTING TELEPHONE |
| --- | EXISTING UNDERGROUND UTILITIES |
| --- | EXISTING GAS |
| --- | EXISTING ELECTRIC |
| --- | EXISTING GUARD RAIL |
| --- | TREE, HEDGE, EDGE OF WOODS |
| --- | EXISTING SWALE |
| --- | BARBED WIRE, STOCKADE, CHAIN LINKED FENCE |
| --- | EXISTING CONTOUR |
| --- | EXISTING SPOT ELEVATION @ X |
| --- | CONCRETE PAD/CONCRETE SIDEWALK |

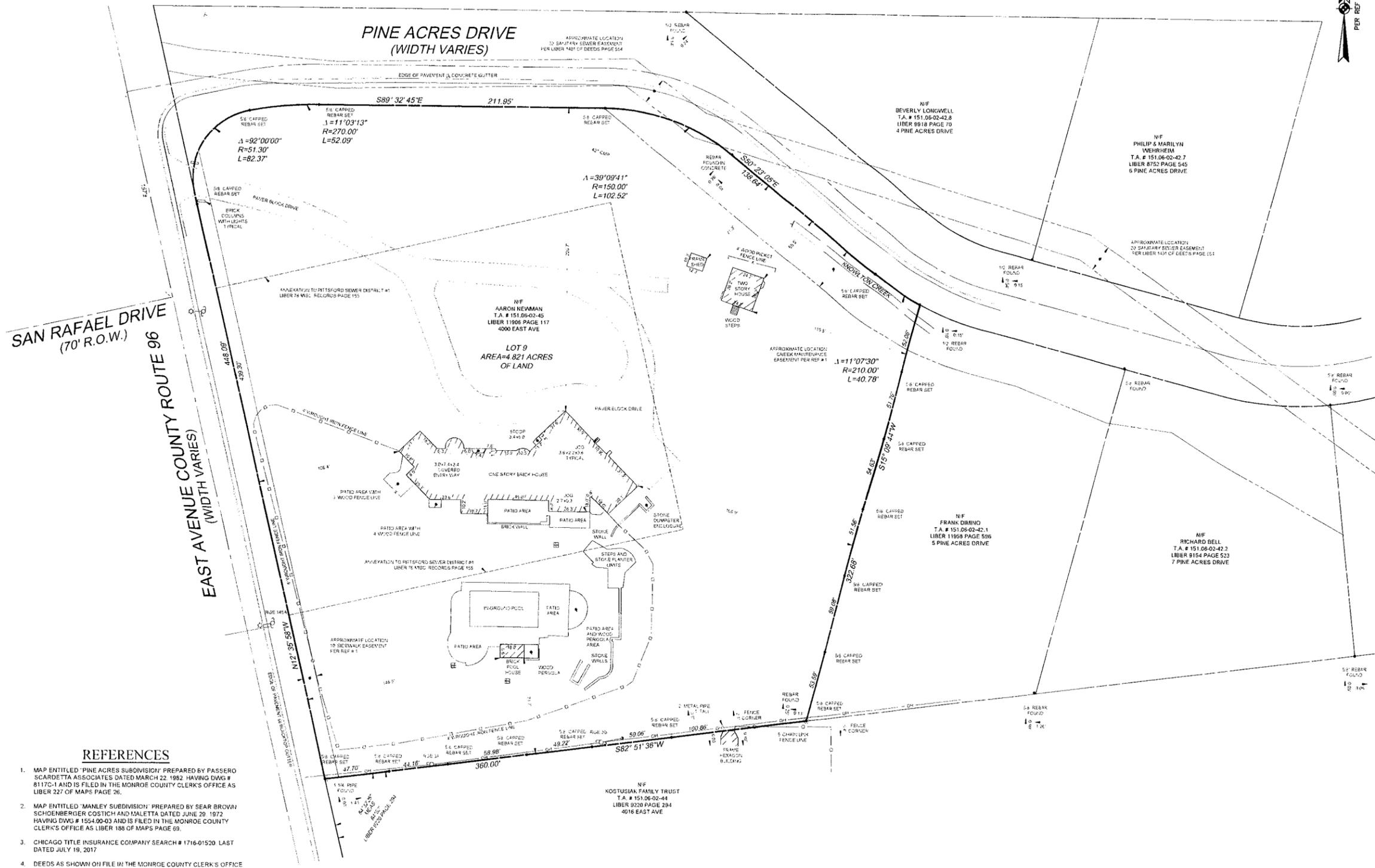
CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO
 - KEVIN SURACE
 - ERICA ROGERS
 - MARCHIONI & ASSOCIATES
 - M & A TITLE AGENCY

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON AUGUST 29, 2016 AND PREMISES INSPECTED FOR REDATE ON OCTOBER 22, 2020 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

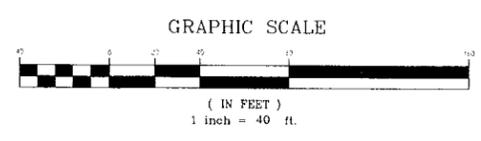
PRELIMINARY

By Daniel T. Hickok, N.Y.S. L.S., No. 050449 Date _____



REFERENCES

- MAP ENTITLED "PINE ACRES SUBDIVISION" PREPARED BY PASSERO SCARDETTA ASSOCIATES DATED MARCH 22, 1982 HAVING DWG # 8117C-1 AND IS FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 227 OF MAPS PAGE 26.
- MAP ENTITLED "MANLEY SUBDIVISION" PREPARED BY SEAR BROWN SCHOENBERGER COSTICH AND MALETTA DATED JUNE 29, 1972 HAVING DWG # 1554-00-03 AND IS FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 188 OF MAPS PAGE 69.
- CHICAGO TITLE INSURANCE COMPANY SEARCH # 1716-01520 LAST DATED JULY 19, 2017
- DEEDS AS SHOWN ON FILE IN THE MONROE COUNTY CLERK'S OFFICE



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

| NO. | DATE | REVISION | BY | CHKD | APPROV |
|-----|------------|---|--------|------|--------|
| 1 | 10/12/2017 | PROJ. CORNERS SET AND RELATED INFORMATION | DTH | | |
| 2 | 10/12/2017 | ADD UTILITY AND NEW RESTRICTIONS | R.B.G. | | |
| 3 | | | | | |
| 4 | | | | | |

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 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER, REPRODUCE, REUSE, REPEAT, PUBLISH, AND, IN ANY MANNER, ALTER THE DOCUMENTS REQUIRED BY LAW TO BE REPRODUCED AND THE NOTATION, ALTERED BY THE USER OF ANY-ONE'S SIGNATURE AND LEGAL DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.



PROJECT ENGINEER
 C.J.C.
 DRAWN BY
 D.T.H.
 CHECKED BY
 M.G.
 DATE
 08/12/2017
 SCALE
 1"=40'



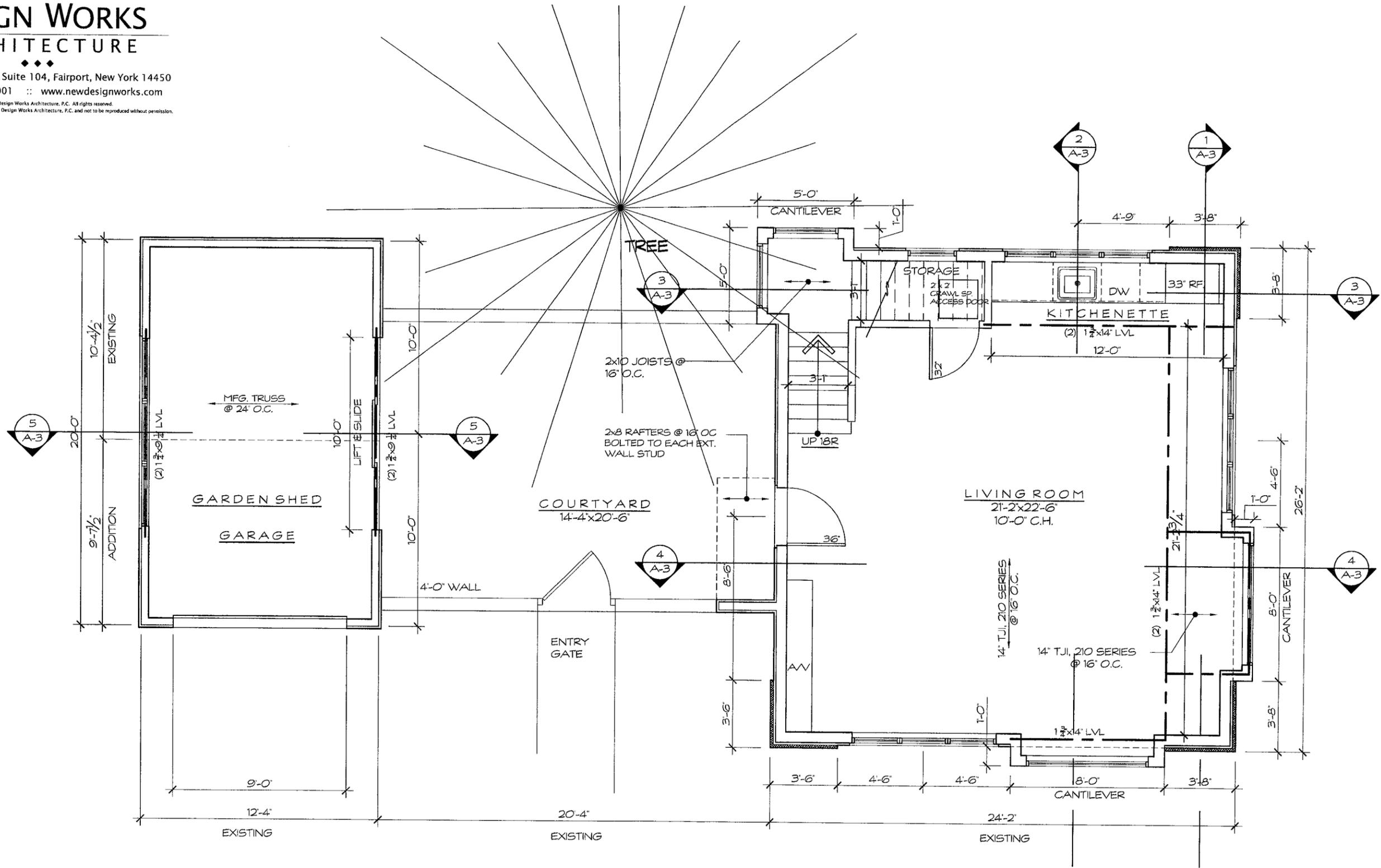
- CIVIL ENGINEERING
 - LAND SURVEYING
 - LANDSCAPE ARCHITECTURE
- 617 JARDIN DRIVE
 ROCHESTER, NY 14620
 585-459-3923

| | | | |
|--|--|-------------------------------|--|
| TOWN OF PITTSFORD | | TAX PARCEL NO. 131-06-02-45 | |
| TOWN OF PITTSFORD | | TOWNSHIP 12 RANGE 5 ELY TRACT | |
| COUNTY OF MONROE | | STATE OF NEW YORK | |
| TITHE COMMISSION | | NO. 6306 | |
| JOHN Y. III, OFFICE PARK 100 OFFICE PARK WAY PITTSFORD, NEW YORK 14844 | | V1100 SHEET 1 OF 1 | |

DESIGN WORKS ARCHITECTURE

6 North Main Street, Suite 104, Fairport, New York 14450
Phone: 585-377-9001 :: www.newdesignworks.com

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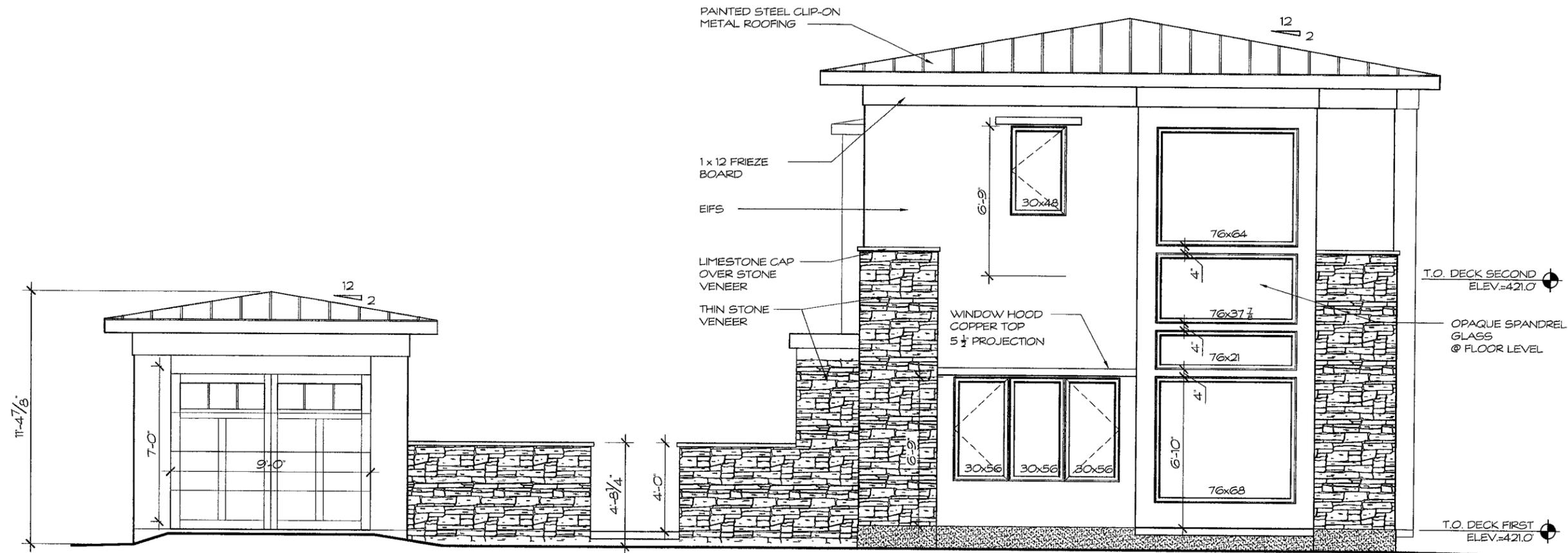
FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

4000 EAST AVENUE GUEST HOUSE
 NOVEMBER 16, 2022 ZBA SUBMISSION

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6 North Main Street, Suite 104, Fairport, New York 14450
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SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

4000 EAST AVENUE GUEST HOUSE

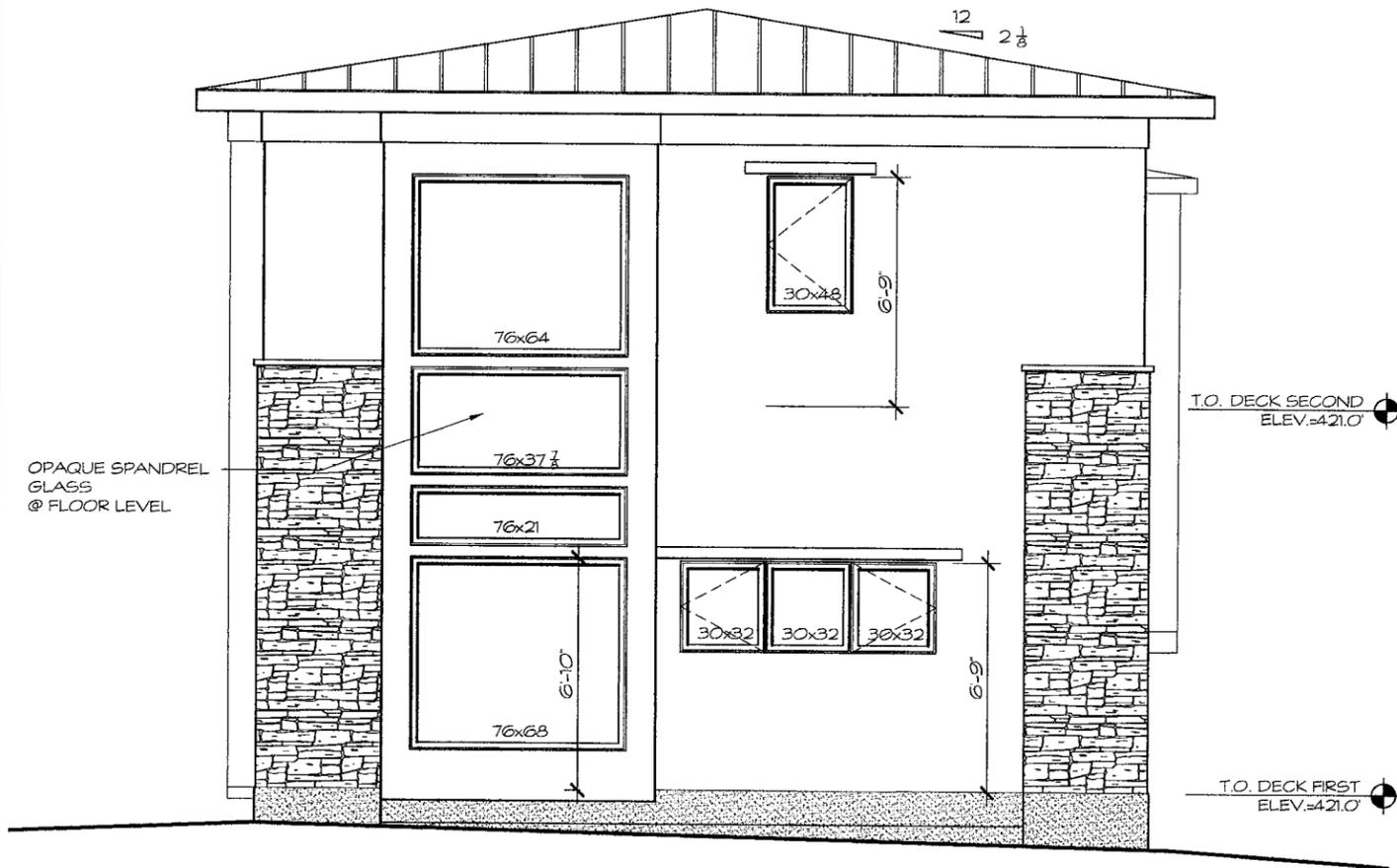
NOVEMBER 16, 2022

ZBA SUBMISSION

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EAST ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



WEST ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

4000 EAST AVENUE GUEST HOUSE

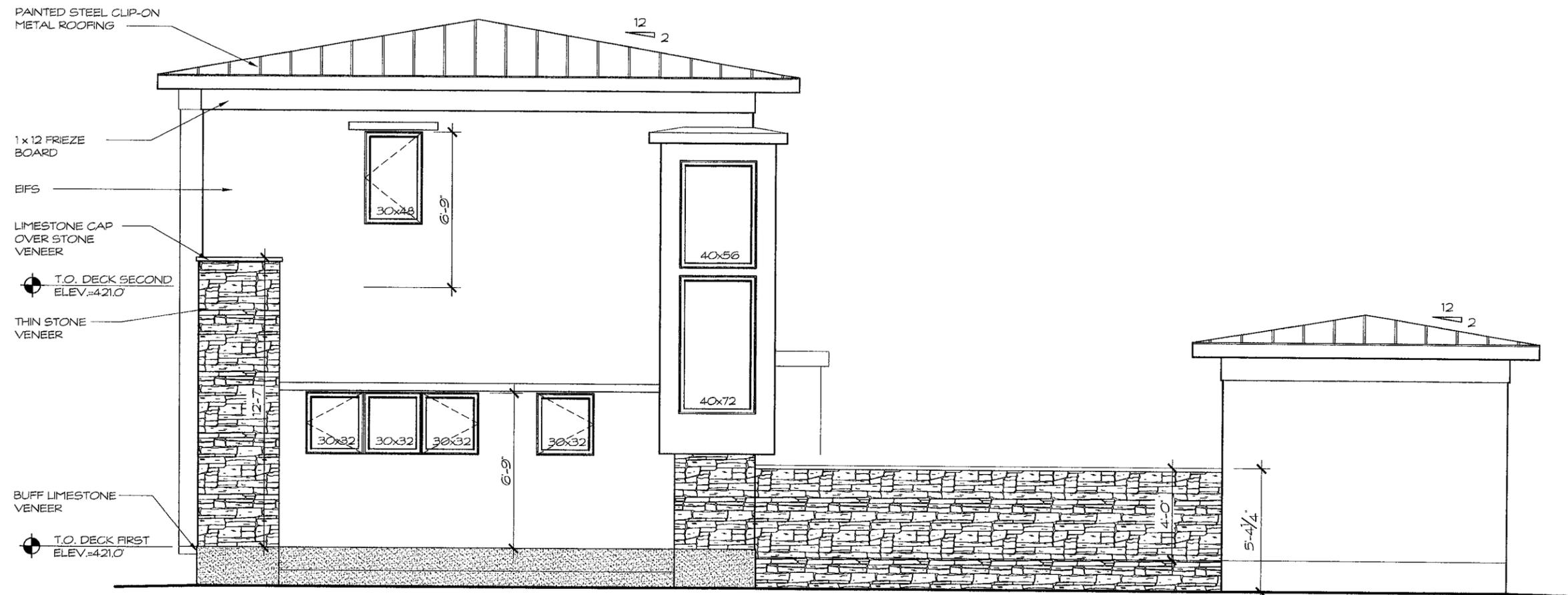
NOVEMBER 16, 2022

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NORTH ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

4000 EAST AVENUE GUEST HOUSE

NOVEMBER 16, 2022

ZBA SUBMISSION

Zoning Board of Appeals Referral Form Information

Property Address:

108 Stoneleigh Court ROCHESTER, NY 14618

Property Owner:

Mike and Sarah Overmyer
108 Stoneleigh Ct
Rochester, NY 14618

Applicant or Agent:

Mike and Sarah Overmyer
108 Stoneleigh Ct
Rochester, NY 14618

Present Zoning of Property: RN Residential Neighborhood
Area Variance - Residential and Non-Profit

| Town Code Requirement is: | Proposed Conditions: | Resulting in the Following Variance: |
|----------------------------------|-----------------------------|---|
| Right Lot Line: 10' | Right Lot Line: 5.9' | Right Lot Line: 4.1' |
| Left Lot Line (existing): 10' | Left Lot Line: 8.3' | Left Lot Line: 1.7' |
| Minimum Both Sides: 20' | Minimum Both Sides: 14.2' | Minimum Both Sides: 5.8' |
| Rear Setback: | Rear Setback: 0 | Rear Setback: |
| Height: | Height: 0 | Height: |
| Size: | Size: 0 | Size: |

Code Section(s):

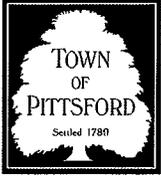
Description: Applicant is requesting relief from Town Code §185 – 17 E. for an addition encroaching (garage) encroaching into and not meeting the total required side yard setbacks. This property is zoned Residential Neighborhood - (RN).

December 01, 2022



Date

Bill Zink -



TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: November 18, 2022 Hearing Date: December 19, 2022

Applicant: Mike and Sarah Overmyer

Address: 108 Stoneleigh Ct

Phone: _____ E-Mail: movermyer@lippes.com

Agent: Paul Morabito A.I.A.
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

Property Owner: _____
(if different than Applicant)

Address: _____

Phone: _____ E-Mail: _____

(If applicant is not the property owner please complete the Authorization to Make Application Form.)

Property Location: 108 Stoneleigh Ct. Current Zoning: RN

Tax Map Number: 138.18-1-13

Application For: Residential Commercial Other

Please describe, in detail, the proposed project:

Removal of existing detached garage and construction of new attached garage with mudroom.
Addition will require a side setback of 5.9' on the south side of the property.

SWORN STATEMENT: As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

(Owner or Applicant Signature)

(Date)



NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

(Please answer the following questions to the best of your knowledge)

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The mud room portion of the addition is completely hidden behind the house and the new garage will be very similar from a street view perspective. However, the garage will be at an angle to allow vehicle access to both garage bays and will be 5.9' from the side property line as opposed to the existing garage that is 4.4'.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

Due to the restraints of the lot width, in order to gain a reasonable approach and access to the garage it will need to stay close to the south side property line.

TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

As a garage structure it is minimal and would likely not need a variance. Having attached the garage by way of the mud room it is not part of the principal structure and could be considered more of a substantial request. With that said, we would be increasing the side setback 1.5' from what currently exists.

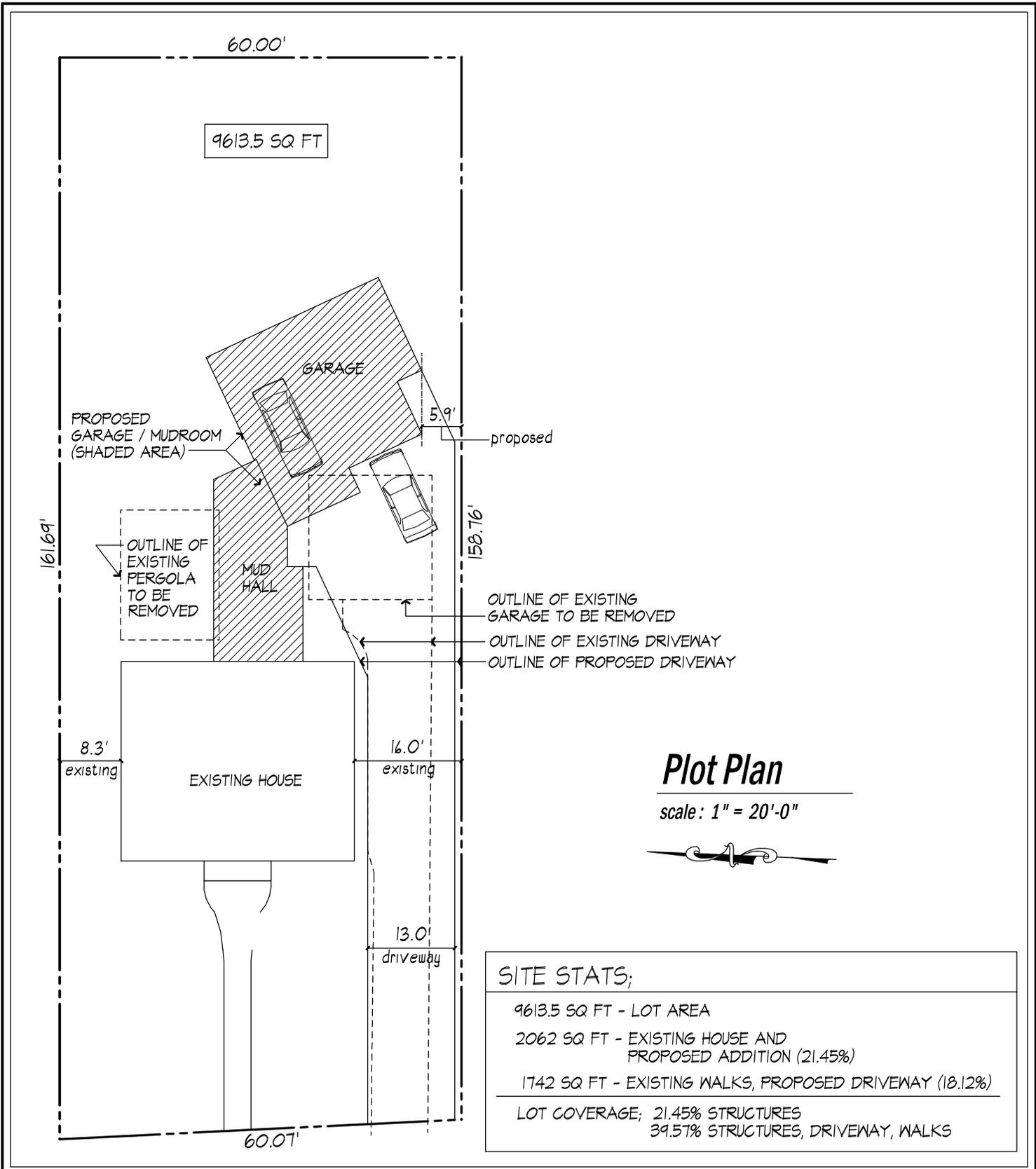
4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

As stated, the street view will change minimally. There are a lot of detached garages in the neighborhood. With the design presented, you would only know the garage wasn't detached by walking around to the rear of the house.

- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

The existing garage was built in a way that it is unsafe and almost impossible to park 2 cars in it due to it being about 9' from the rear of the house and having 1/3rd of the overhead door hidden behind the house. In order for proper use, the garage needs to be rebuilt in a location that can provide access to both bays. Connecting it with a mudroom provides shelter from the elements for them and their small children.



Plot Plan

scale: 1" = 20'-0"

| SITE STATS; | |
|------------------------------------|---|
| 9613.5 SQ FT | - LOT AREA |
| 2062 SQ FT | - EXISTING HOUSE AND PROPOSED ADDITION (21.45%) |
| 1742 SQ FT | - EXISTING WALKS, PROPOSED DRIVEWAY (18.12%) |
| LOT COVERAGE; 21.45% STRUCTURES | |
| 39.57% STRUCTURES, DRIVEWAY, WALKS | |

OVERMYER RESIDENCE PROPOSED ADDITION

108 STONELEIGH COURT

PITTSFORD, NEW YORK



MORABITO ARCHITECTS

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NOTICE:

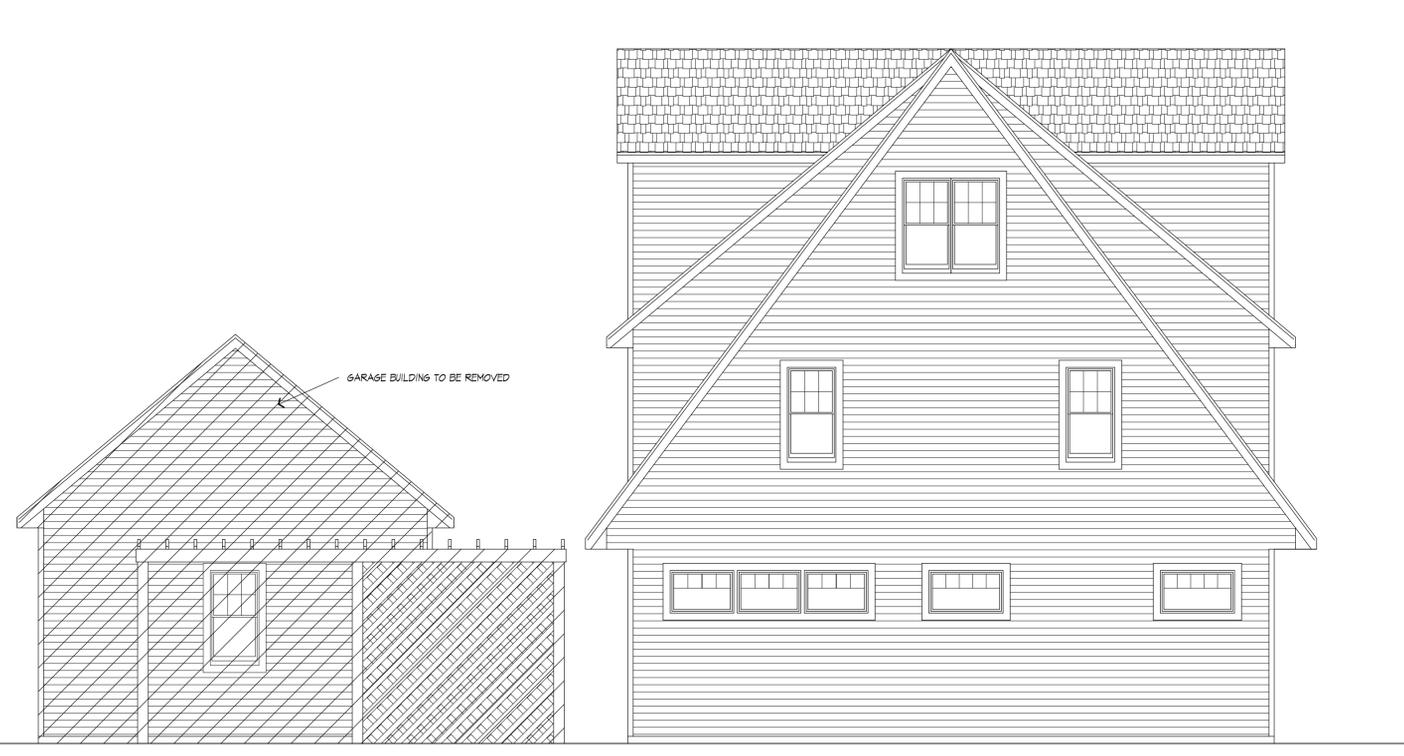
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FRONT ELEVATION / EXISTING



RIGHT SIDE ELEVATION / EXISTING



LEFT SIDE ELEVATION / EXISTING



REAR ELEVATION / EXISTING

PROJECT:
OVERMYER RESIDENCE
100 STONELEIGH CT
ROCHESTER, NY

CLIENT:
MIKE AND SARAH OVERMYER

DRAWING:
EXISTING ELEVATIONS

DRAWN:
JUL/PM

DATE: NOVEMBER

SCALE: 3/16" = 1'-0"

JOB NO.:

SHEET:

2

OF 5 SHEETS





FRONT ELEVATION / PROPOSED



GARAGE ELEVATION / PROPOSED



RIGHT SIDE ELEVATION / PROPOSED



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SHEET:

3

OF 5 SHEETS





REAR ELEVATION / PROPOSED



LEFT SIDE ELEVATION / PROPOSED



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