

**AGENDA  
TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
OCTOBER 16, 2023**

*This agenda is subject to change.*

Please take notice that the Town of Pittsford Zoning Board of Appeals will hold the following meeting on Monday, October 16, 2023, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 7:00PM local time.

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**CONTINUED HEARING**

**7 Black Wood Circle** – Tax ID 178.03-5-40

Applicant is requesting relief from Town Code Section 185-17 H. for the expansion of a driveway resulting in maximum lot coverage exceeding 40% of the total area of the property. This property is zoned Incentive Zoning (IZ).

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**NEW HEARINGS**

**20 Bromley Road** – Tax ID 178.06-2-30

Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage addition and covered rear patio within the side setback. This property is zoned Residential Neighborhood (RN).

**5 Laureldale Drive** – Tax ID 178.12-1-1

Applicant is requesting relief from Town Code Section 185-17 B. (1) and 185-17 E. for the installation of a shed past the building line off of East Street and within the side setback. This property is zoned Residential Neighborhood (RN).

**49 Coventry Ridge** – Tax ID 177.03-5-37

Applicant is requesting relief from the Final Planning Board approval of the Coventry Ridge Subdivision plat map for a constructed deck located within the side setback. This property is zoned Incentive Zoning (IZ).

**24 Whitestone Lane** – Tax ID 137.20-2-33

Applicant is requesting relief from Town Code Section 185-113 B. (1) and (2) for the construction of an oversized pavilion with an over height chimney. This property is zoned Residential Neighborhood (RN).

**4 Knowlton Lane** – Tax ID 151.06-1-54.11

Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of a second-floor addition extending past the building line. This property is zoned Residential Neighborhood (RN).

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**OTHER BUSINESS**

**Approval of Minutes**

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*The next scheduled meeting is for Monday, November 20, 2023.*

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
SEPTEMBER 18, 2023**

Minutes of the Town of Pittsford Zoning Board of Appeals meeting held on September 18, 2023 at 7:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** George Dounce, Mary Ellen Spennacchio-Wagner, Jennifer Iacobucci, Jim Pergolizzi, Phil Castleberry, Tom Kidera

**ABSENT:** Barbara Servé

**ALSO PRESENT:** April Zurowski, Planning Assistant; Bill Zink, Building Inspector; Kate Munzinger, Town Board Liaison

**ATTENDANCE:** There were 13 members of the public present.

Chairman George Dounce called the meeting to order at 7:00PM.

**PUBLIC HEARINGS:**

**20 Meadow Cove Road**

Applicant is requesting relief from Town Code Section 185-113 B. (3) and 185-17 E. for the installation of pool equipment to be located forward of the rear wall of the main structure and within the side setback not meeting the total side setback requirement. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Karen Dwyer, of 20 Meadow Cove Road, represented the application. Chairman Dounce asked if this application was discussed with neighbors. Ms. Dwyer stated that neighbors are aware of the upcoming pool project but were not specifically notified about the pool equipment. Board Member Spennacchio-Wagner asked where the pool is proposed. Ms. Dwyer stated that the pool will be located off of the existing deck. Board Member Spennacchio-Wagner asked if the proposed pool equipment could be relocated to avoid the need for a variance. Ms. Dwyer stated that the equipment would block rear windows. The other possible location is past the pool further to the rear property line. This area is not preferred by the applicant. Board Member Iacobucci spoke with Mr. Dwyer and believes the equipment would be highly visible if placed past the pool to the rear property line. The Board asked Ms. Dwyer to please discuss the proposed location with neighbors. Ms. Dwyer stated that the neighbor at 18 Meadow Cove Road also has pool equipment on the adjacent side of their home. Chairman Dounce stated that the proposed location is also hidden from the street by vegetation.

Chairman Dounce asked for public comment. Hearing none, Board Member Iacobucci motioned to close the public hearing, seconded by Chairman Dounce. Following a unanimous voice vote, the hearing was closed.

The resolution was moved by Board Member Iacobucci and seconded by Board Member Spennachio-Wagner. The resolution was unanimously approved.

### **6 Malm Lane**

Applicant is requesting relief from Town Code Sections 185-17 L. (1), 185-113 B. (1) & (2) for the construction of an oversized, over-height covered deck within the side setback of a developed flag lot. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

Matt Convery, of 6 Malm Lane, represented the application. Chairman Dounce asked if this application was discussed with neighbors. Mr. Convery confirmed. No neighbor opposition was heard. Board Member Spennachio-Wagner asked if the previous deck had been demolished. Mr. Convery confirmed. Board Member Iacobucci asked about a proposed fence. Mr. Convery stated that the fence will tie into the proposed deck and patio. Chairman Dounce asked for an estimated construction timeline. Mr. Convery stated that construction is planned as soon as possible.

Chairman Dounce asked for public comment. Hearing none, Board Member Pergolizzi motioned to close the public hearing, seconded by Board Member Castleberry. Following a unanimous voice vote, the hearing was closed.

The resolution was moved by Board Member Pergolizzi and seconded by Board Member Castleberry. The resolution was unanimously approved.

### **8 Evesham Place**

Applicant is requesting relief from Town Code Section 185-113 E. for an existing shed located within the side setback. This property is zoned Residential Neighborhood (RN).

Chairman Dounce opened the public hearing.

John Abou, of 8 Evesham Place, represented the application. Although the shed has already been placed, Mr. Abou confirmed that he discussed this shed with neighbors prior to its placement. No neighbor opposition was heard. Board Member Iacobucci stated that during her site visit, she spoke with neighbors, none opposed. She stated that trees have been planted to mitigate the neighbor's sightline.

Chairman Dounce asked for public comment. Hearing none, Board Member Kidera motioned to close the public hearing, seconded by Board Member Spennachio-Wagner. Following a unanimous voice vote, the hearing was closed.

The resolution was moved by Board Member Spennachio-Wagner and seconded by Chairman Dounce. The resolution was unanimously approved.

### **7 Black Wood Circle**

Applicant is requesting relief from Town Code Section 185-17 H. for the expansion of a driveway resulting in maximum lot coverage exceeding 40% of the total area of the property. This property is zoned Incentive Zoning (IZ).

Chairman Dounce opened the public hearing.

The applicant was not in attendance. The Board had questions regarding the application. Ms. Zurowski stated that the applicant has been working with the Town Engineer regarding the planned increase in stormwater pond capacity. Board Member Spennachio-Wagner stated her concern for future variance requests due to lot sizes in Wilshire Hill Subdivision.

Chairman Dounce asked for public comment. Hearing none, Chairman Dounce motioned to hold over the application until the October 16 meeting, seconded by Board Member Iacobucci. Following a unanimous voice vote, the hearing was held over.

**OTHER DISCUSSION:**

The minutes of August 21, 2023 were approved following a motion by Chairman Dounce. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman George Dounce closed the meeting at 7:34PM.

Respectfully submitted,

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April Zurowski  
Planning Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE PLANNING  
DEPARTMENT

# Zoning Board of Appeals Referral Form Information

**Property Address:**

7 Black Wood Circle PITTSFORD, NY 14534

**Property Owner:**

Wilshire Hill LLC  
1501 State Route 96 Ste 100  
Victor, NY 14564

**Applicant or Agent:**

Wilshire Hill LLC  
1501 State Route 96 Ste 100  
Victor, NY 14564

**Present Zoning of Property:** IZ Incentive Zoning  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Impervious Coverage:	40%	Impervious Coverage:	47.1%	Impervious Coverage:	7.1%

**Code Section(s):**

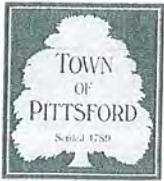
Description: Applicant is requesting relief from Town Code Section 185-17 H. for the expansion of a driveway resulting in maximum lot coverage exceeding 40% of the total area of the property. This property is zoned Incentive Zoning (IZ).

August 29, 2023

ARZ

Date

April Zurowski -



# TOWN OF PITTSFORD AREA VARIANCE APPLICATION FORM CHECK LIST



Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

**CHECKLIST:** Please check your paperwork against the following list prior to submitting it to the Zoning Board of Appeals Secretary. These documents should be collated into packets no larger than 8 ½" by 11" in size so they are readily available.

- 1. Zoning Board of Appeals application form (pg. 5) **12 copies**
- 2. Authorization to make application (pg. 6) **12 copies (when applicable)**
- 3. Instrument survey map, **12 copies**
- 4. Scaled sketch, **12 copies**
- 5. Elevations, **12 copies**
- 6. Any other materials, such as photographs, maps, landscape plans, specifications, details, etc. which would further clarify the application, **12 copies**
- 7. Tests (written response to each) for granting area variances (pg. 7) **12 copies**
- 8. Disclosure Form E (pg. 8) **12 copies**
- 9. Check made out to "Town of Pittsford" for application fee.

**GIVEN TO APPLICANT:**

- Referral form
- Applicable Code Sections
- Application Packet

**RECEIVED FROM APPLICANT:**

- 12 complete sets of application materials
- Fee Payment

Date of Public Hearing: 9/18/2023

**NOTE: All application materials will be available for public review.**



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: August 18, 2023 Hearing Date: September 18, 2023

Applicant: Wilshire Hill LLC

Address: 1501 Pittsford Victor Rd Suite 200 Victor NY 14564

Phone: (585) 424-4444 E-Mail: noah@pmhomes.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: Huy Luc & Van Nguyen  
*(if different than Applicant)*

Address: 7 Blackwood Circle Pittsford NY 14534

Phone: (585) 354-1278 E-Mail: huy luc11@yahoo.com

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

Property Location: 7 Blackwood Circle Current Zoning: Residential

Tax Map Number: 178.03-5-40

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

We are requesting to get approved for an area variance to pave a larger driveway. we are requesting relief from the 40% non permeable area requirement. The House is a courtyard style driveway and they have child that resides with them and has car and is looking to expand driveway to accommodate the additional parking and create more space to maneuver their own vehicles in and out of garage. we are asking for a variance that would grant us an additional 660 sqft of asphalt over the allowable amount under the 40% threshold. We are asking for relief and allowance to go to 47.1% non permeable area. We are looking to mitigate this overage by enlarging the storm water facility that this area drains to. we have had our engineer calculate this and the requirement would be approximately 18 yards of material to be removed from this storm water facility. we propose doubling that amount of removal to 36 yards of material to help with relief of our variance request and any future area request from this section of Wilshire hill. We are working with the town engineer to revise the pond capacity to account for the requested impervious coverage.

**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.

*Noah Saulpaugh*

*(Owner or Applicant Signature)*

*(Date)*



# TOWN OF PITTSFORD AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION


Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

*If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.*

I, Van Luc, the owner of the property located at:  
7 Blackwood Circle Pittsford NY 14534  
(Street) (Town) (Zip)

Tax Parcel # 178.03-5-40 do hereby authorize  
Wilshire Hill LLC ( Noah Saulpaugh) to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of \_\_\_\_\_  
Requesting a variance to expand driveway and ask for relief to the 40% non permeable threshold.

  
(Signature of Owner)  
8/10/23  
(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:

We do not feel that the requested variance will have any negative effect on the neighborhood. This requested variance would not change the character of the neighborhood nor be a detriment to the nearby properties in our opinion. The proposed mitigation of the variance request would be a benefit to the nearby properties and the subdivision as a whole as we would be increasing the storm water system as a whole that would benefit all in our opinion.

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 benefit sought is to help the homeowner provide off street parking for their teenage child and to create enough space to navigate their own vehicles in and out of garage. The only way to create this additional space is to request a area variance and be allowed to create a larger paved driveway to accommodate parking and accessibility.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

The requested area variance is considered substantial but we can mitigate this by increasing the pond capacity to accommodate this variance and help the neighborhood as a whole by increasing the ponds capacity.

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:

We do not feel that the requested area variance will have adverse effect on neighborhood as we are only asking to pave a slightly larger area in front of our home that has a court yard style driveway and garage. We feel that this plan allows for a wider driveway with out looking negative to the surrounding homes and properties. We do realize that it will have an adverse impact on the environmental condition but we can mitigate that impact by working with the town engineer to increase capacity of the storm water management pond.

- **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 alleged difficulty is self created as we are trying to come up with a safe and long term solution stated previously. our child is still living home with us and he has a car that we want to have safe off street parking for so we require some additional asphalt to achieve that.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

7 Blackwood Circle Pittsford NY 14534

(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)

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Noah Saulpaugh  
(Signature of Applicant)

August 9, 2023

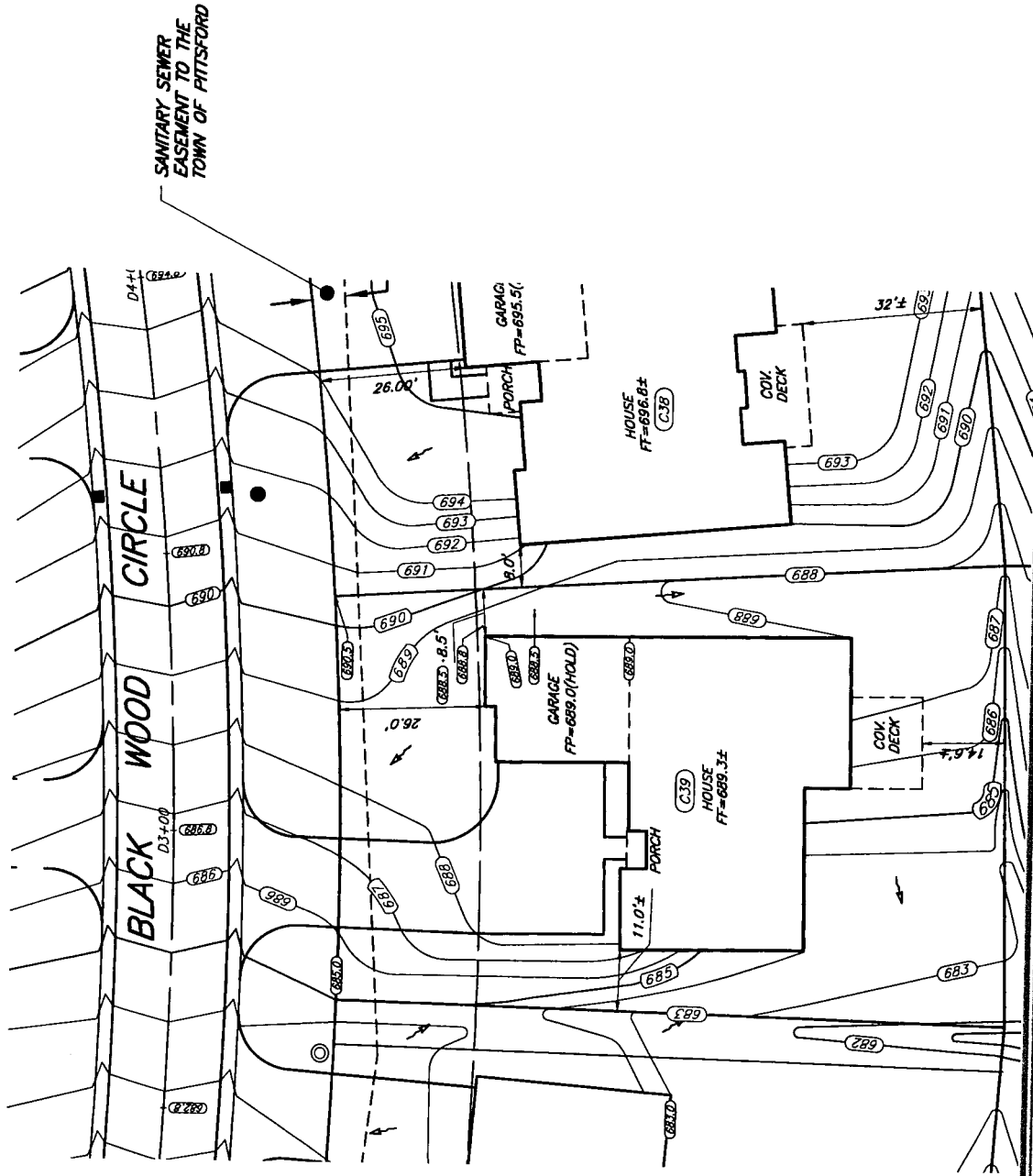
(Dated)

2161 Monroe Wayne County Line RD

(Street Address)

Macedon NY 14502

(City/Town, State, Zip Code)



SANITARY SEWER  
EASEMENT TO THE  
TOWN OF PITTSFORD

BLACK WOOD CIRCLE

PLOT PLAN - LOT C39

WILSHIRE HILL - SECTION 3

TOWN OF PITTSFORD MONROE COUNTY NEW YORK

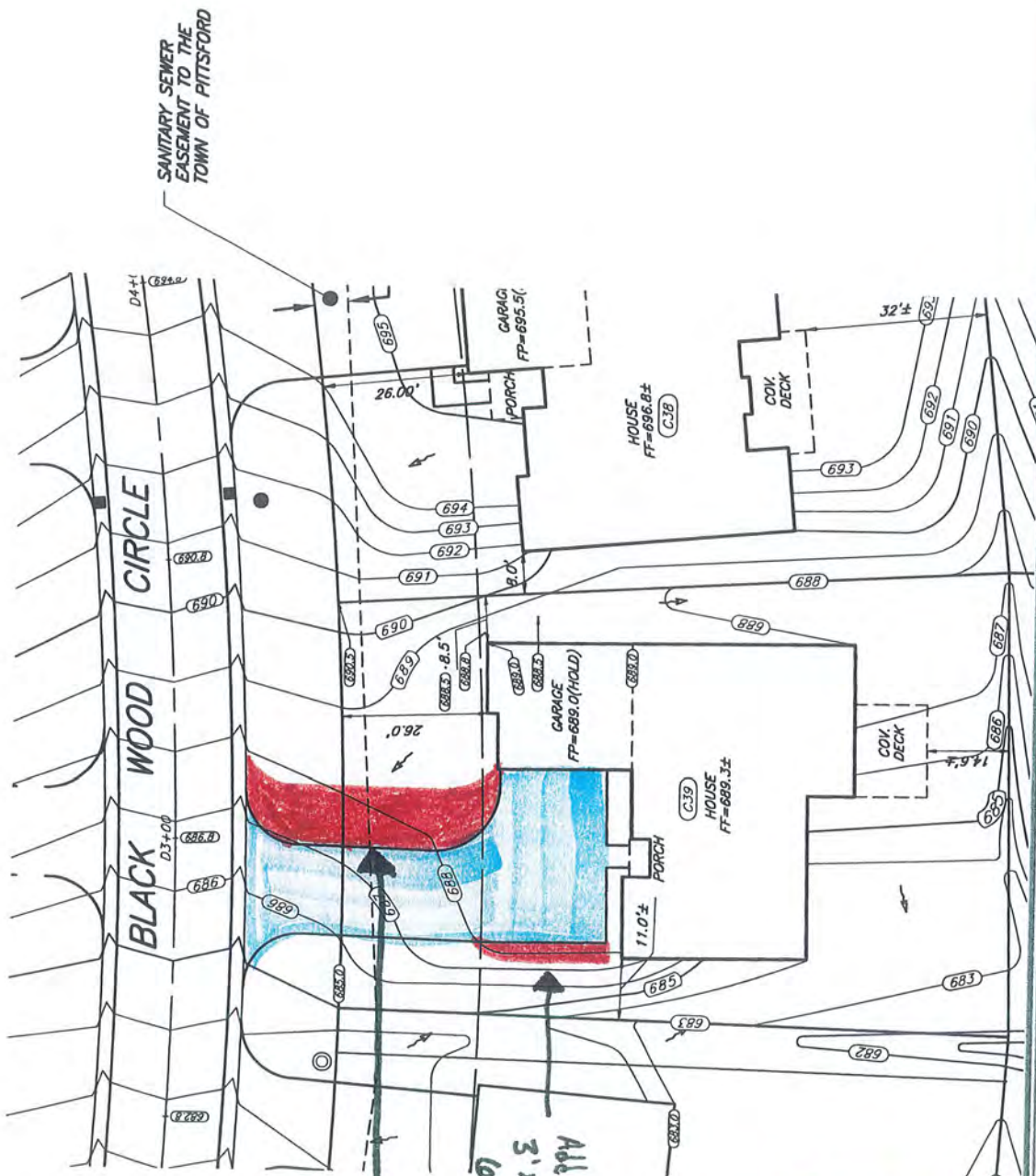
TITLE

SETBACK	REQUIRED	PROVIDED
FRONT	25'	26.0'
SIDE	7.5'	8.5'
REAR	10'	14.6'±

JOB NO: 042517  
 SCALE: 1"=20'  
 DRAWN: RJT  
 DESIGNED: RJT  
 DATE: 02/22/22



**MARATHON ENGINEERING**  
 73 CANTON SQUARE  
 SUITE 100  
 CANTON, NY 14505  
 (315) 486-1111  
 www.marathoneng.com

File: 2:\Engineering\Job Files\042517\Drawings\Section 3\Plot Plans\Lot C39\Lot C39.dwg, Plot Date: 02/22/2022, by: MKLK



Add 10'  
10x45'  
450'

Add 3'  
3'x20'  
60'

 - Requested Design  
 - Original Design

**PLOT PLAN - LOT C39**

**WILSHIRE HILL - SECTION 3**

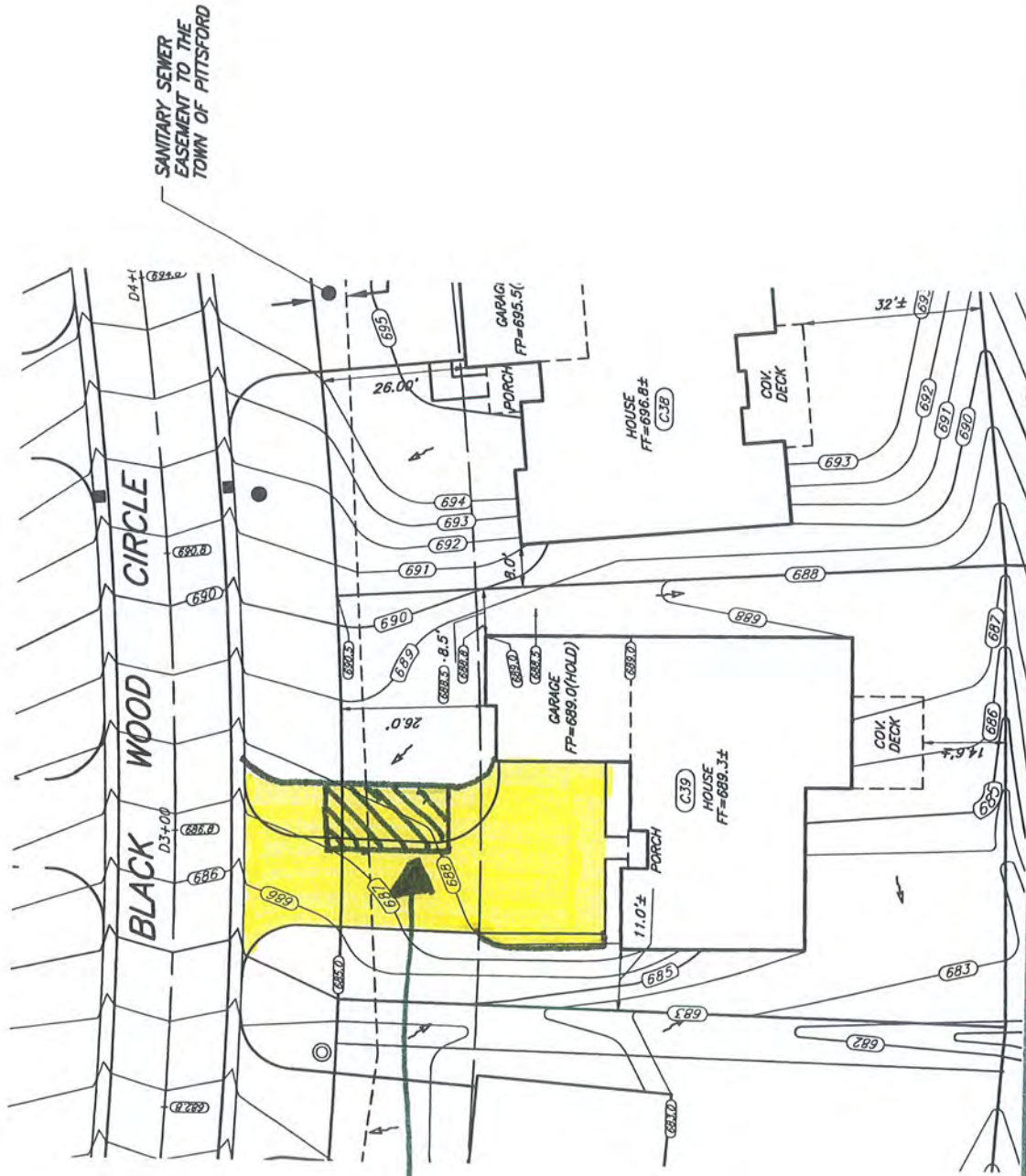
TOWN OF PITTSFORD MONROE COUNTY NEW YORK

SETBACK	REQUIRED	PROVIDED
FRONT	25'	26.0'
SIDE	7.5'	8.5'
REAR	10'	14.6' ±

JOB NO: 0423-17  
 SCALE: 1" = 20'  
 DRAWN: RJT  
 DESIGNED: RJT  
 DATE: 6/29/22

**MIRATHON ENGINEERS**  
 375 CANTONMENT RD.  
 SUITE 100  
 PITTSFORD, NY 14534  
 PH: 315-437-3111  
 FAX: 315-437-3112  
 WWW.MIRATHONENR.COM

File: Z:\Engineering\Job Files\10023-17\Drawings\Section 3\Plot Plans\lot C39\lot C39.dwg, Plot Date: 6/29/2022, By: MKHX



Area. 10 X 20  
Typical Parking

TITLE  
**PLOT PLAN - LOT C39**  
**WILSHIRE HILL - SECTION 3**  
 TOWN OF PITTSFORD    MONROE COUNTY    NEW YORK

SETBACK	REQUIRED	PROVIDED
FRONT	25'	26.0'
SIDE	7.5'	8.5'
REAR	10'	14.6'±

JOB NO: 0403-17  
 SCALE: 1"=20'  
 DRAWN: RJT  
 DESIGNED: RJT  
 DATE: 6/20/22

**MARATHON ENGINEERING**  
 300 CASCADILLA DRIVE  
 WEST HAVEN, CT 06457  
 203.426.7278  
 440 WASHINGTON ST. 2ND FL.  
 PITTSFORD, NY 14850  
 www.marathoney.com

File: 2:\Engineering\Job Plans\0423-17\Drawings\Section 3\Plot Plans\Lot C39\07 C39.dwg, Plot Date: 6/29/2022, By: RJKR



# Zoning Board of Appeals Referral Form Information

**Property Address:**

20 Bromley Road PITTSFORD, NY 14534

**Property Owner:**

Consler, Joshua D  
20 Bromley Rd  
Pittsford, NY 14534

**Applicant or Agent:**

Consler, Joshua D  
20 Bromley Rd  
Pittsford, NY 14534

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

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	10	Right Lot Line:	7.3	Right Lot Line:	2.7
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s):** Applicant is requesting relief from Town Code Section 185-17 E. for the construction of a garage addition and covered rear patio within the side setback. This property is zoned Residential Neighborhood (RN).

September 21, 2023

ARZ

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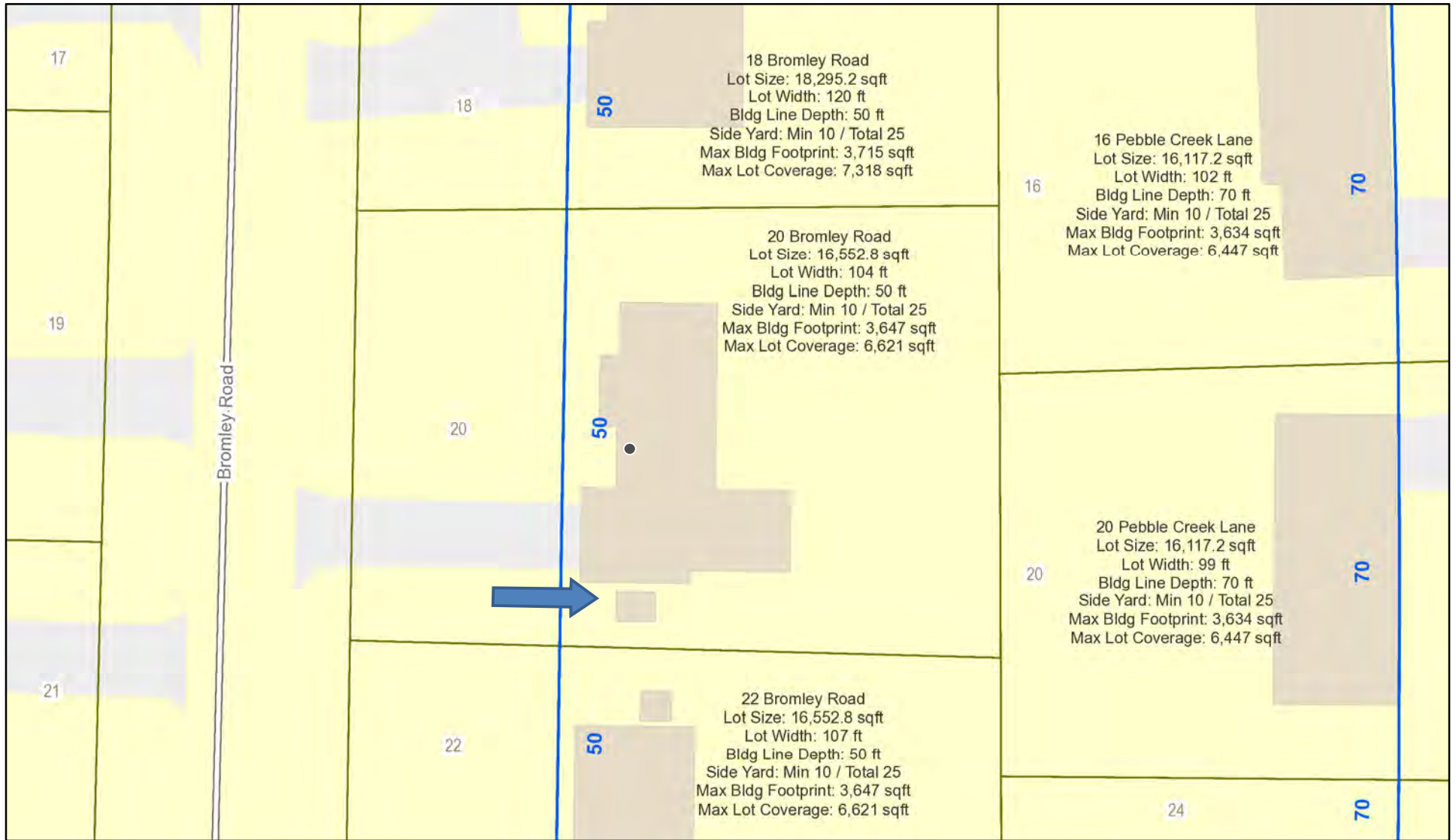
Date

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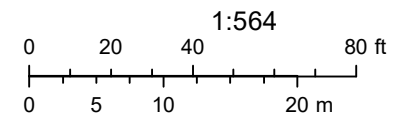
April Zurowski -



# RN Residential Neighborhood Zoning



Printed September 21, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



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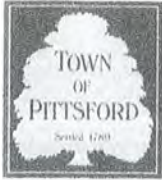
PITTSFORD

Bromley Rd

04/03/2021

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ZBA 10/16  
DRB 10/26



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Applicant: Josh and Jenny Consler

Address: 20 Bromley Road

Phone: (585) 303-0232 E-Mail: bromleyrd@gmail.com

Agent: same  
(if different than Applicant)

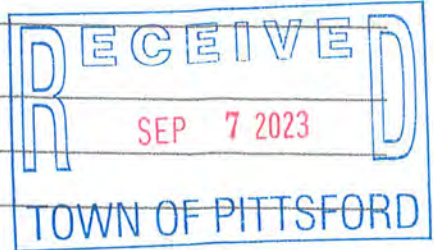
Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: same  
(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: 20 Bromley Road Current Zoning: RN

Tax Map Number: 178.060-02-030

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Garage Expansion From 2-cars to 3-cars at 20 Bromley Road:

We wish to add a third bay to our existing 2-car garage and rebuild and widen the existing deteriorated covered patio/deck on the rear of the house. The third bay will be attached to the existing building.

**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.

[Signature] Jenny L. Consler 9/6/23  
(Owner or Applicant Signature) (Date)

20 BROMLEY RD.



# 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:

It is not uncommon in the Town for a single family residence to have a 3-car garage. Many of the residents have multiple cars and other vehicles, and other use their garages for seasonal entertainment. Although there are not many in our neighborhood, the house at 10 Bromley Road is the closest one that has a 3-car garage that appears to have been added to the original dwelling. In our opinion, it is more desirable to have a larger garage than have multiple cars parked in the driveway. We have two adult offspring living with us, who each have a car. And, we each have a car, plus we have a classic sports car, 5 total cars. We also have a collection of 6 motorcycles. Currently the motorcycles are stored in the garage and/or the trailer that is parked next to the garage, and the cars all park in the driveway.

We believe that expanding the garage to a 3-car, and selling the trailer, will improve the appearance of our property and the neighborhood.

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

Currently our solution to the storage of the many motorcycles in our collection is the storage trailer that is parked next to the existing garage that is used during the winter months so that we may park two cars in the existing garage. If we are not permitted to add on to the garage, we have the option of renting off site storage, but would still need to keep the trailer for hauling the motorcycles back and forth. That doesn't accomplish our goal of keeping the motorcycles stored on site and selling the trailer.

**TESTS FOR GRANTING AREA VARIANCES (Continued)**

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

The area variance of 7.3' side yard setback versus the 10' required seems to be minimal to us as it is only a 27% reduction in the setback. The proposed 12' wide garage addition with a 7.3' setback will still yield a 26.6' total side setback versus the 25' required. And at its highest point, the addition will be less than 14.6' in height per Figure 7 "Building Height" in the Bulk Standards section of the Town Zoning Code. Aside from the gable end that matches the existing gable end, the addition is designed with primarily a roof sloping downward toward the property line to reduce the potential visual impact to our neighbors.

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 area variance will not adversely affect the environment, or drainage, because it removes no trees and the total build-out will yield a lot coverage of 27% whereas 40% is the maximum. The driveway will only be minimally expanded at the garage door opening. We intend to modify the existing plugged downspout leaders into the swale behind the house that will alleviate the ponding of stormwater that now occurs on the side yard between our house and our neighbors at #22 Bromley.

- **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, the difficulty is self created in that we have the need for multiple cars and we want a sports car and a collection of motorcycles.

20 BROMLEY RD.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Garage Expansion From 2-cars to 3-cars at 20 Bromley Road

(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

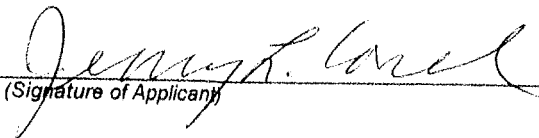
... issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



9/6/23

(Signature of Applicant)

(Dated)

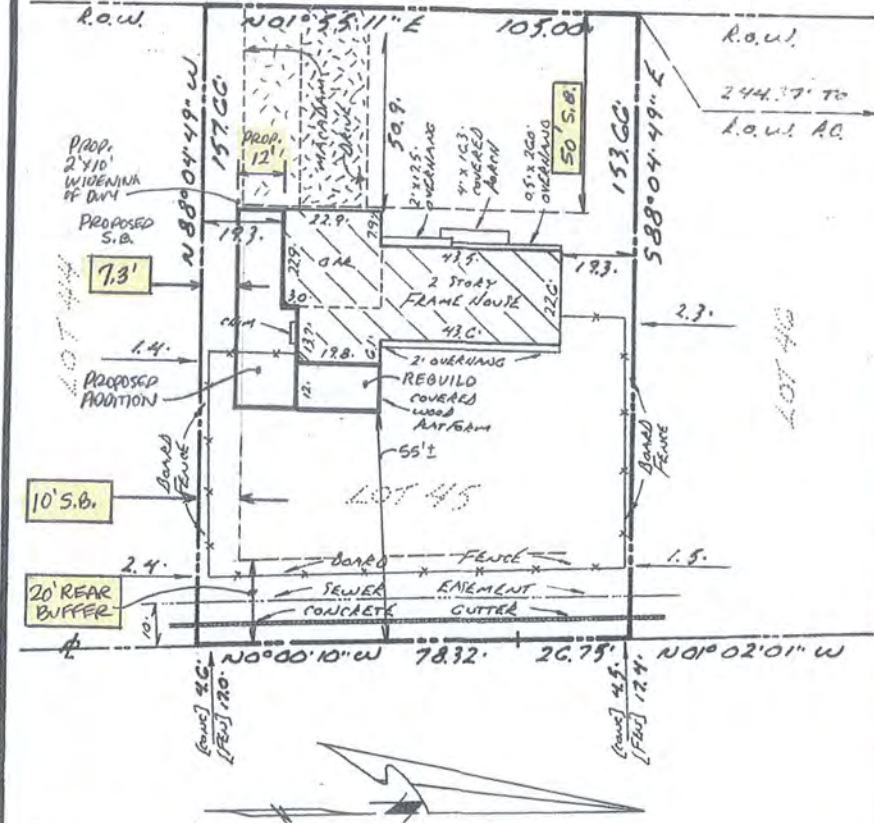
20 Bromley Road

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)

# BROMLEY ( 60' R.O.W. ) ROAD



Kip Finley, PE  
 Victory Hill Land Company  
 888 Winslow Road  
 Churchville, NY 14428  
 (585) 451-6538  
 kip.finley@gmail.com

FRONT S.B. WILL REMAIN @ 50.9'  
 SOUTH S.B. IS PROPOSED @ 7.3'  
 AREA VARIABLE REQUIRED FOR 2.7' (27% REDUCTION)  
 COMBINED PROPOSED S.B. = 7.3' + 19.3' = 26.6' > 25'  
 REAR S.B. WILL REMAIN @ ≥ 55'  
 PROPOSED LOT COVERAGE  
 \* EXIST. PAVT = 1647  $\phi$   
 \* EXIST. HOUSE = 2146  $\phi$   
 \* PROP. ADDITION = 649  $\phi$   
 \* PROP. PAVT. = 200  $\phi$   
 -----  
 4,642  $\phi$   
 10,275  $\phi$  LOT  
 = 28.5% < 40% MAX.

- REFERENCES:
- 1) ABSTRACT OF TITLE NOT KNOWN
  - 2) LIBER 103 OF MAP, PAGE 8, PITTFORD VALLEY SUBD, SECTION 2
  - 3) LIBER 9025 OF DEEDS, PAGE 144

**CERTIFICATION:**  
 I hereby certify to:  
 JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR  
 MICHAEL SANTARELLO, ESQ.  
 JOSHUA D. CONSLER  
 JOSEPH G. DeMARIA, ESQ.  
 CROSSROADS ABSTRACT  
 FEDERAL HOUSING ADMINISTRATION, ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR  
 that this map was made **MARCH 21, 2008** from notes of an Instrument Survey completed **MARCH 18, 2008** and from references listed hereon.

*[Handwritten Signature]*

NOTE: Property corners should only be set by a licensed land surveyor. Snow cover has impeded ability to locate ground features.

TITLE: **INSTRUMENT SURVEY MAP**  
**#20 BROMLEY ROAD**  
**LOT 45 - PITTFORD VALLEY SUBDIVISION, SECTION 2**  
**TOWN OF PITTFORD, MONROE COUNTY, NEW YORK**

Tax Account No.  
**178,000-02-030**

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209 Subdivision 2, of the New York State Education Law. \*Only copies from the original of this survey map shall certify for a valid title.

**B**  
**BILESCHI LAND SURVEYING**  
 435 REYNOLDS ARCADE  
 ROCHESTER, NEW YORK 14614  
 (585) 454-6010 (phone)  
 (585) 454-6015 (fax)  
**JAMES M. LEONI, L.S. OF CONSULT**

DATE: **MARCH 21, 2008**  
 FILE No.  
 OWNER: **Pink**  
 SCALE: **1 inch = 30 FEET**

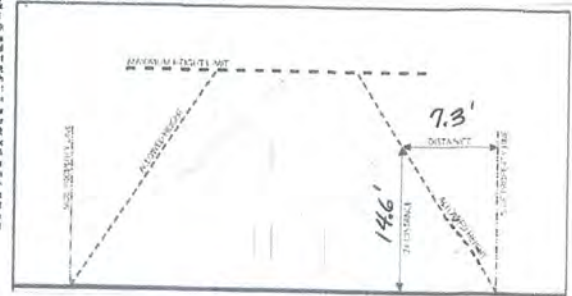


Figure 7. Building Height

M. Building height: The maximum permitted height for structures or additions is 30 feet, except that chimneys attached to such structures may extend five feet above the highest point of the structure. However, upon proper application, the Design Review and Historic Preservation Board may permit additional height, provided that it finds that such height is appropriate within the context of the neighborhood, to a maximum of 40 feet. Further, no portion of the structure shall be taller than twice its distance from the nearest side property line, up to the maximum permitted height (Figure 7).

#20 BROMLEY ROAD

Victory Hill

Victory Hill Land Co.

20 Bromley Rd.

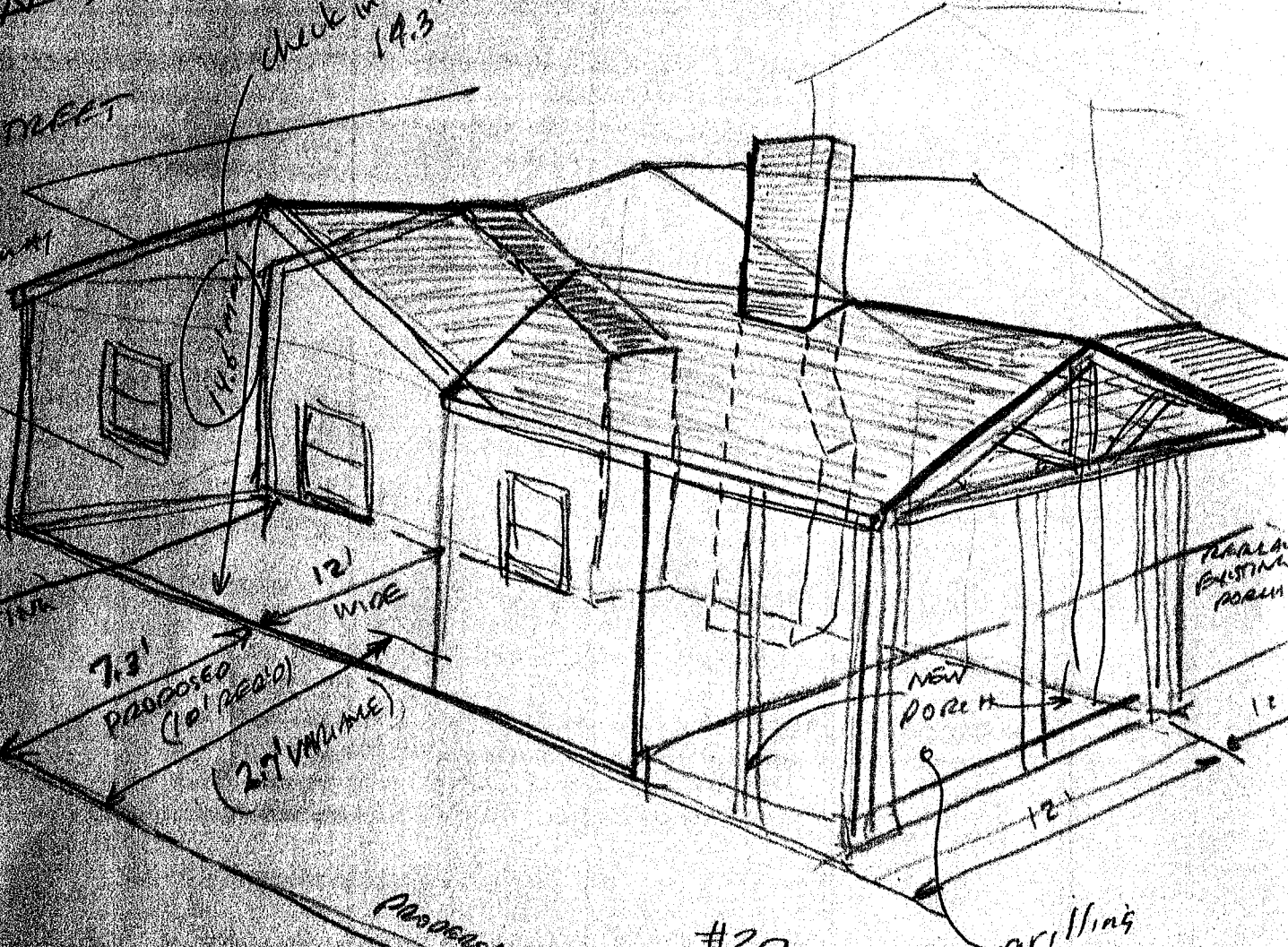
PROJECT: Consler

DATE: 7/25/2023

check in the field  
14.3'



STREET



14.3' EXISTING

7.3' PROPOSED (6' POREN)

(2.9' VOLUME)

12' WIDE

NEW POREN

PALLETS EXISTING ROOM

12'

POORCAST LINE 2

#20

grilling area

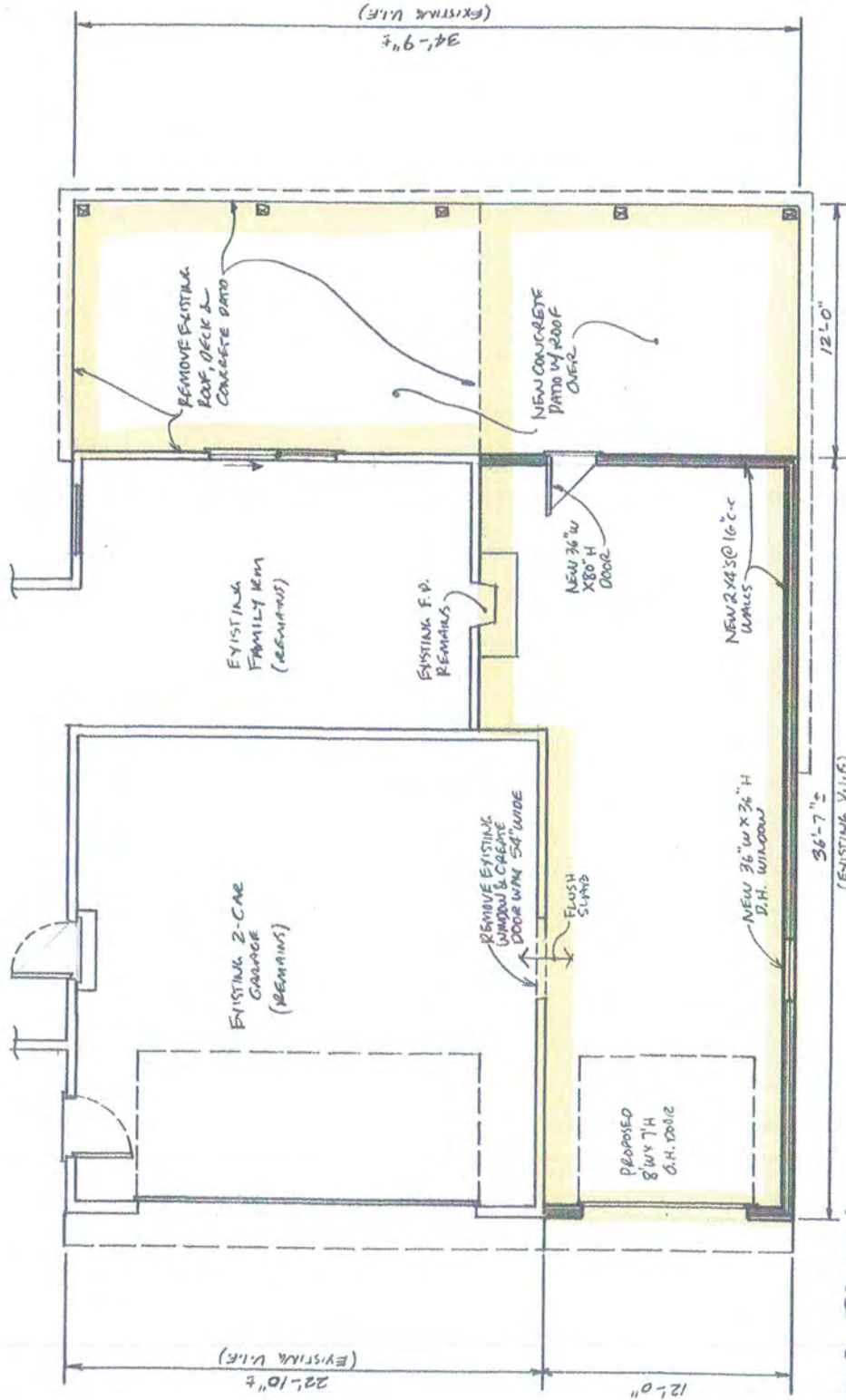
#22  
BEOMET

Engineering | Architecture | Planning & Design | Construction Management | Development | Building Rehabilitation

866 Winslow Road Churchville, NY 14428  
kip.finley@gmail.com 585-451-6538







# FLOOR PLAN

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

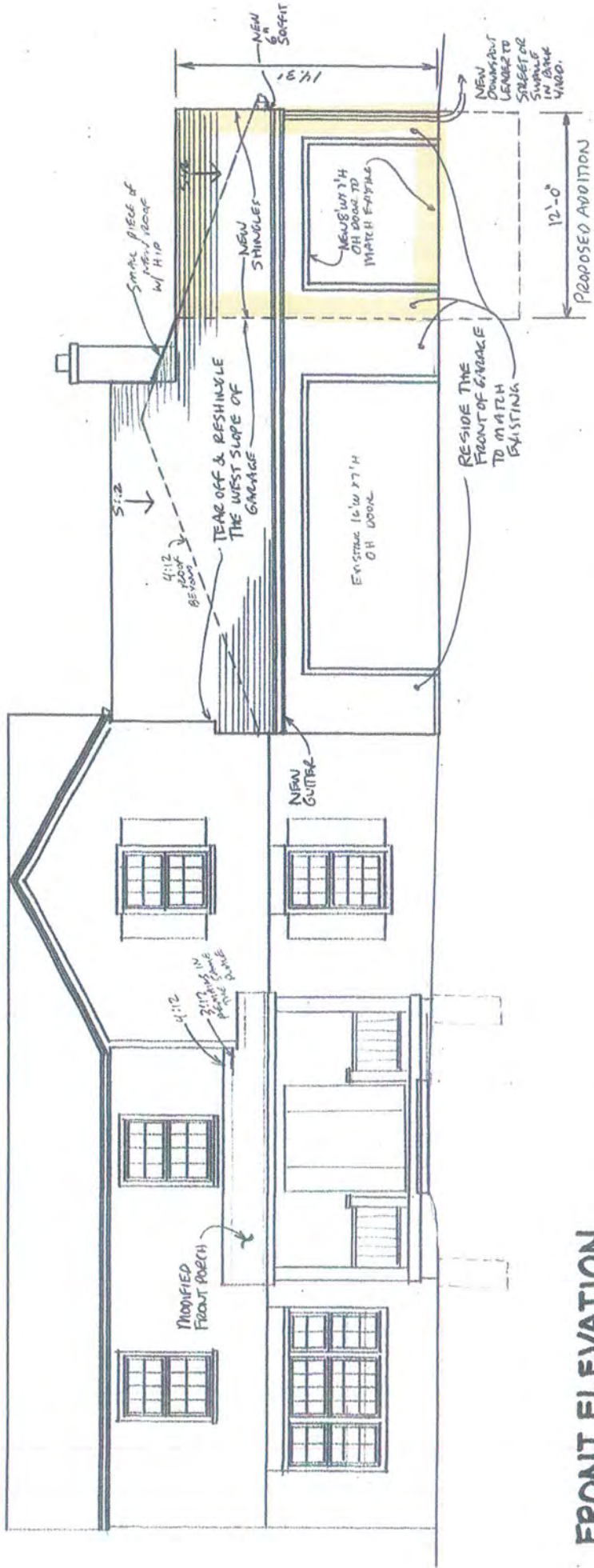
Kip Finley, PE  
 d.b.a Victory Hill Land Company  
 868 Winslow Road  
 Churchville, NY 14428  
 kip.finley@gmail.com  
 (585) 451-6538

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 Permitted by Engineer Only

REVISIONS



CONSLER RESIDENCE GARAGE ADDITION  
 AND EXTERIOR RENOVATIONS  
 20 Bromley Road  
 Town of Pittsford, New York  
**SHEET A-1 "A"**  
**CONCEPT "A"**



**FRONT ELEVATION**

SCALE: 3/8" = 1'-0"

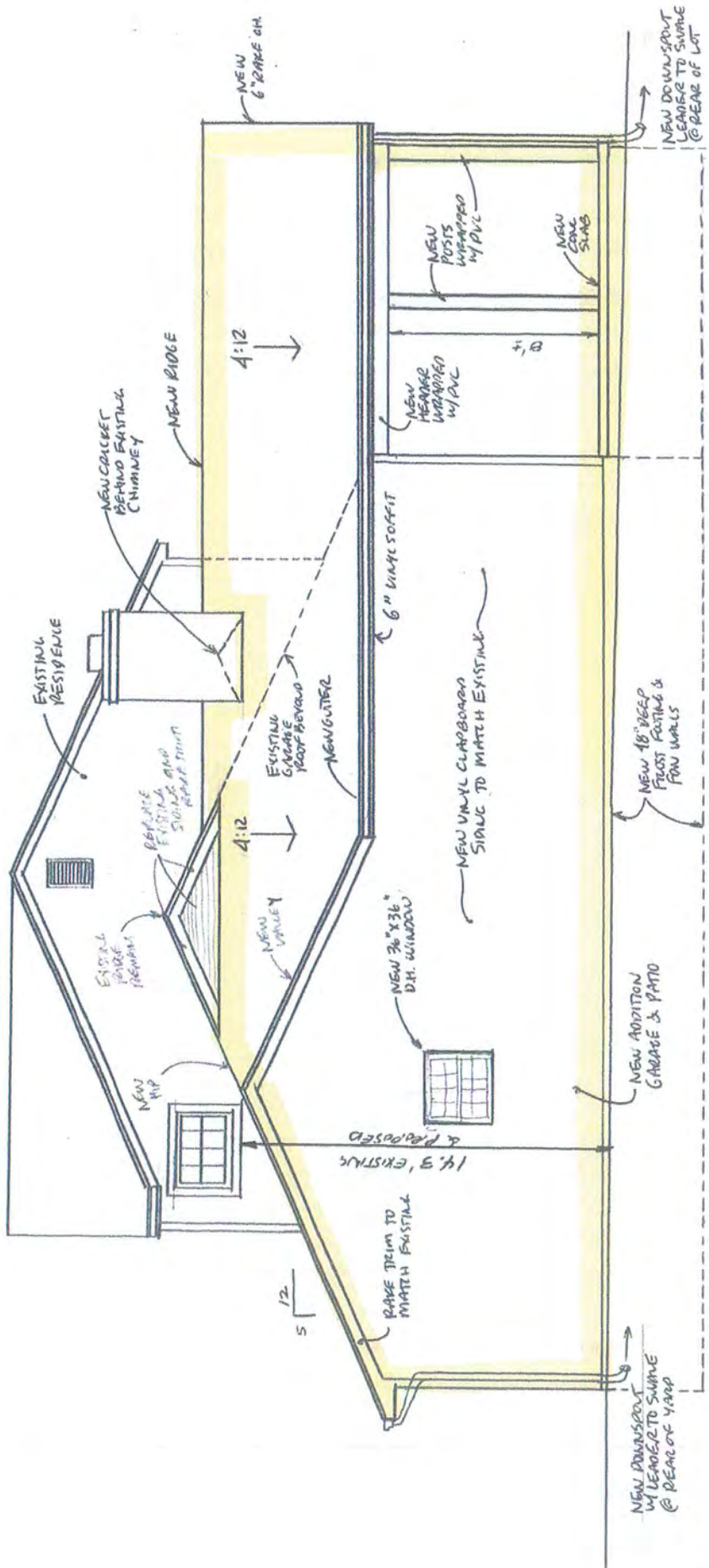
Kip Finley, PE  
 d.b.a Victory Hill Land Company  
 868 Winslow Road  
 Churchville, NY 14428  
 kio.finley@gmail.com  
 (585) 451-6638

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**REVISIONS**



**CONSIDER RESIDENCE GARAGE ADDITION  
 AND EXTERIOR RENOVATIONS**  
 20 Bromley Road  
 Town of Pittsford, New York  
**SHEET A-2**  
**CONCEPT "A"**



**RIGHT SIDE ELEVATION**

Scale: 1/4" = 1'-0"

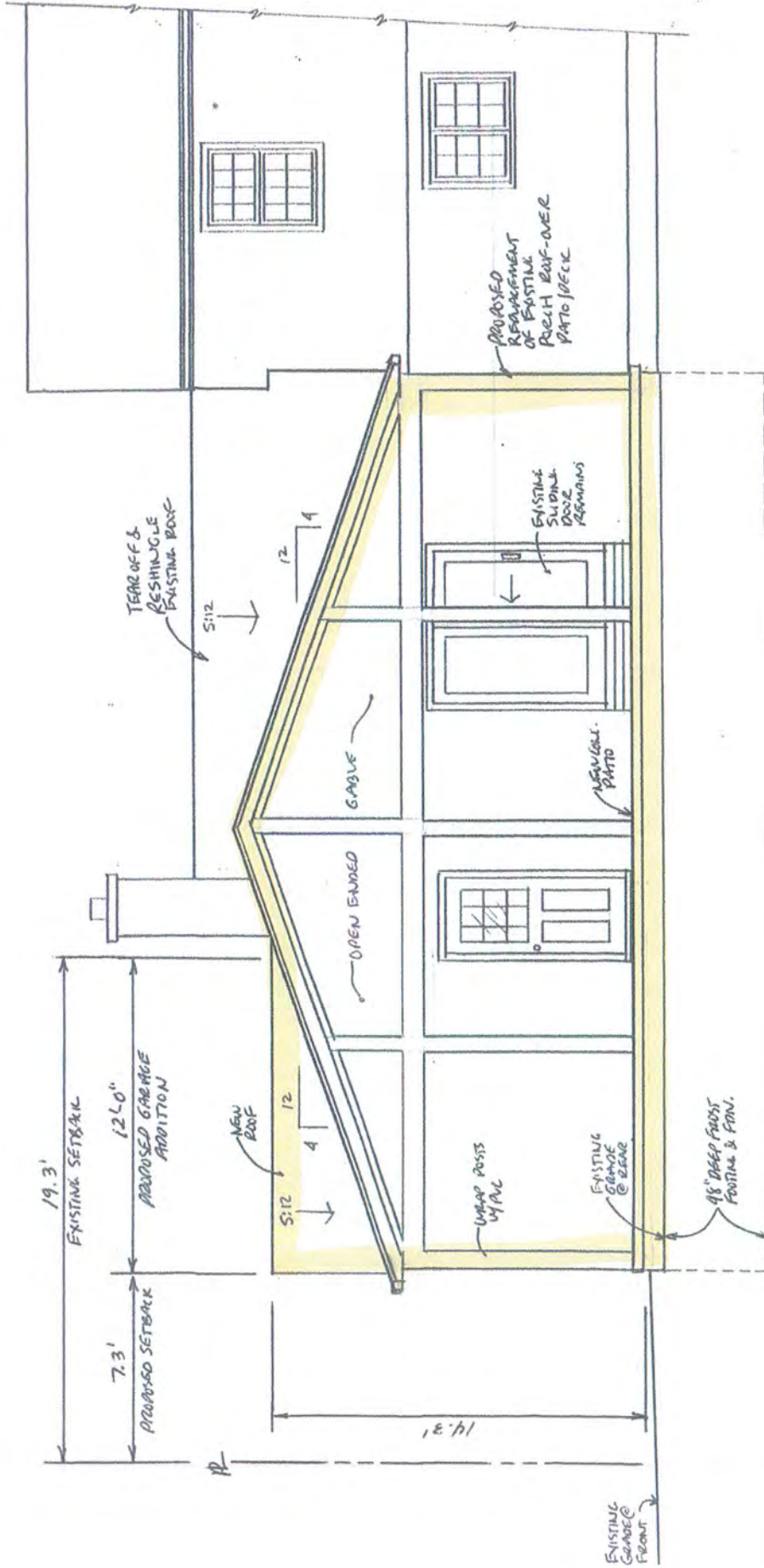
Kip Finley, PE  
 d.b.a Victory Hill Land Company  
 888 Winslow Road  
 Churchville, NY 14428  
 kip.finley@gmail.com  
 (585) 451-6538

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REVISIONS



CONSILIER RESIDENCE GARAGE ADDITION  
 AND EXTERIOR RENOVATIONS  
 20 Bromley Road  
 Town of Pittsford, New York  
**SHEET A-3**  
**CONCEPT "A"**



# REAR ELEVATION

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

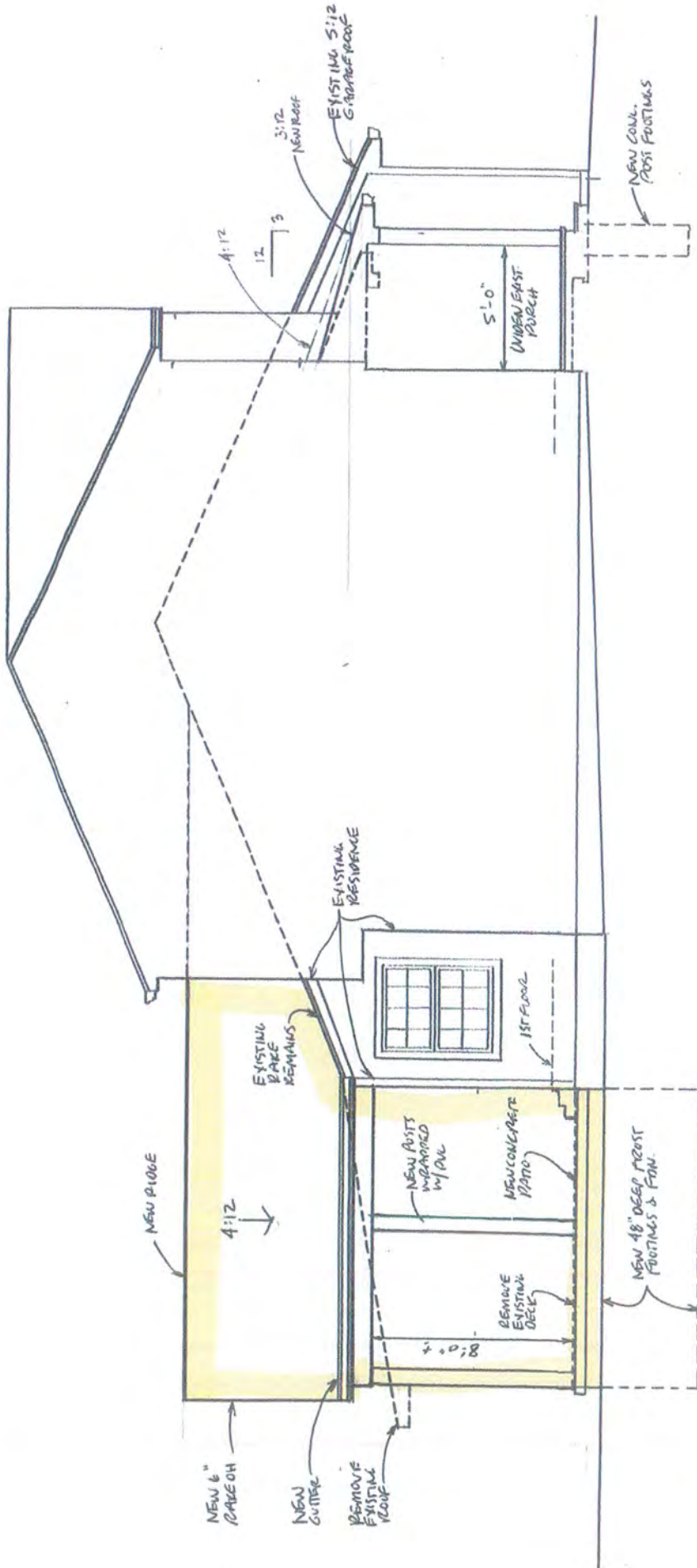
Kip Finley, PE  
 d.b.a Victory Hill Land Company  
 868 Winslow Road  
 Churchville, NY 14428  
 kip.finley@gmail.com  
 (585) 451-8638

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## REVISIONS



CONSILIER RESIDENCE GARAGE ADDITION  
 AND EXTERIOR RENOVATIONS  
 20 Brownley Road  
 Town of Pittsford, New York  
**SHEET A-4 "A"**  
**CONCEPT "A"**



**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

Kip Finley, PE  
 d.b.a Victory Hill Land Company  
 868 Winslow Road  
 Churchville, NY 14428  
 kip.finley@gmail.com  
 (585) 451-6538

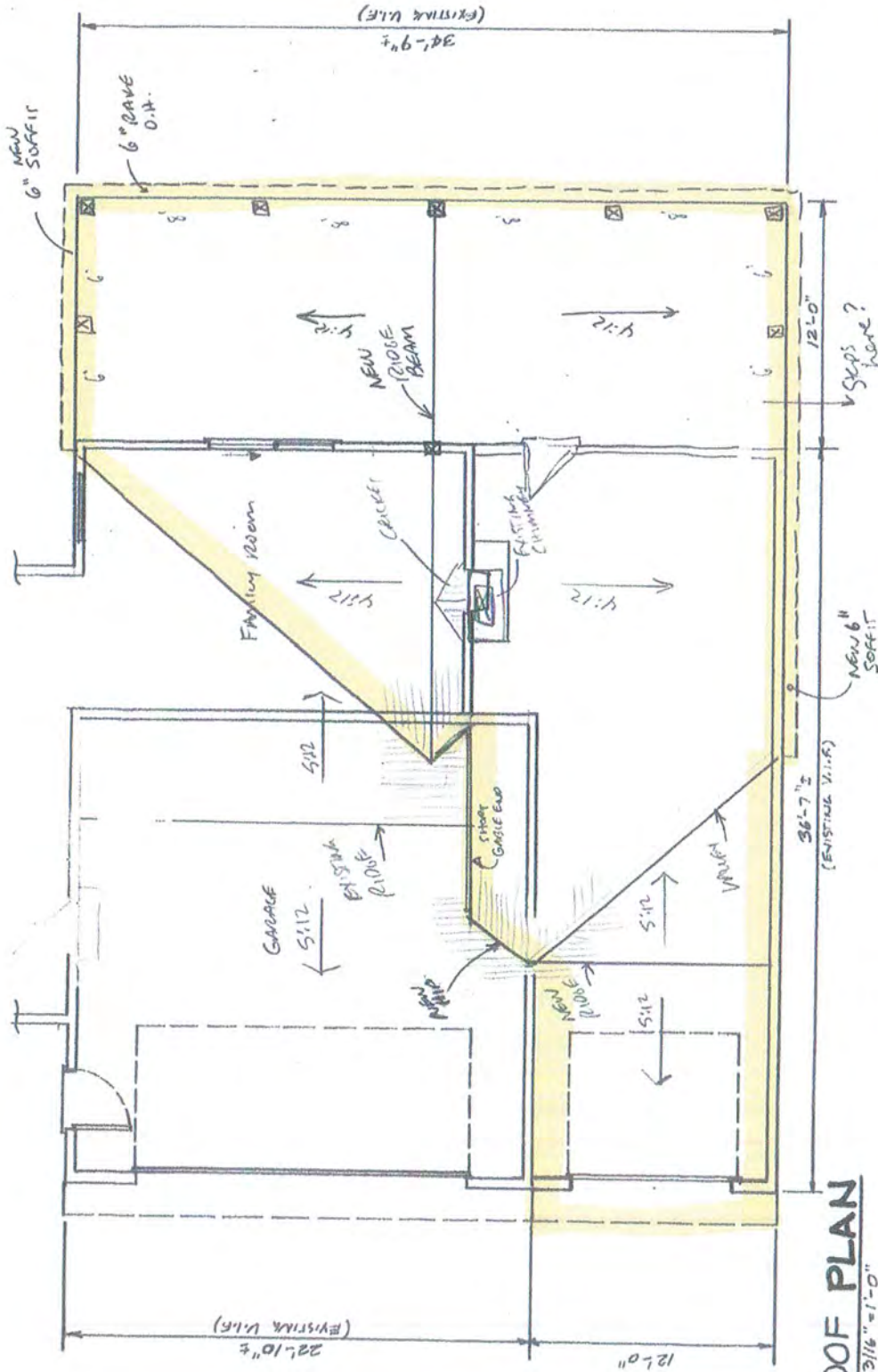
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**REVISIONS**



CONSILER RESIDENCE GARAGE ADDITION  
 AND EXTERIOR RENOVATIONS  
 20 Bromley Road  
 Town of Pittsford, New York

**SHEET A-5**  
**CONCEPT "A"**



**ROOF PLAN**

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

Kip Finley, PE  
 d.b.a Victory Hill Land Company  
 868 Winslow Road  
 Churchville, NY 14428  
 kip.finley@gmail.com  
 (585) 451-6538

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**REVISIONS**



**CONSILER RESIDENCE GARAGE ADDITION  
 AND EXTERIOR RENOVATIONS**  
 20 Bromley Road  
 Town of Pittsford, New York  
**SHEET A-6  
 CONCEPT "A"**

## Zoning Board of Appeals Referral Form Information

**Property Address:**

5 Laureldale Drive PITTSFORD, NY 14534

**Property Owner:**

Watnik, Lynn K  
5 Laureldale Dr  
Pittsford, NY 14534

**Applicant or Agent:**

Watnik, Lynn K  
5 Laureldale Dr  
Pittsford, NY 14534

**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:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	20	Left Lot Line:	7	Left Lot Line:	13.0
Front Setback:	70	Front Setback:	20	Front Setback:	50.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s):** Applicant is requesting relief from Town Code Section 185-17 B. (1) and 185-17 E. for the installation of a shed past the building line off of East Street and within the side setback. This property is zoned Residential Neighborhood (RN).

**Staff Notes:** This property has two road frontages that connect along Laureldale Dr and East St. The adjacent lot shown on the survey map (Lot 36) shows a "vinyl shed" in a similar location within the East St front setback. This shed has not received a variance nor been permitted through the Town Building Department.

September 21, 2023

ARZ

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Date

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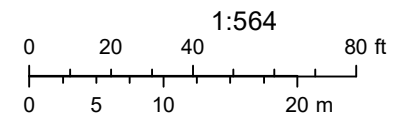
April Zurowski -



# RN Residential Neighborhood Zoning



Printed September 21, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



East St

PITTSFORD

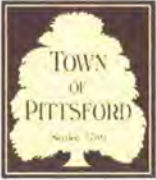
Lauriegate Dr

6

411

8

7



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 15, 2023 Hearing Date: October 16, 2023

Applicant: Daniel Sargent

Address: 5 Laureldale Drive, Pittsford, NY 14534

Phone: (585) 727-2814 E-Mail: dsargent@apd.com

Agent: \_\_\_\_\_  
*(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: Lot 35 Laurel Hill Subdivision, Section 2 Current Zoning: RN

Tax Map Number: Liber 157 of maps, page 74

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

Installation of a pre-built, wood framed, vinyl sided 10x12 garden shed.

**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)*

9/15/2023

\_\_\_\_\_  
*(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 requested variance will not produce an undesirable change to the character of the neighborhood for the following reasons.

1. The location of the proposed shed is in the Southwest corner of my property adjacent to an existing shed on the neighboring property.
2. It would be difficult to see the shed from a public way. The shed is at the bottom of an approximately 15' tall hill. At the top of the hill is East St. The hill and right-of-way along East St. is heavily wooded.

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

Because my property is a corner lot surrounded by streets, there is not much area other than the footprint of my house that would be outside of a setback. There is an area immediately to the North of my property, but locating the shed here would make it much more visible from East St., Laureldale Drive, and all of my neighbors.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

This request is minimal because of the existing site and the atypical way that the setbacks are applied to my parcel. Even though East St. is in my backyard, there is a front yard setback distance applied to this property line, and my entire backyard is in this setback.

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 requested variance will not have an adverse effect on the physical or environmental condition in the neighborhood because the shed will not be very visible from the surrounding roads or my neighbors. Existing drainage is not impacted by this shed.

- **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?

This difficulty is not self created. This difficulty is created by the layout of the Laurel Hill Subdivision, my corner lot, and the atypical way that the setbacks are applied to my parcel.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

5 Laureldale Drive 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)

---

---

---

---



*(Signature of Applicant)*

9/15/2023

*(Dated)*

5 Laureldale Drive

*(Street Address)*

Pittsford, NY 14534

*(City/Town, State, Zip Code)*

Shed Photos



**Shed Location Photos**







**View 1**



**View 2**





P.O. Box 97 • East Amherst, NY 14051  
 Phone: (716) 406-2291 • Fax: (716) 406-2293  
 www.SturdiBuiltSheds.com

No. 7569

APPROXIMATE DELIVERY DATE: \_\_\_\_\_  
 LOAD NO.: \_\_\_\_\_

MACEDON DISPLAY #305

NAME: DAN SARGENT DATE: 8/26/23  
 ADDRESS: 5 LAURELDALE DR COUNTY: MONROE SALES LOCATION: MACEDON  
 CITY: PITTSFORD STATE: NEW YORK ZIP: 14534  
 HOME PHONE: ( ) - WORK/CELL PH: (585) 727-2814

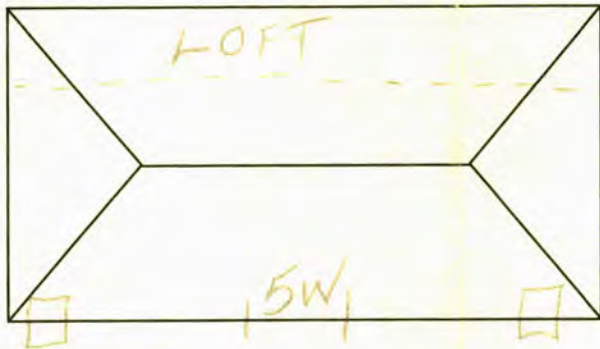
NOTE: Not responsible for damage to shrubbery, lawns, trees, driveways, inaccessible sites or unprepared pads.

TERMS:	VINYL <input checked="" type="checkbox"/>		SIZE: <u>10x12</u>	
TYPE	SIDING	ALUM. TRIM	SHUTTERS	OPTIONS
<input type="checkbox"/> 4' MINI BARN <input type="checkbox"/> CAPE COD <input type="checkbox"/> A FRAME <input type="checkbox"/> QUAKER <input type="checkbox"/> CARRIAGE <input type="checkbox"/> DUTCH <input type="checkbox"/> CLASSIC <input type="checkbox"/> VILLA <input checked="" type="checkbox"/> MONTEREY <input type="checkbox"/> NEW ENGLAND <input type="checkbox"/> DELUXE UPGRADE <input type="checkbox"/> KIT FORM <input type="checkbox"/> _____ <input type="checkbox"/> _____	<input type="checkbox"/> ANTIQUE IVORY <input checked="" type="checkbox"/> CLASSIC LINEN <input type="checkbox"/> CLAY <input type="checkbox"/> HERITAGE GRAY <input type="checkbox"/> PRAIRIE WHEAT <input type="checkbox"/> SAGE <input type="checkbox"/> SANDSTONE <input type="checkbox"/> SLATE BLUE <input type="checkbox"/> WHITE <input type="checkbox"/> SLATE <input type="checkbox"/> _____ <input type="checkbox"/> _____	<input type="checkbox"/> PRAIRIE WHEAT <input checked="" type="checkbox"/> BLACK <input type="checkbox"/> BLUE/OCEAN <input type="checkbox"/> BROWN <input type="checkbox"/> ANTIQUE IVORY <input type="checkbox"/> WHITE <input type="checkbox"/> CLASSIC LINEN <input type="checkbox"/> CLAY <input type="checkbox"/> DARK GRAY <input type="checkbox"/> GREEN <input type="checkbox"/> RED <input type="checkbox"/> SANDSTONE <input type="checkbox"/> HERITAGE GRAY <input type="checkbox"/> WOOD TRIM PAINT <input type="checkbox"/> _____ <input type="checkbox"/> WOOD DOOR PAINT <input type="checkbox"/> _____	<input type="checkbox"/> SANDSTONE <input checked="" type="checkbox"/> BLACK <input type="checkbox"/> BROWN <input type="checkbox"/> CLAY <input type="checkbox"/> DK GRAY <input type="checkbox"/> LT GRAY <input type="checkbox"/> WEDGE BLUE <input type="checkbox"/> RED <input type="checkbox"/> WHITE <input type="checkbox"/> DARK GREEN <input type="checkbox"/> BUCKSKIN <input type="checkbox"/> NAVAJO WHITE <input type="checkbox"/> AVOCADO <input type="checkbox"/> CHESTNUT <input checked="" type="checkbox"/> RAISED PANEL <input type="checkbox"/> LOUVERED	VENTS <input checked="" type="checkbox"/> PRESSURE TREATED FLOOR & JOISTS <input checked="" type="checkbox"/> WINDOW(S) & SHUTTERS <input checked="" type="checkbox"/> FLOWER BOXES <input type="checkbox"/> COLOR: RAMP <input checked="" type="checkbox"/> <u>N/C</u> SILL PLATE <input checked="" type="checkbox"/> <u>N/C</u> WORKBENCH <input type="checkbox"/> LOFT(S) <input type="checkbox"/> TRANSFORM WINDOW <input checked="" type="checkbox"/> <u>N/C</u> N.E. UPGRADE <input type="checkbox"/> 3/4 PT FLOOR <input checked="" type="checkbox"/> <u>N/C</u> <u>PAINTED DOORS</u> <u>N/C</u>

**SHINGLES**

30 YR ARCH  
 BLACK  
 BROWN/BARK  
 LIGHT GRAY  
 CHARCOAL GRAY  
 DRIFTWOOD/SLATE  
 WEATHERWOOD  
 EARTH. CEDAR  
 GREEN  
 TAR/FELT PAPER  
 \_\_\_\_\_

GARAGE DOOR SIZE \_\_\_\_\_  
 COLOR  
 WHITE  
 ALMOND  
 CLAY  
 BROWN



Built on Site at 25% total cost

Buyer agrees to the following: \$30.00 fee for returned check. Buyer's structure will be custom built to the above specification. In case of cancellation after 10 days of acceptance of contract or site inaccessibility, 30% of total sale amount is non-refundable. Buyer is responsible for the site preparation, accessibility, as well as any required building, and or township permits. Buyer understands that trimming trees, moving fences, or any other access obstacles are the responsibility of the Buyer prior to our scheduled delivery. We respect your property, but cannot be responsible for ruts in your lawn.

Cash  Check  Charge

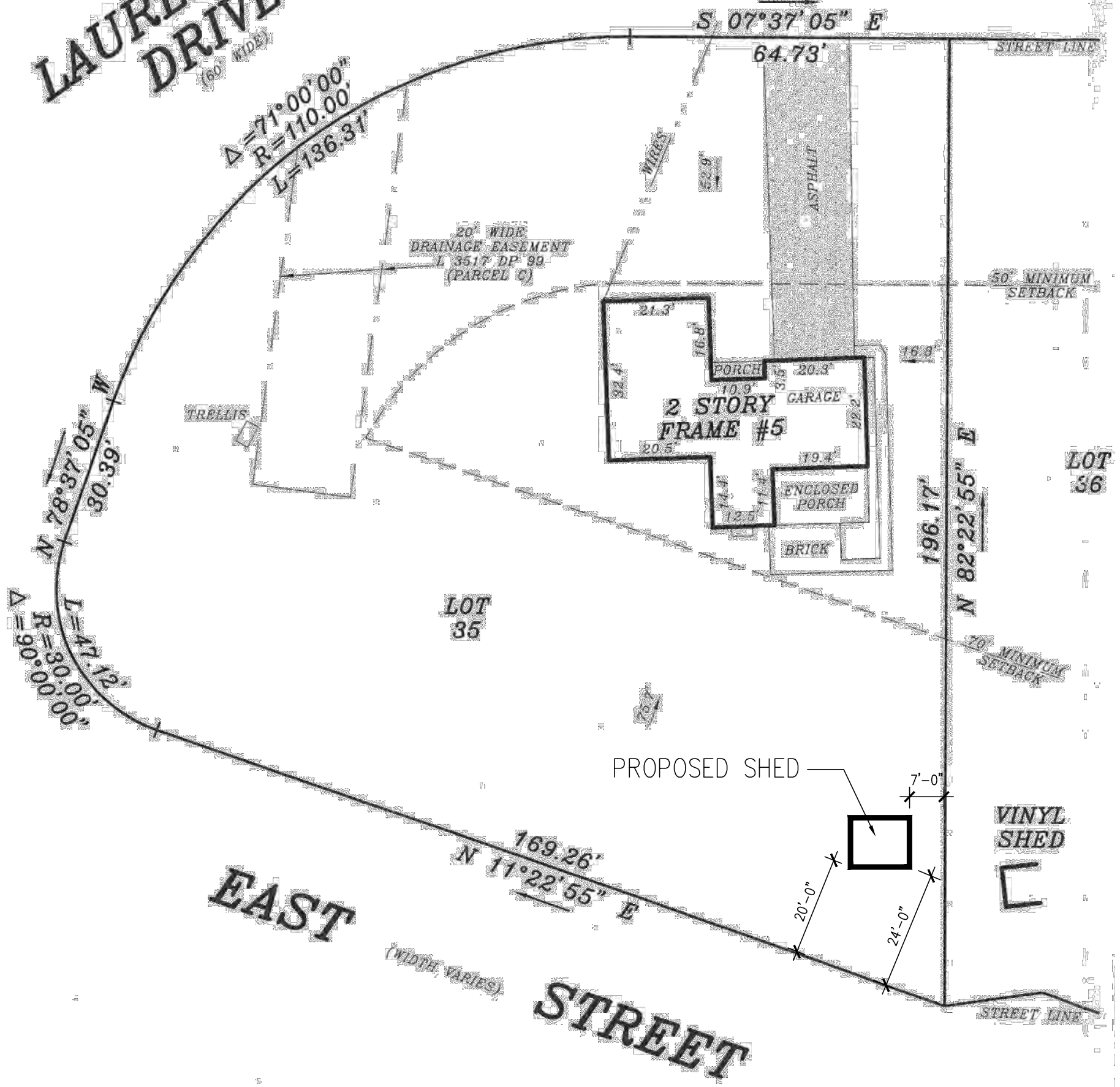
Credit Card Number #2546

Exp. Date \_\_\_\_\_ V-Code \_\_\_\_\_

Customer Signature: [Signature]

PRICE	\$5195 <sup>00</sup>
DISCOUNT	—
SUBTOTAL	\$5195 <sup>00</sup>
OPTIONS	N/C
SUBTOTAL	\$5195 <sup>00</sup>
B.O.S.	—
SUBTOTAL	\$5195 <sup>00</sup>
+3% CC	—
DELIVERY	N/C
SUBTOTAL	\$5195 <sup>00</sup>
TAX 8%	\$415 <sup>00</sup>
TOTAL	\$5610 <sup>00</sup>
-DEPOSIT (30%)	-\$2805 <sup>00</sup>
BALANCE DUE	\$2805 <sup>00</sup>

**LAURELDALE DRIVE**  
(60' WIDE)



$\Delta = 71^{\circ}00'00''$   
 $R = 110.00'$   
 $L = 136.31'$

$N 78^{\circ}37'05'' W$   
 $L = 30.39'$

$\Delta = 90^{\circ}00'00''$   
 $R = 30.00'$   
 $L = 47.12'$

$S 07^{\circ}37'05'' E$

64.73'

20' WIDE DRAINAGE EASEMENT  
L 3517 DP 99 (PARCEL C)

50' MINIMUM SETBACK

21.3'  
76.8'  
10.9'  
20.3'  
16.8'  
22.2'  
19.4'  
12.5'  
14.4'  
11.4'

2 STORY FRAME #5

PORCH

ASPHALT

GARAGE

ENCLOSED PORCH

BRICK

LOT 36

LOT 35

50' MINIMUM SETBACK

PROPOSED SHED

7'-0"

20'-0"

24'-0"

VINYL SHED

**EAST STREET**  
(WIDTH VARIES)

169.26'  
 $N 11^{\circ}22'55'' E$

**STREET**

STREET LINE

# Zoning Board of Appeals Referral Form Information

**Property Address:**

49 Coventry Ridge PITTSFORD, NY 14534

**Property Owner:**

CTS Capital Ventures LLC  
30 Grove St  
Pittsford, NY 14534

**Applicant or Agent:**

Spall Homes  
30 Grove Street  
Pittsford, NY 14534

**Present Zoning of Property:** IZ Incentive Zoning  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	10	Right Lot Line:	8.4	Right Lot Line:	1.6
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s):** Applicant is requesting relief from the Final Planning Board approval of the Coventry Ridge Subdivision plat map for a constructed deck located within the side setback. This property is zoned Incentive Zoning (IZ).

**Staff Notes:** During construction of the home, the deck was constructed 1.6 feet into the side setback. Because this home in zoned Incentive Zoning, the property does not have typical setbacks. Setbacks were determined by the Planning Board and the final subdivision plat map notes a 10-foot side setback. This variance request does not pertain to a specific Town Code section, but is rather a variance from the final subdivision map.

September 21, 2023

ARZ

---

Date

April Zurowski -



# TOWN OF PITTSFORD

## AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

*If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.*

I, AUSTIN MILLERZ (SITE SUPERVISOR), the owner of the property located at:  
49 LOVENTRY RIDGE PITTSFORD 14534  
(Street) (Town) (Zip)

Tax Parcel # \_\_\_\_\_ do hereby authorize  
\_\_\_\_\_ to make application to the  
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of \_\_\_\_\_  
DECK VARIANCE

Austin Millerz  
(Signature of Owner)  
9/5/23  
(Date)



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 9/5/23 Hearing Date: 10/16/23

Applicant: AUSTIN MILLER

Address: 30 GROVE ST. PITTSFORD, NY 14534

Phone: 585-797-8209 E-Mail: AMILLER@SPALLHOMES.COM

Agent: \_\_\_\_\_  
(if different than Applicant)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: LOVENTRY RIDGE BUILDING CORP.  
(if different than Applicant)

Address: 30 GROVE ST. PITTSFORD, NY 14534

Phone: 585-586-4521 E-Mail: AMILLER@SPALLHOMES.COM

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

Property Location: 49 LOVENTRY RIDGE Current Zoning: INCENTIVE ZONING

Tax Map Number: \_\_\_\_\_

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

THE DECK THAT WAS INSTALLED IS 1'6" WITHIN THE 10' SETBACK AT THE DECK CORNER + 1'4" AT THE DECK LANDING

**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.

Austin Miller  
(Owner or Applicant Signature)

9/5/2023  
(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:

→ THIS VARIANCE WILL NOT MAKE A NOTICEABLE DIFFERENCE FROM THE ORIGINAL SETBACK. THE DECK IS 1'6" OVER THE SETBACK ON AN ANGLED, WEDGE SHAPED LOT. YOU CANNOT TELL VISUALLY THAT THERE IS A DIFFERENCE.

→ THIS WON'T BE A DETRIMENT TO NEARBY PROPERTIES BECAUSE IT IS A DECK ON THE REAR OF THE HOUSE, HARDLY VISIBLE FROM THE ROAD, AND STILL 8'4" AWAY FROM THE PROPERTY LINE.

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 DECK HAS ALREADY BEEN BUILT + WOULD REQUIRE EXTENSIVE RE-CONSTRUCTION TO FIX (MAKE SMALLER)

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

-> THE VARIANCE REQUESTED IS MINIMAL. THE ORIGINAL SETBACK WAS 10' + THE DECK CORNER + LANDING BOTH SET 8'4" FROM THE PROPERTY LINE. THIS IS 1'6" WITHIN THE SETBACK, AND ONLY IN THE CORNERS AS THE DECK IS ANGLED ALONG WITH THE HOUSE ON THE LOT.

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:

-> THIS VARIANCE WILL NOT HAVE A PHYSICAL EFFECT AS IT IS NOT NOTICEABLE + STILL PROVIDES 8'4" TO THE PROPERTY LINE.

-> NO ENVIRONMENTAL IMPACT BECAUSE THE LOCATION OF THE SWALL BETWEEN THE LOT IN QUESTION + THE NEIGHBORING LOT REMAINS UNCHANGED.

- 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, I WAS UN-AWARE THAT A DECK COULDN'T BE WITHIN THE SETBACK. THE DECK COULD'VE BEEN MADE SLIGHTLY SMALLER TO AVOID THIS ISSUE.



# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

49 LOVENTRY RIDGE - DECK  
(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)

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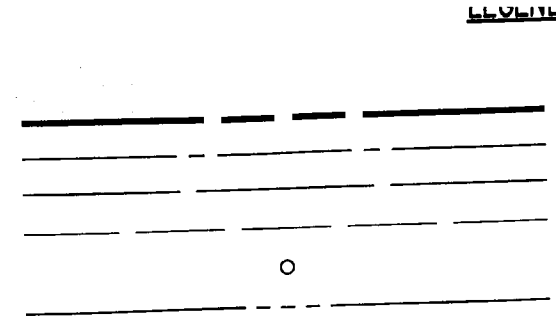
Austin Miller  
(Signature of Applicant)

9/5/2023  
(Dated)

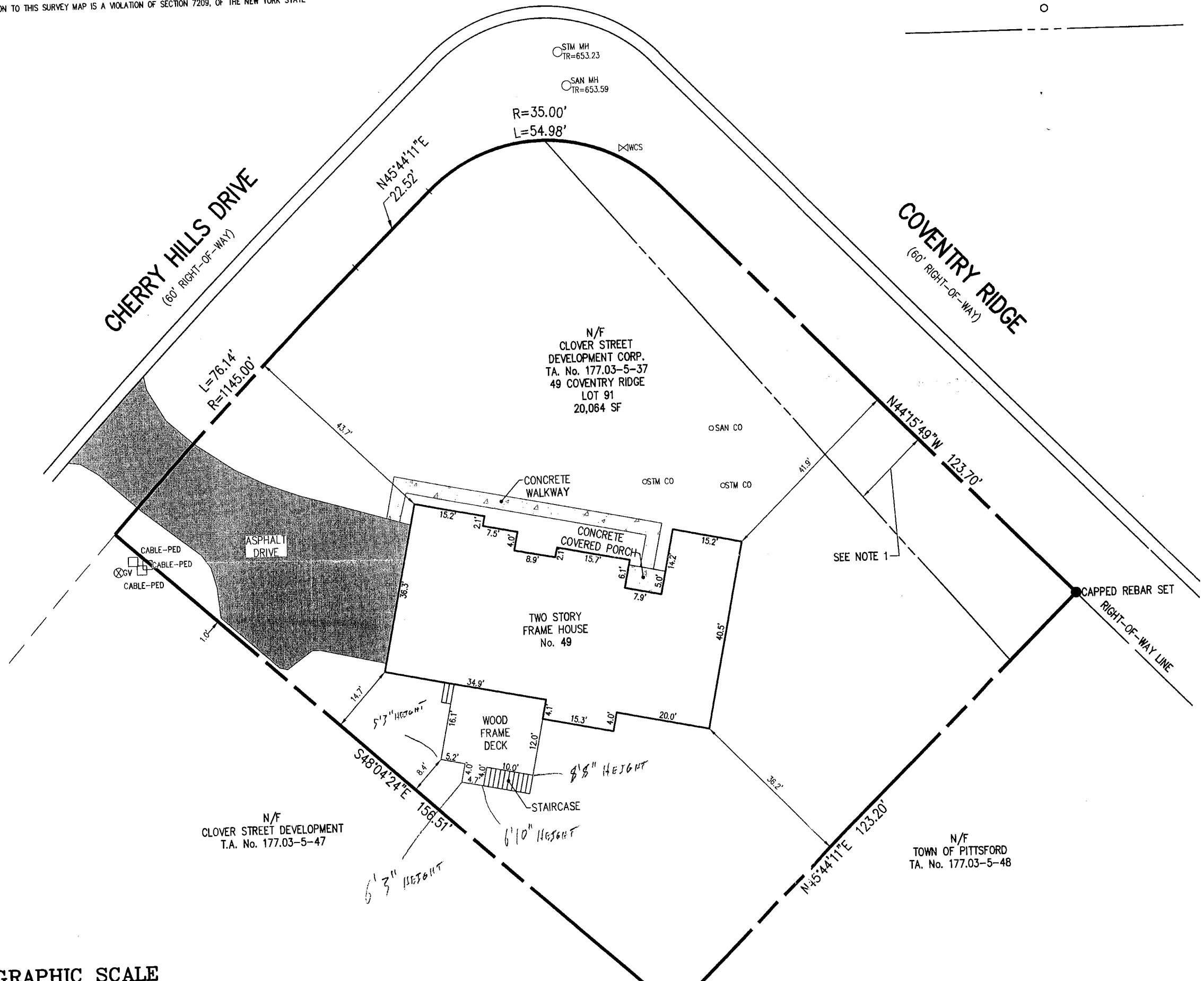
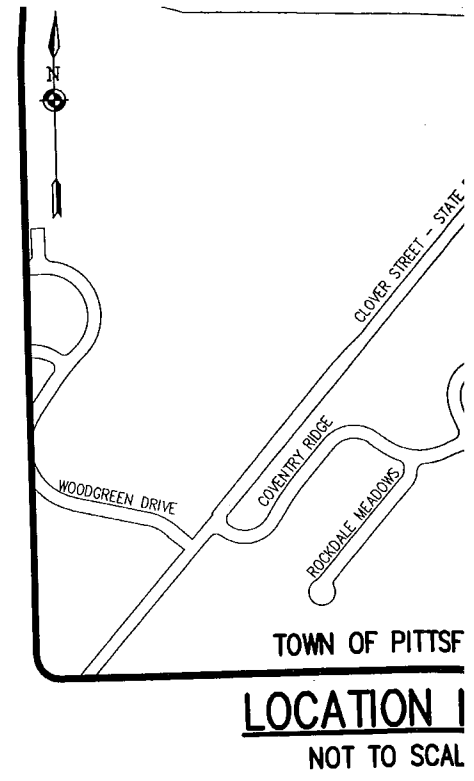
30 GROVE STREET  
(Street Address)

PITTSFORD NY, 14534  
(City/Town, State, Zip Code)

AS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED,  
 BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON,  
 ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL  
 OR SUBSEQUENT OWNERS."  
 D. THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN "AFFIDAVIT OF NO CHANGE."  
 TES ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY,  
 L AGENCY, ATTORNEY OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN  
 "NO CHANGE," OR SIMILAR INSTRUMENT.  
 HIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ORIGINAL INKED SEAL OR EMBOSSED SEAL SHALL NOT BE  
 TO BE A VALID TRUE COPY.  
 ED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE  
 LAW."



BOUNDARY LINE  
 CENTERLINE  
 ADJOINER/R.O.W. LINE  
 SETBACK LINE  
 PROPERTY MARKER FOUND  
 EXISTING EASEMENT LINE



REFERENCES:

1. A PLAN PREPARED BY BME ASSOCIATES ENTITLED "COVENTRY SUBDIVISION PLAT" AS FILED AT THE MONROE COUNTY CLERK MAPS, PAGE 77.
2. AN ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSUR/ 81262999, LAST DATED AUGUST 3, 2023.

NOTES:

1. PARCEL SUBJECT TO A UTILITY EASEMENT (UE-6) TO THE T 11532 OF DEEDS, PAGE 54.
2. PARCEL SUBJECT TO A DECLARATION OF CONDITIONS, COVEN LIBER 118056 OF DEEDS, PAGE 147, AND AMENDED PER LIBER LIBER 11763 OF DEEDS, PAGE 58 AND LIBER 12434 OF DEEDS
3. LOT SETBACKS:  
 FRONT 40'  
 SIDE 10'  
 REAR 10'

WE, BME ASSOCIATES, CERTIFY TO:

- ADAM M. RANDALL & NICOLE C. RANDALL
- CHICAGO TITLE INSURANCE COMPANY
- VICTOR VYSOCHAN, ESQ

GRAPHIC SCALE















# Zoning Board of Appeals Referral Form Information

**Property Address:**

24 Whitestone Lane ROCHESTER, NY 14618

**Property Owner:**

Loosen, Sean M  
24 Whitestone Ln  
Rochester, NY 14618

**Applicant or Agent:**

Loosen, Sean M  
24 Whitestone Ln  
Rochester, NY 14618

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

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	180	Size:	450	Size:	270.0

**Code Section(s):** Applicant is requesting relief from Town Code Section 185-113 B. (1) and (2) for the construction of an oversized pavilion with an over height chimney. This property is zoned Residential Neighborhood (RN).

**Staff Notes:** Our Town Zoning Code specifically allows chimneys to exceed 5 feet above the roofline on primary structures, but does not include accessory structures. The height of an accessory structure shall not exceed 12 feet as measured from the average grade at the front of the accessory structure to the highest point of the structure, in this case the chimney is attached.

September 21, 2023

ARZ

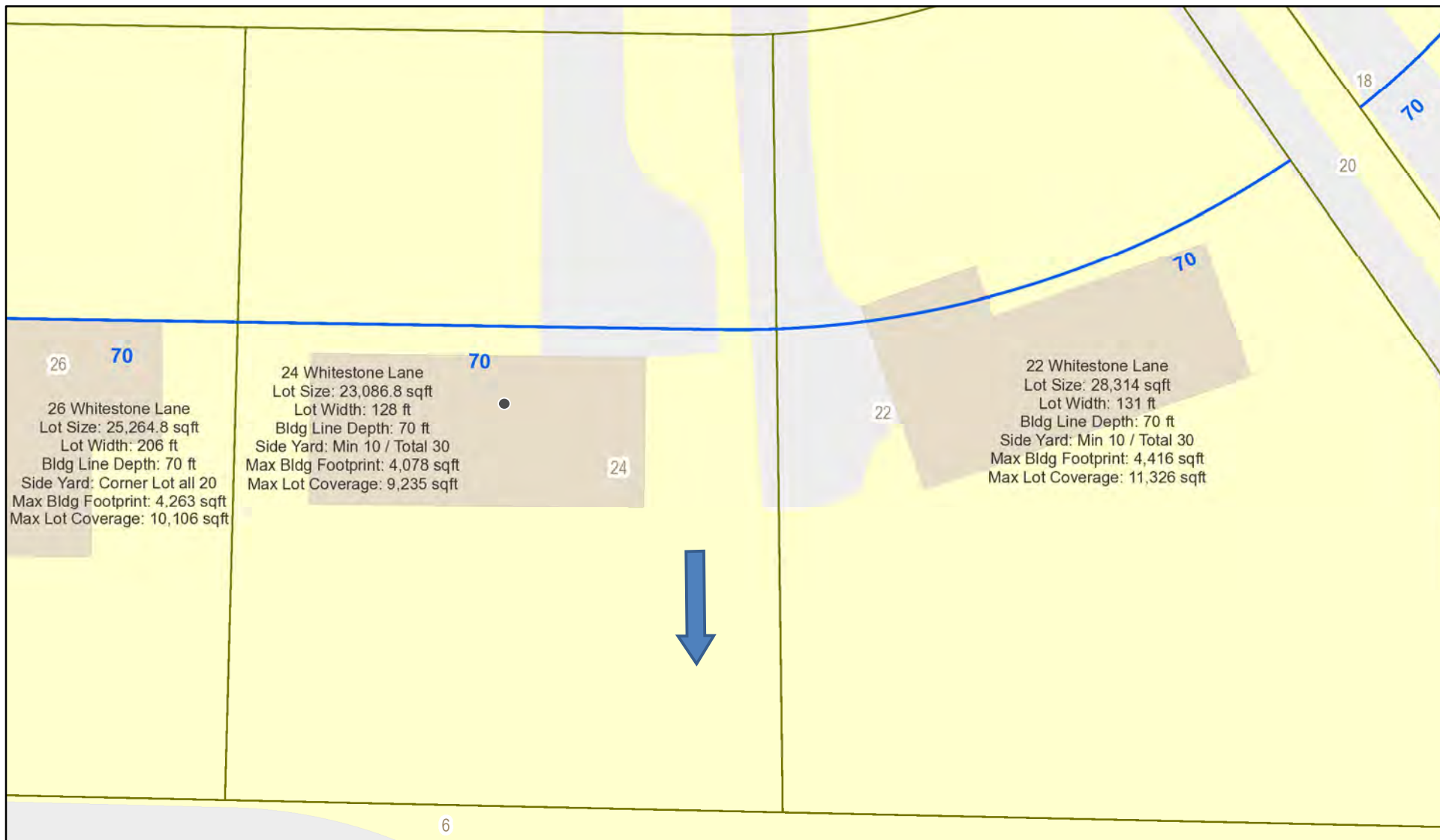
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Date

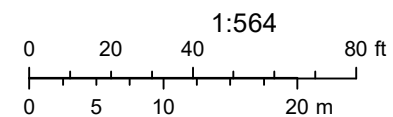
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April Zurowski -

# RN Residential Neighborhood Zoning

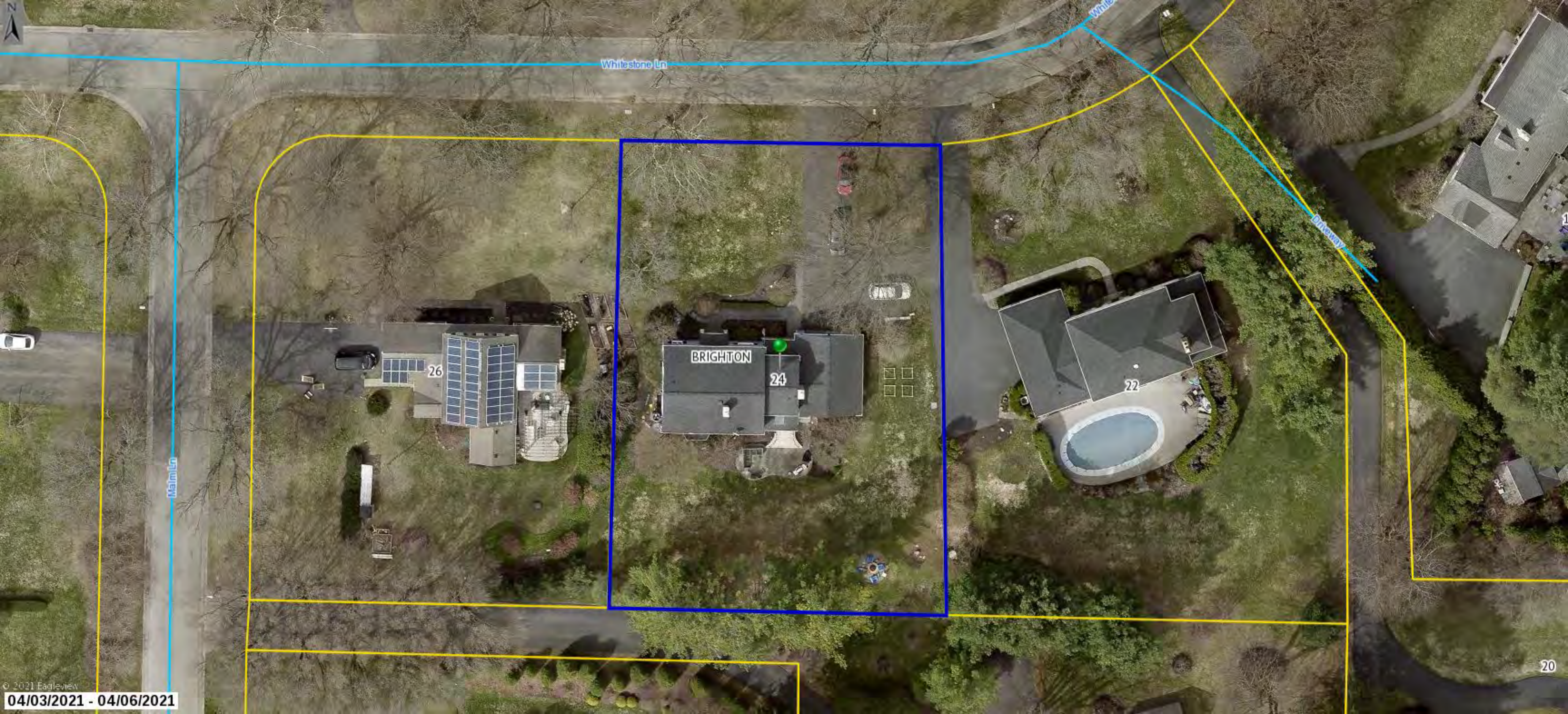


Printed September 21, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



Whilstone Ln

White Ln

White Ln

Maim Ln

26

BRIGHTON

24

22

20



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 15, 2023 Hearing Date: October 16, 2023

Applicant: Lindsey and Sean Loosen

Address: 24 Whitestone Lane, Rochester, NY 14618

Phone: (585) 729-7754 E-Mail: lindsey.loosen@gmail.com

Agent: David Crowe

*(if different than Applicant)*

Address: 99 Garnsey Road

Phone: (585) 967-7780 E-Mail: dcrowe@hbcornerstone.com

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: Town of Pittsford Current Zoning: Residential

Tax Map Number: 137.20-2-33

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

We are requesting to add a 450 sqft roofed accessory structure to our backyard. The purpose is to provide shade and weather cover during the traditional pool season months. We are currently installing a pool in our backyard, and this space is intended to enhance our family's enjoyment of that pool as well as the entire backyard. We are a growing family of six (6) who love to entertain, and more importantly, each of our four (4) daughters regularly invite friends to come to our home, and backyard, and soon, our pool. This variance is being requested to provide the additional support and functional space which is essential to allow our growing family, and our many friends to better enjoy the pool and backyard during these outdoor summer months.

**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)*

9/15/23

*(Date)*

## Matthew C. Emens

---

**From:** Loosen, Lindsey C. <lloosen@woodsoviatt.com>  
**Sent:** Thursday, September 14, 2023 12:16 PM  
**To:** Matthew C. Emens; David J. Crowe; Sean Loosen  
**Subject:** RE: 24 Whitestone Lane - Loosen Residence - Pool Pavilion

Yes, we approve DJCA/HBC to act as our agent in our application for the Zoning Area Variance to the Town of Pittsford for the proposed Pool Pavilion (open air) for our home at 24 Whitestone Lane, Pittsford, NY.

Thank you,  
Lindsey

Lindsey C. Loosen, Esq.  
Associate

Direct Dial: 585-987-2827  
Direct Fax: 585-445-2327

[lloosen@woodsoviatt.com](mailto:lloosen@woodsoviatt.com)

Firm Phone: 585-987-2800  
Firm Fax: 585-454-3968  
[woodsoviatt.com](http://woodsoviatt.com)



1900 Bausch & Lomb Place, Rochester, New York 14604

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THE INFORMATION CONTAINED IN THIS COMMUNICATION IS CONFIDENTIAL, MAY BE SUBJECT TO THE ATTORNEY-CLIENT PRIVILEGE, AND IS INTENDED ONLY FOR REVIEW AND USE BY THE ADDRESSEE. UNAUTHORIZED USE, DISCLOSURE OR COPYING OF THIS COMMUNICATION OR ANY PART THEREOF IS STRICTLY PROHIBITED AND MAY BE UNLAWFUL. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE DESTROY THIS COMMUNICATION, INCLUDING ALL ATTACHMENTS. PLEASE NOTIFY US IMMEDIATELY BY RETURN E-MAIL OR CALL 585-987-2800.

---

**From:** Matthew C. Emens <memens@HarrisBeach.com>  
**Sent:** Thursday, September 14, 2023 12:11 PM  
**To:** Loosen, Lindsey C. <lloosen@woodsoviatt.com>; David J. Crowe <DCrowe@HarrisBeach.com>; Sean Loosen <sloosen@pdscinc.com>  
**Subject:** 24 Whitestone Lane - Loosen Residence - Pool Pavilion  
**Importance:** High

**EXTERNAL EMAIL**

---

Lindsey,

We are sending this note to get your approval for DJCA/HBC to act as your agent related to the application for the Zoning Area Variance to the town of Pittsford for the proposed Pool Pavilion (open air) to your home at 24 Whitestone Lane, Pittsford, NY.

Can you please respond to this e-mail with your authorization to us to act as your authorized agent.

# INSTRUMENT LOCATION MAP

SHOWING

## LOT 12

OF THE

### CLOVERDALE SUBDIVISION

(LIBER 150 OF MAPS, PAGE 45)

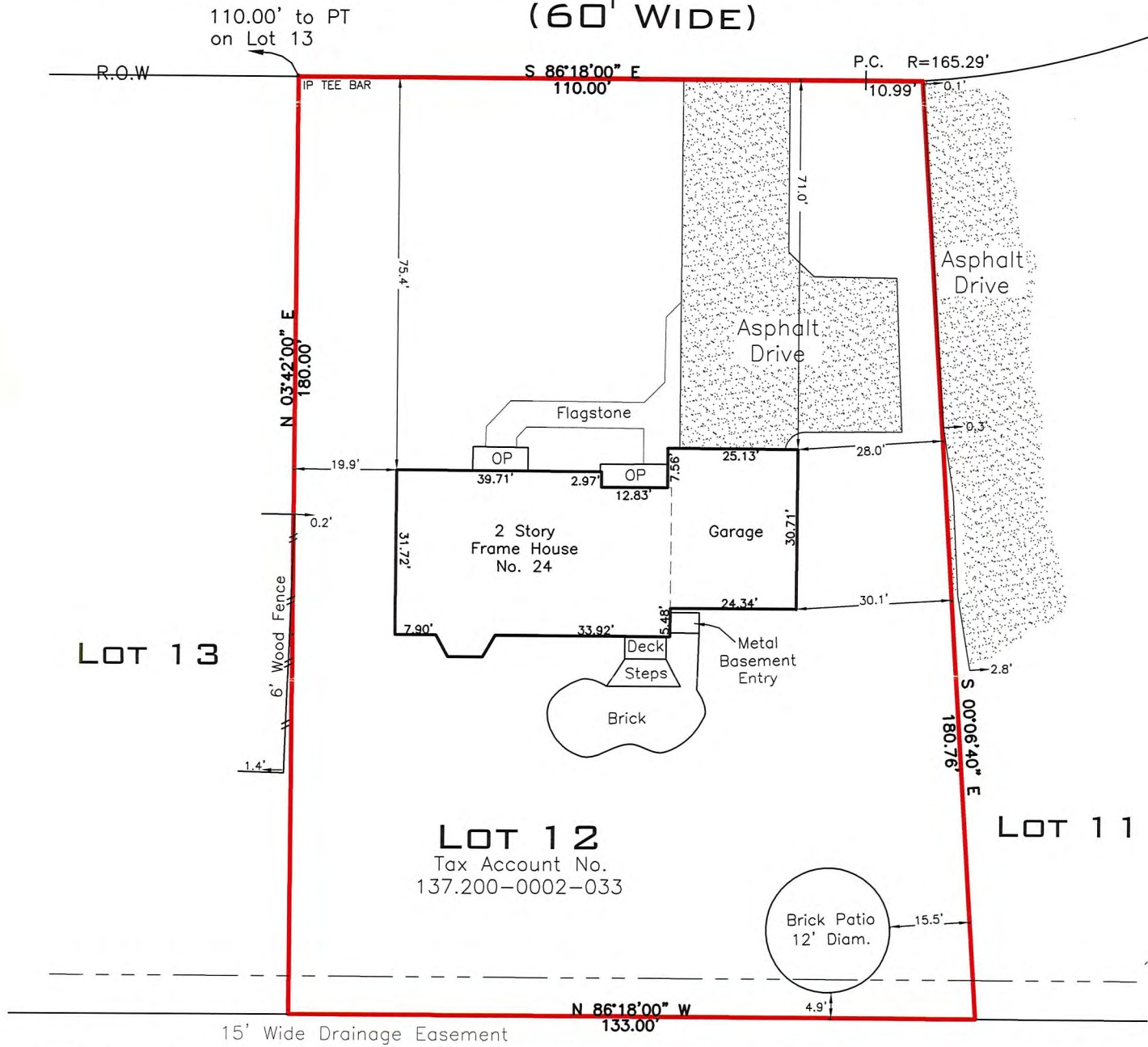
~SITUATE IN:~

TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

SCALE: 1"=30' DATED: OCTOBER 7, 2015



## WHITESTONE LANE (60' WIDE)



#### CERTIFIED TO:

SEAN M. LOOSEN  
LINDSEY LOOSEN  
M&T BANK, ISADA/ATIMA  
MARCHIONI & ASSOCIATES  
WOODS OVIATT GILMAN LLP  
STEWART TITLE INSURANCE COMPANY

#### REFERENCES:

- 1) TAX MAP# 137.200-2-33
- 2) STEWART TITLE INSURANCE COMPANY  
ABSTRACT NO. 182924 DATED: OCTOBER 7, 2015
- 3) LIBER 150 OF MAPS, PAGE 45
- 4) LIBER 9192 OF DEEDS, PAGE 331



**LANDTECH**  
SURVEYING & PLANNING P.L.L.C.  
3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617  
PHONE (585) 442-9902 - FAX (585) 271-3012

PROJECT NUMBER: 15553

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING  
A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION  
7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



# 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 structure's design is consistent with the aesthetic and improvements of the neighborhood.

The neighborhood has seen a lot of positive changes to the homes in the past five (5) years and many home owners in the neighborhood are expanding their outdoor living spaces to better enjoy the precious summer months. We believe that this structure is consistent with the improvements being made in the neighborhood. The design of the pool pavilion was painstakingly configured to maximize its open and transparent appearance. As proposed, the pool pavilion consists primarily of a low pitch roof supported by 8 columns. Walls were intentionally minimized to enhance the open view. Our goal is to create an very transparent, but still covered structure which allows a clear and open view into, out of, and through it. We very much want to enhance the backyard view, not block it.

Its important to note that we love our home and neighborhood. We've lived in the neighborhood for almost nine (9) years and plan on living here indefinitely. We are very excited about the investment, development, and positive updates we see happening around us, and only want to support and continue to that trend towards a more livable and like-able outdoor neighborhood community.

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

We are a family of six (6). The square footage allowed for an accessory structure is 180 square feet, which does not allow for many people to fit under the structure rain or shine. Simply put, we need a space that fits our growing family.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Substantial as we are requesting 450 square feet of outdoor space to be approved, when current zoning will allow only 180 square feet.

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 structure will be constructed within the setback and height restrictions as dictated by zoning. All drainage will be properly captured and directed, and sensitively designed landscaping will be added so that our neighbors view will be enhances, not negatively impacted. In addition, we are adding more trees around the property to support the mature aesthetic our neighborhood reflects.

We think that its important to note that we have spoken to, and reviewed the design throughly with all neighbors abutting our property. They have all expressed their full support in the design, and agree with the granting of the requested Area Variance. Please see their letters of support that we have submitted to you, for your review and consideration.

- **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, we are requesting the approval of an accessory structure larger than what is allowed under the town code and zoning.



# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

24 Whitestone Lane - Loosen Residence - Pool Pavilion

(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

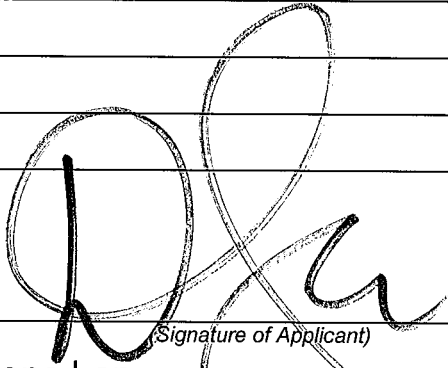
variance     approval of a plat     exemption from a plat or official map

...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.

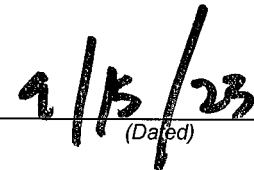
I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those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

Name(s)

Address(es)



(Signature of Applicant)



(Dated)

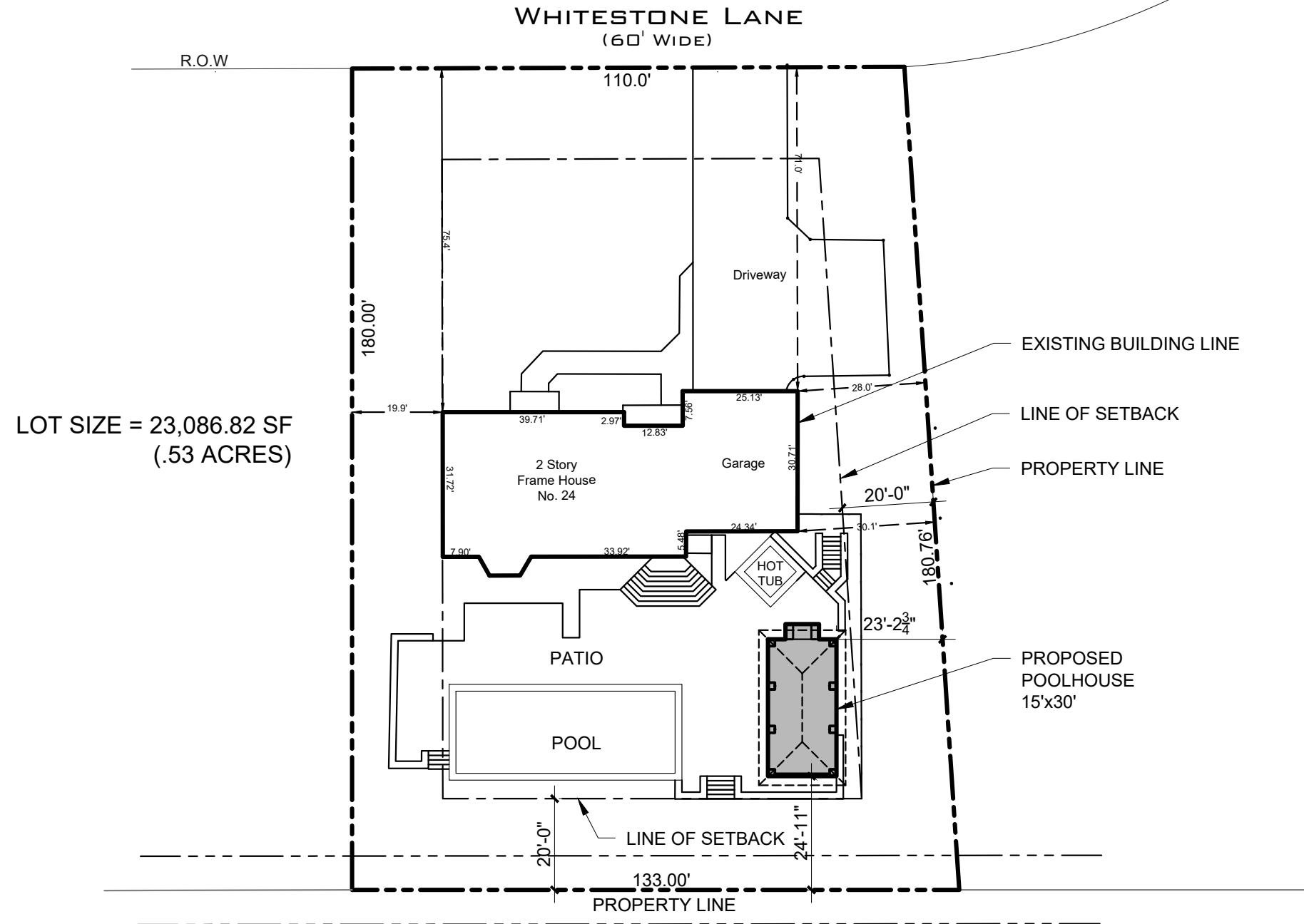
24 Whitestone Lane

(Street Address)

Rochester, NY 14618

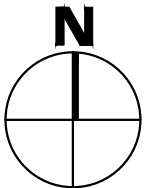
(City/Town, State, Zip Code)

PRINT DATE: Sep 14, 2023 01:58 PM USER: MSTEINME  
 FILE NAME: S:\24 Whitestone Lane\Loosen Poolhouse\Drawings\Zoning Board Application\CAD\Schematic Architectural Site Plan BASE PLAN\_mjs.dwg



**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 30'



**HB CORNERSTONE**

99 Garnsey Road, Suite 100  
 Pittsford, NY 14534  
 585.419.8800 P + 585.419.8814 F  
 www.hbcornerstone.com

**DJC ARCHITECTURE**

99 Garnsey Road, Suite 101  
 Pittsford, NY 14534  
 585.419.8800 P + 585.419.8814 F  
 www.hbcornerstone.com

Revisions:  
 -

**Progress Print**  
**NOT FOR CONSTRUCTION**

PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:

**Architectural  
 Site Plan**

Scale: 1" = 30'

Date:  
 9/14/23 1:58 PM

Drawn By:

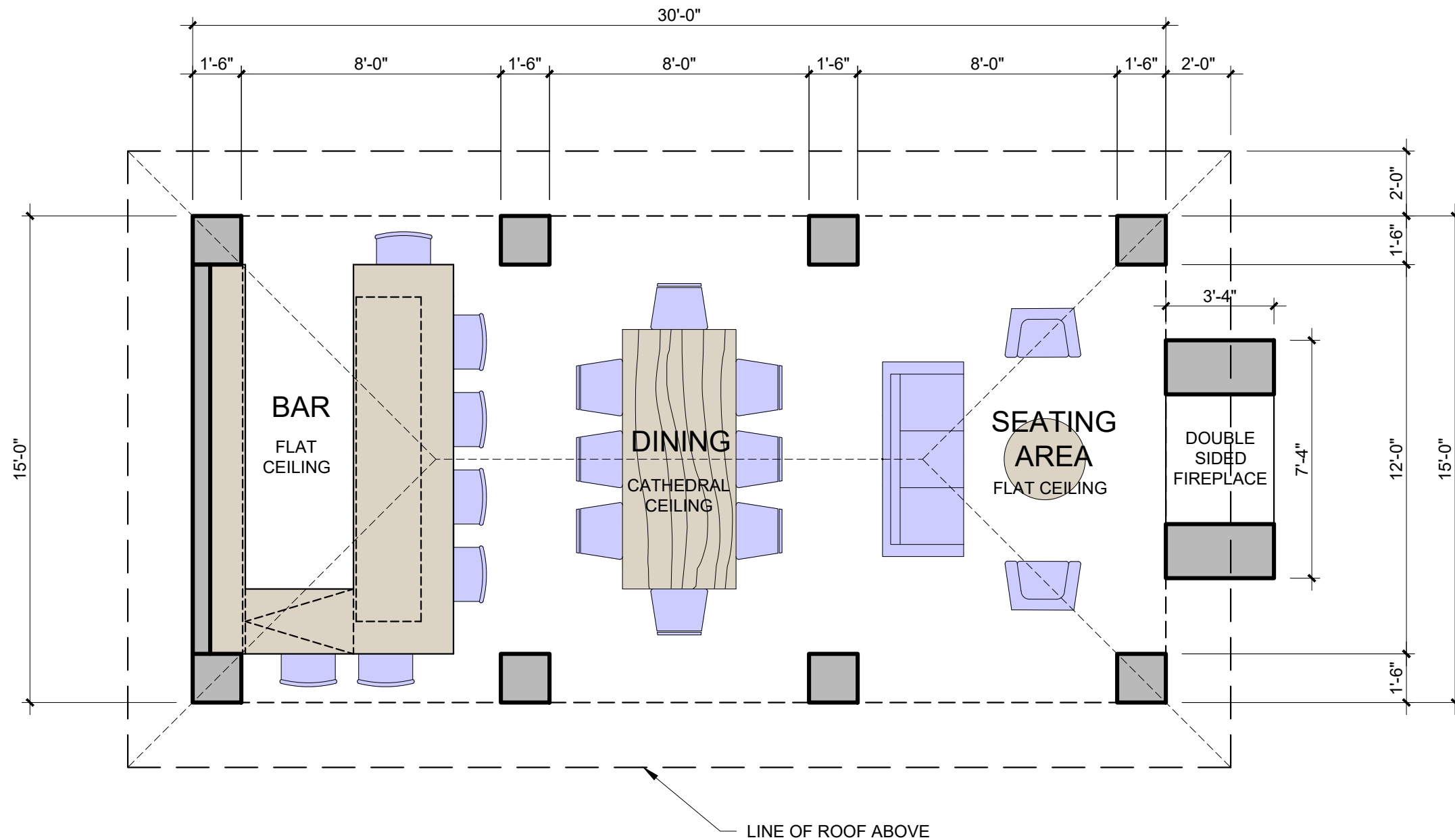
Project Name:

**LOOSEN POOLHOUSE**  
 24 WHITESTONE LANE  
 PITTSFORD, N.Y. 14618

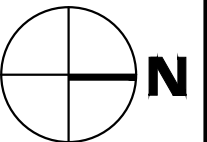
Dwg No.

**A000**

PRINT DATE: Sep 14, 2023 01:58 PM USER: MSTEINME  
FILE NAME: S:\24 Whitestone Lane\Loosen Poolhouse Drawings\Zoning Board Application\CAD\Schematic Architectural Site Plan BASE PLAN\_r.mjs.dwg



**FLOOR PLAN** (15' x 30' = 450 SF)  
SCALE: 1/4" = 1'-0"



**HB CORNERSTONE**

99 Garnsey Road, Suite 100  
Pittsford, NY 14534  
585.419.8800 P + 585.419.8814 F  
www.hbcornerstone.com

**DJC ARCHITECTURE**

99 Garnsey Road, Suite 101  
Pittsford, NY 14534  
585.419.8800 P + 585.419.8814 F  
www.hbcornerstone.com

Revisions:  
-

**Progress Print**  
**NOT FOR CONSTRUCTION**

PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:

**Floor Plan**

Scale: 1/4" = 1'-0"

Date:  
9/14/23 1:58 PM

Drawn By:

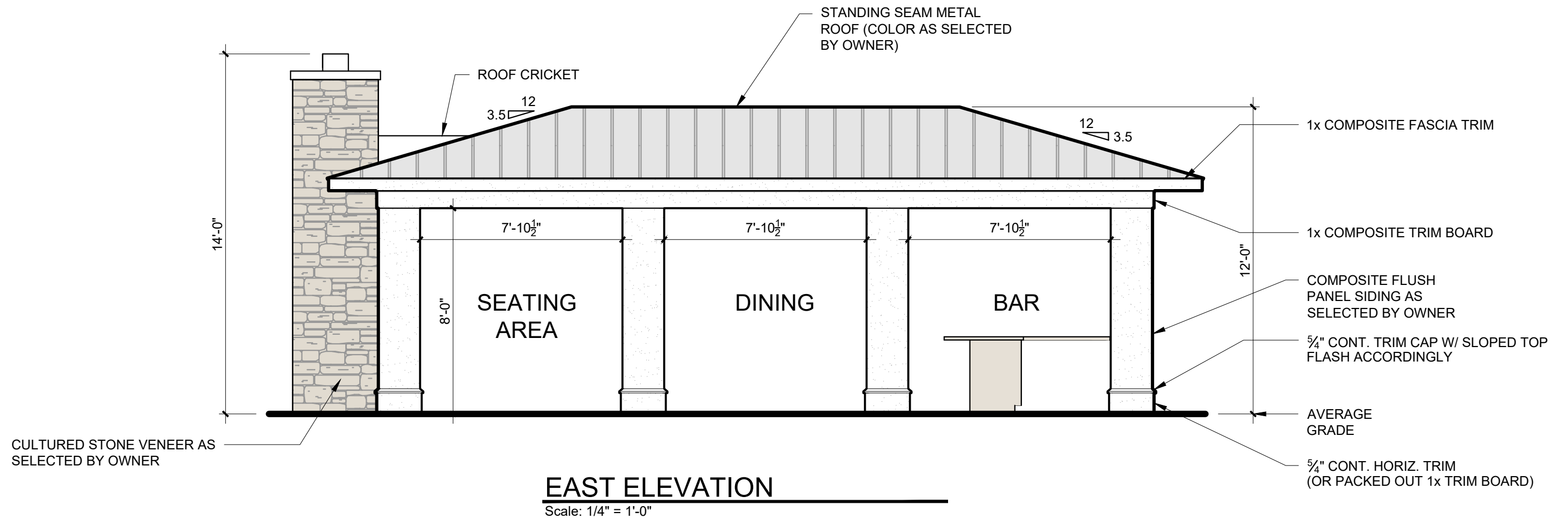
Project Name:

**LOOSEN POOLHOUSE**  
24 WHITESTONE LANE  
PITTSFORD, N.Y. 14618

Dwg No.

**A100**

PRINT DATE: Sep 14, 2023 01:58 PM USER: MSTENME  
 FILE NAME: S:\24 Whitestone Lane\Loosen Poolhouse\Drawings\Zoning Board Application\CAD\Schematic Architectural Site Plan BASE PLAN\_mjs.dwg



**HB CORNERSTONE**  
 99 Garnsey Road, Suite 100  
 Pittsford, NY 14534  
 585.419.8800 P + 585.419.8814 F  
 www.hbcornerstone.com

**DJC ARCHITECTURE**  
 99 Garnsey Road, Suite 101  
 Pittsford, NY 14534  
 585.419.8800 P + 585.419.8814 F  
 www.hbcornerstone.com

Revisions:  
 -

**Progress Print**  
**NOT FOR CONSTRUCTION**  
 PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:  
**East Elevation**

Scale: 1/4" = 1'-0"  
 Date:  
 9/14/23 1:58 PM  
 Drawn By:

Project Name:  
**LOOSEN POOLHOUSE**  
 24 WHITESTONE LANE  
 PITTSFORD, N.Y. 14618

Dwg No.  
**A201**

September 14, 2023

Zoning Board of Appeals  
Town of Pittsford  
11 S. Main Street  
Pittsford, New York 14534

Re: Application for 24 Whitestone Lane, Rochester, New York 14618- Loosen Poolhouse

Dear Board Members:

I am a resident of the Town of Pittsford and live at 6 Malm Lane which is located behind the Loosen's home. This letter is submitted to you in hopes to share my support of the Loosen's plans to construct their pool house on their property. I have no objection and I'm comfortable with the project. I've had the opportunity to meet with and discuss the project with the homeowners, Sean and Lindsey Loosen and my questions have been answered to my satisfaction.

Sincerely,

A handwritten signature in black ink that reads "Andrea Convery". The signature is written in a cursive, flowing style.

Andrea Convery

6 Malm Lane

Rochester, NY 14618

To Whom it May Concern:

My name is Judy Ackerman. I live at 22 Whitestone Lane in the town of Pittsford. My next door neighbors, at 24 Whitestone Lane, are Sean and Lindsay Loosen and their four beautiful daughters.

I was asked to write a note of support for the Loosen's plan to renovate their home, specifically regarding the wonderfully and tastefully designed pool house addition to their property. Not only adding value to their home, but to the neighborhood as a whole. The Loosen's have my full support for the construction of a pool house. I have absolutely no objection to their proposal and ask that the Town of Pittsford grant the variance

On a personal note I am truly blessed to have this lovely family next door. They are proud homeowners, very friendly, always helpful and a joy to know.

If you have any questions please contact me at, 585- 442-0597.

Thank you in advance for your time and consideration on this matter.

Regards,

A handwritten signature in cursive script that reads "Judith R. Ackerman". The signature is written in black ink and has a long, sweeping underline that extends to the right.

Judith Ackerman

September 14, 2023

Zoning Board of Appeals  
Town of Pittsford  
11 S. Main Street  
Pittsford, New York 14534

Re: Application for 24 Whitestone Lane, Rochester, New York 14618- Loosen Pool House

Dear Board Members:

We are residents of the Town of Pittsford and live directly to the north of the Loosen's home at 25 Whitestone Lane. This letter is submitted to you to state that we support the Loosen's plans to construct a pool house on their property. We've had a chance to review the plans for the pool house and we think the design is consistent with the look and feel of our neighborhood. We've had all of our questions answered by the homeowners, Sean and Lindsey Loosen, and we believe this project will be a positive improvement to the neighborhood. We have no objection with their project and support the Town granting their area variance request.

Sincerely,

  
Frank and Becky Pecora

September 14, 2023

Zoning Board of Appeals  
Town of Pittsford  
11 S. Main Street  
Pittsford, New York 14534

Re: Application for 24 Whitestone Lane, Rochester, New York 14618- Loosen Pool House

Dear Board Members:

We are residents of the Town of Pittsford and live directly to the west of the Loosen's home at 26 Whitestone Lane. This letter is submitted to you to state that we support the Loosen's plans to construct a pool house on their property. The Loosen's have always taken great care of their property and support the look and feel of our neighborhood. We've had a chance to review the plans for the pool house and we've had our questions answered to our satisfaction by the homeowners, Sean and Lindsey Loosen. We have no objection with their project and support the Town granting their area variance request.

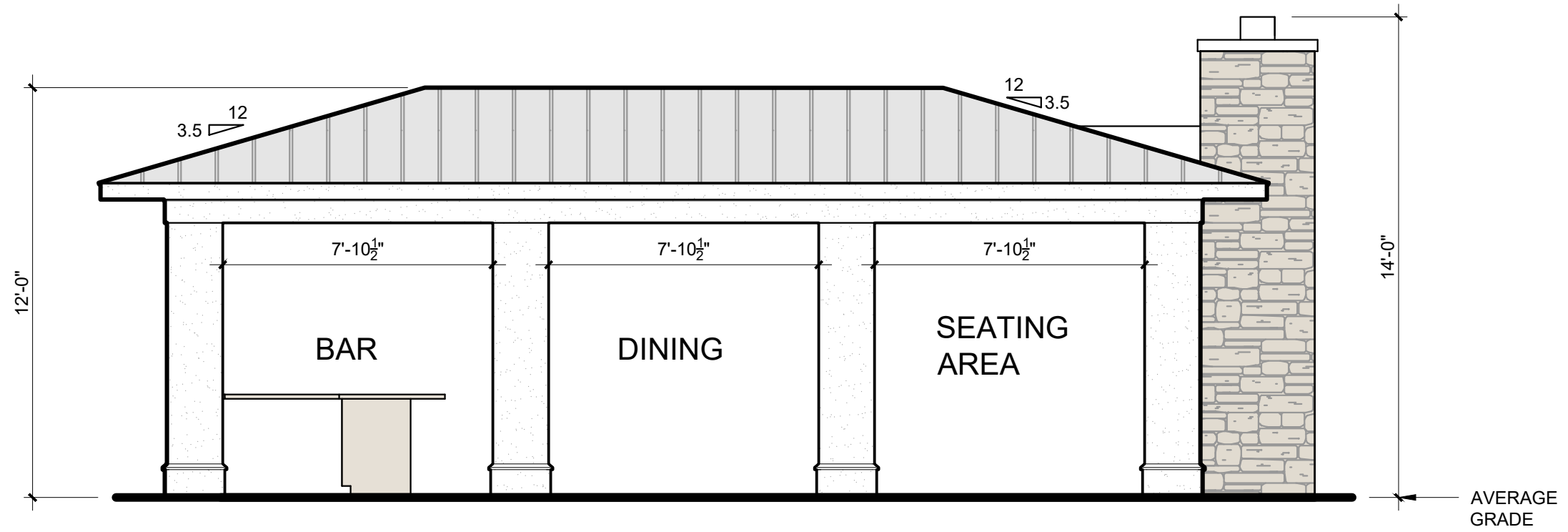
Sincerely,

Camille and Darren Houpt

The image shows two handwritten signatures in black ink. The top signature is written in a cursive style and appears to read 'Camille Houpt'. Below it is another signature, also in cursive, which appears to read 'Darren Houpt'. The signatures are positioned to the left of the typed name 'Camille and Darren Houpt'.



PRINT DATE: Sep 14, 2023 01:58 PM USER: MSTENME  
FILE NAME: S:\24 Whitestone Lane\Loosen Poolhouse\Drawings\Zoning Board Application\CAD\Schematic Architectural Site Plan BASE PLAN\_r.mjs.dwg



### WEST ELEVATION

Scale: 1/4" = 1'-0"

**HB CORNERSTONE**

99 Garnsey Road, Suite 100  
Pittsford, NY 14534  
585.419.8800 P + 585.419.8814 F  
www.hbcornerstone.com

**DJC ARCHITECTURE**

99 Garnsey Road, Suite 101  
Pittsford, NY 14534  
585.419.8800 P + 585.419.8814 F  
www.hbcornerstone.com

Revisions:  
-

**Progress Print**  
**NOT FOR CONSTRUCTION**

PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:

**West Elevation**

Scale: 1/4" = 1'-0"

Date:  
9/14/23 1:58 PM

Drawn By:

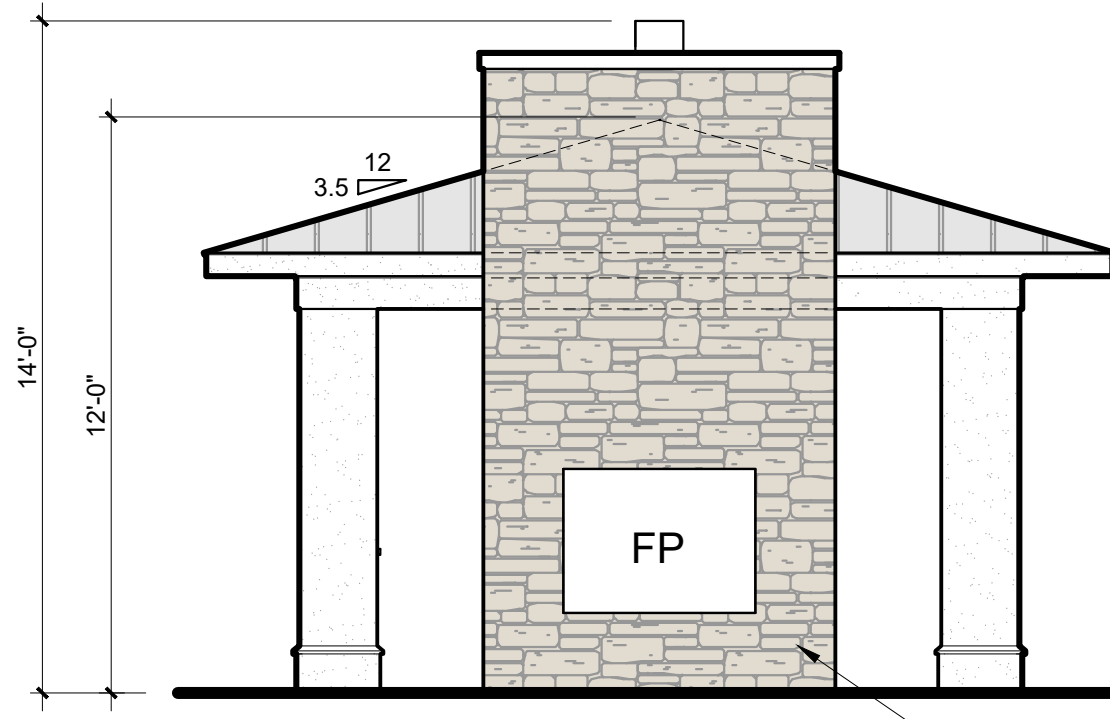
Project Name:

**LOOSEN POOLHOUSE**  
24 WHITESTONE LANE  
PITTSFORD, N.Y. 14618

Dwg No.

**A202**

PRINT DATE: Sep 14, 2023 01:58 PM USER: MSTENME  
 FILE NAME: S:\24 Whitestone Lane\Loosen Poolhouse Drawings\Zoning Board Application\CAD\Schematic Architectural Site Plan BASE PLAN\_m.js.dwg



**NORTH ELEVATION**

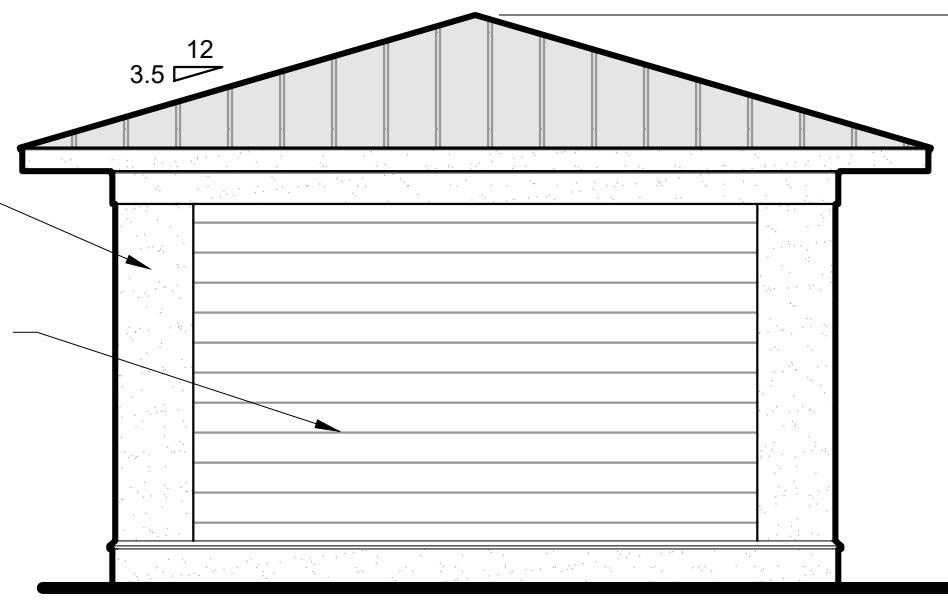
Scale: 1/4" = 1'-0"

COMPOSITE FLUSH  
 PANEL SIDING AS  
 SELECTED BY OWNER

HORZ. SIDING AS SELECTED  
 BY OWNER

AVERAGE  
 GRADE

CULTURED STONE VENEER AS  
 SELECTED BY OWNER



**SOUTH ELEVATION**

Scale: 1/4" = 1'-0"

AVERAGE  
 GRADE

**HB CORNERSTONE**

99 Garnsey Road, Suite 100  
 Pittsford, NY 14534  
 585.419.8800 P + 585.419.8814 F  
 www.hbcornerstone.com

**DJC ARCHITECTURE**

99 Garnsey Road, Suite 101  
 Pittsford, NY 14534  
 585.419.8800 P + 585.419.8814 F  
 www.hbcornerstone.com

Revisions:  
 -

**Progress Print**  
**NOT FOR CONSTRUCTION**

PRINT DATE: Sep 14, 2023 01:58 PM

Drawing Name:

**North & South  
 Elevations**

Scale: 1/4" = 1'-0"

Date:  
 9/14/23 1:58 PM

Drawn By:

Project Name:

**LOOSEN POOLHOUSE**  
 24 WHITESTONE LANE  
 PITTSFORD, N.Y. 14618

Dwg No.

**A200**

# Zoning Board of Appeals Referral Form Information

**Property Address:**

4 Knowlton Lane ROCHESTER, NY 14618

**Property Owner:**

Condon, James T  
4 Knowlton Ln  
Rochester, NY 14618

**Applicant or Agent:**

Condon, James T  
4 Knowlton Ln  
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: 0	Right Lot Line: 0	Right Lot Line: 0.0
Left Lot Line: 0	Left Lot Line: 0	Left Lot Line: 0.0
Front Setback: 70	Front Setback: 59.36	Front Setback: 10.64
Rear Setback: 0	Rear Setback: 0	Rear Setback: 0.0
Height: 0	Height: 0	Height: 0.0
Size: 0	Size: 0	Size: 0.0

**Code Section(s):** Applicant is requesting relief from Town Code Section 185-17 B. (1) for the construction of a second-floor addition extending past the building line. This property is zoned Residential Neighborhood (RN).

**Staff Notes:** The minimum front yard depth (the "building line") for each lot within the RN zoning district has been determined by the Town, based on the average front yard depth of nearby properties on the street. The attached garage on the home at this property currently sits 59.36 feet from the front property line (or 10.64 feet past the 70-foot building line). A front setback variance granted in 2006 allowed a two-story addition adjacent to the garage. A copy of this resolution has been included as part of this referral form.

September 21, 2023

ARZ

Date

April Zurowski -

  
**TOWN OF PITTSFORD**  
DEPARTMENT OF PUBLIC WORKS

PROPERTY FILE

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
NOTICE OF DECISION**

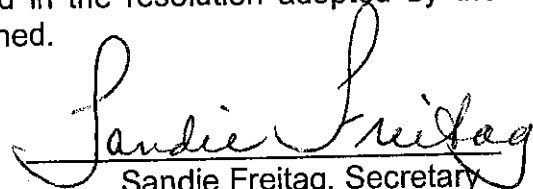
**DATE OF DECISION: September 18, 2006**

**SUBJECT: Condon – Area Variance  
4 Knowlton Lane  
Tax Account #151.06-1-54  
Zoned: AA Residential**

---

Please be advised that the Town of Pittsford Zoning Board of Appeals granted to the owners of the above-mentioned parcel and tax account number, relief from Code Section 185-15 C (1).

The Zoning Board of Appeals granted the said area variance on September 18, 2006 based on the Findings of Fact and subject to compliance with the Conditions of Approval, as indicated in the resolution adopted by the Zoning Board of Appeals. Resolution is attached.

  
Sandie Freitag, Secretary  
Zoning Board of Appeals  
TOWN OF PITTSFORD

Dated: September 19, 2006

C: Property file  
Zoning Board of Appeals file

TOWN OF PITTSFORD  
Zoning Board of Appeals

PROPERTY FILE

2006 SEP 20 P 2: 58

RESOLUTION

Re: 4 Knowlton Lane  
Tax Parcel # 151.06-1-54  
Applicant: Condon  
Zoned: AA Residential

I move that the Pittsford Zoning Board of Appeals grant to the above Applicant relief from Code Section 185-15 C (1), to allow the construction of a new garage addition within the 70' front setback allowing a 63.1' front setback at the above location and bearing the above Tax Parcel number. The within Resolution follows a Public Hearing held on September 18, 2006 and reviewed by the Board of all written and oral submissions, together with due deliberation and consideration. This application is a Type II Action under Section 617.5 (C) and, therefore, is not subject to Environmental Review under SEQRA. This application is a local matter.

The within Resolution is based upon the following specific Findings of Fact and subject to the following Specific Conditions:

**Findings of Fact**

***As to the issue of whether an undesirable change will be produced in the neighborhood or detriment to nearby properties created by the granting of the application, the Board finds, as follows:***

1. The proposed addition will complement the design of the existing home.
2. This is a private drive.
3. The addition will be located in the north east corner of this property, which is well landscaped with tall evergreens.

***As to whether the benefit sought by the applicant can be achieved by feasible means, other than the requested variance, the Board finds, as follows:***

1. The proposed addition located in the corner of the present house requires the least amount of variances and is furthest from the neighboring properties.

***As to whether the application represents a substantial variance from Code, the Board finds, as follows:***

1. The area variance request is for 6' 11".
2. The present house footprint is non-conforming and pre-existing.

**As to whether the requested variance will have an adverse impact on physical and/or environmental conditions in the neighborhood or District, the Board finds, as follows:**

1. There will be no adverse effect by the granting this requested variance for this addition.

**As to whether the difficulty alleged by the applicant is self-created, the Board finds, as follows:**

1. The Board is aware of the fact that, under New York State Town Law Section 267-b (3)(b), the issue of self-created hardship is relevant to the Board's decision, but shall not, necessarily preclude the granting of a requested variance.
2. The difficulty is self-created but not of sufficient magnitude to preclude granting of this proposed variance.

### **Conditions of Approval**

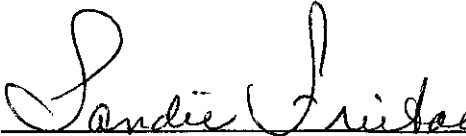
The Board, in granting the within application, hereby imposes the following specific conditions:

1. This variance is granted only for the site plan submitted and prepared by Gregory Design Consultants, LLC, dated June 28, 2006.
2. All construction is to be completed by December 31, 2008.
3. Subject to review and approval of ARB.

The within Resolution was moved by Zoning Board of Appeals member Barbara Servé, seconded by Board member George Dounce, and voted upon by the Board members, as follows:

George Dounce voted	<u>Yes</u>
Rufus Falk voted	<u>Yes</u>
Michael Rose voted	<u>Yes</u>
Barbara Servé voted	<u>Yes</u>
Peter Webster voted	<u>Absent</u>
Robert Shaddock voted	<u>Yes</u>
David Rogachefsky voted	<u>Yes</u>

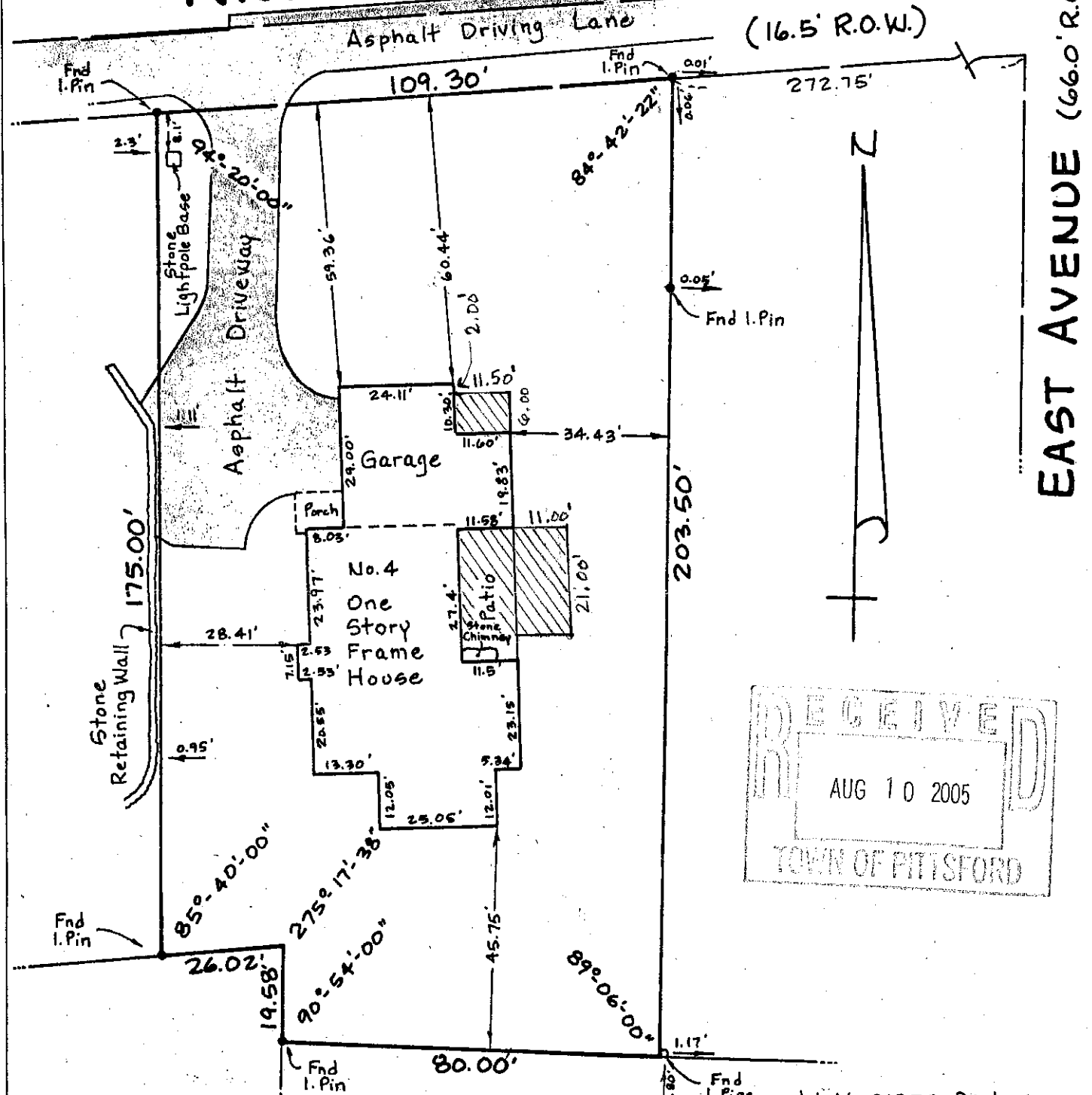
Dated: September 18, 2006

  
Sandie Freitag, Secretary  
Zoning Board of Appeals  
TOWN OF PITTSFORD

# INSTRUMENT SURVEY

ADDRESS: 4 Knowlton Lane CITY: Pittsford, Monroe CO., N.Y.  
 Part Of Town: 67 SUBDIVISION: Township 12, Range 5  
 REFERENCE DATA: LIBER — OF MAPS, PAGE — Public Abstract Corporation  
 SCALE: 1 Inch = 30 Feet Search No. 100,425

## KNOWLTON LANE

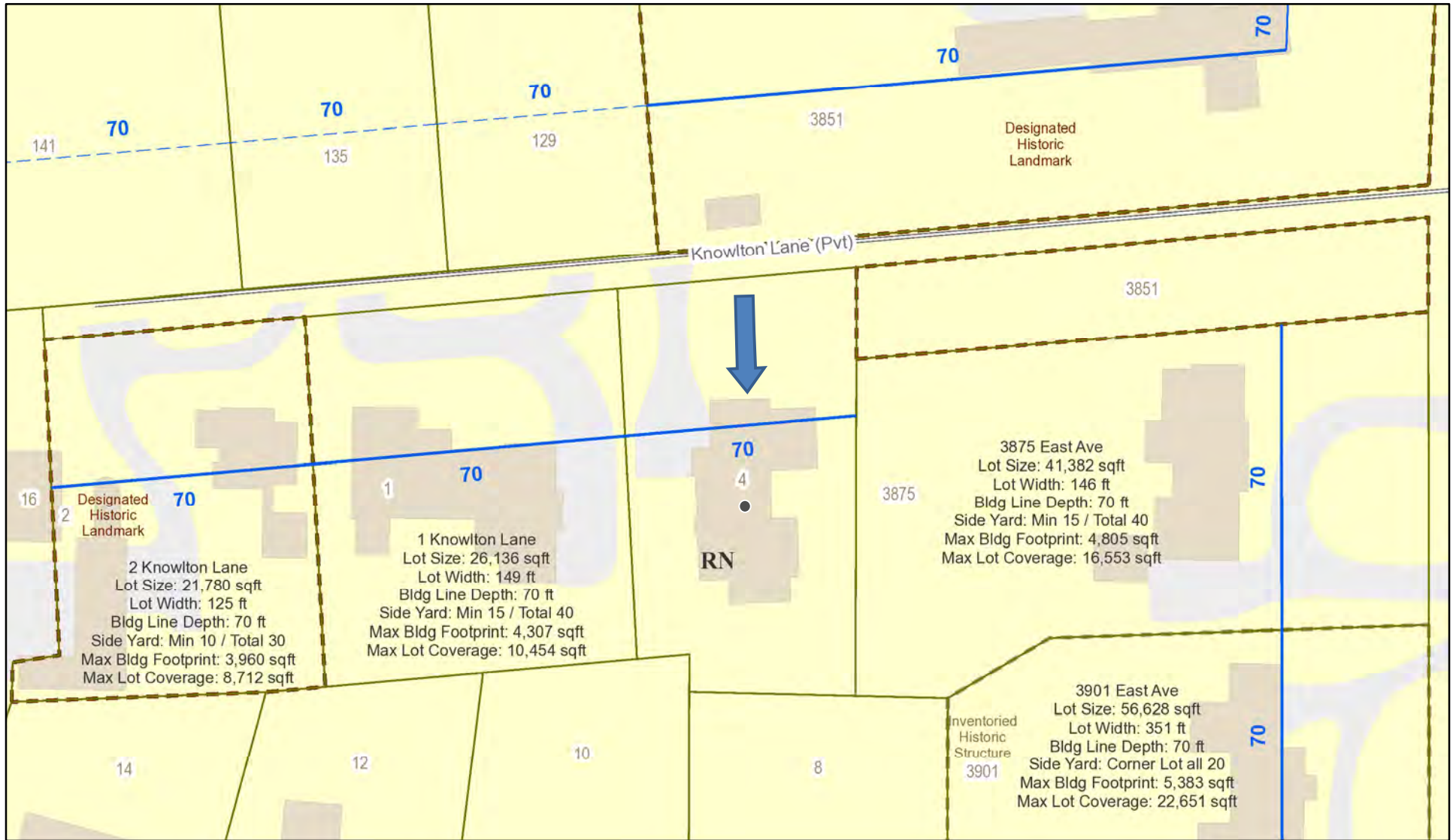


RECEIVED  
 AUG 10 2005  
 TOWN OF PITTSFORD

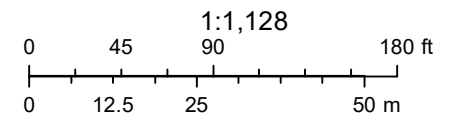
Job No. 01252 Disk No. 17

1. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the satisfaction of the State of New York.

# RN Residential Neighborhood Zoning



Printed September 21, 2023



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





3901

8

10

12

14

3875

PITTSFORD

1

2

Knowlton Ln

3851

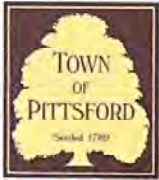
129

135

141

04/03/2021

© All EagleView Technology Corporation



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: September 15, 2023 Hearing Date: October 16, 2023

Applicant: Stahl Property Associates Contracting

Address: 345 Kilbourn Rd Rochester, NY14618

Phone: (585) 415-9882 E-Mail: Kim@stahlgroupinc.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: Patrice Condon  
*(if different than Applicant)*

Address: 4 Knowlton Ln Rochester, NY 14618

Phone: (585) 750-9980 E-Mail: M.Patrice.Condon@gmail.com

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

Property Location: 4 Knowlton Ln Rochester, NY 14628 Current Zoning: Residential Neighborhood

Tax Map Number: 151.06-1-54.11

Application For:  Residential  Commercial  Other

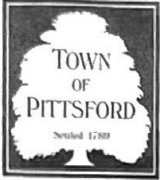
Please describe, in detail, the proposed project.

Construction for a second story addition located directly above the existing garage. We are requesting a variance of 10.64'.

**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.

*X Bay*  
*(Owner or Applicant Signature)*

9-15-2023  
*(Date)*



# TOWN OF PITTSFORD AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

*If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.*

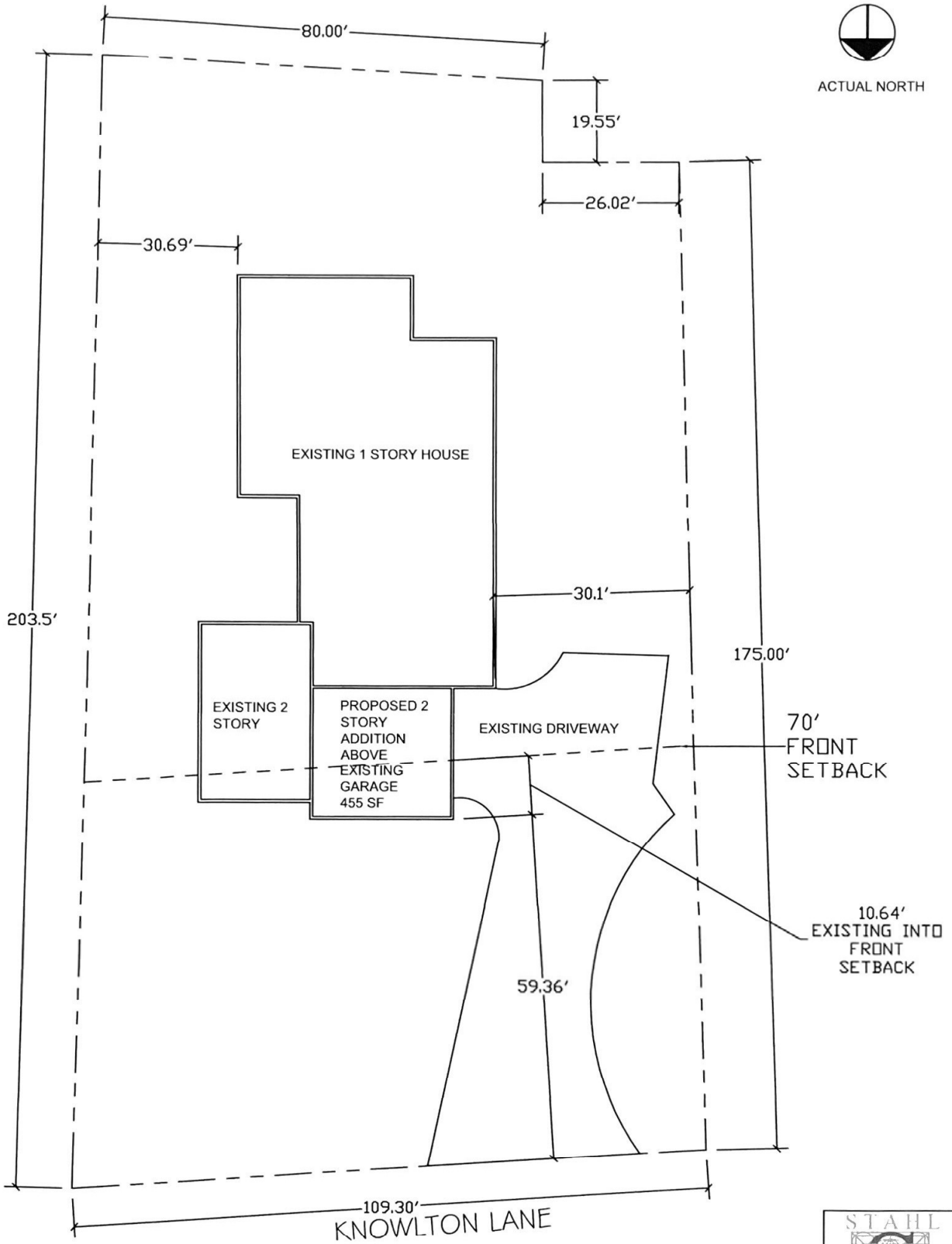
I, M. PATRICE CONDON, the owner of the property located at:  
4 Knowlton Ln in Pittsford NY, 14618  
(Street) (Town) (Zip)

Tax Parcel # 151.06-1-54.11 do hereby authorize  
Stahl Property Associates Contracting to make application to the  
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of construction  
for a second story addition located above my garage.

M. Patrice Condon  
(Signature of Owner)  
9-15-2023  
(Date)



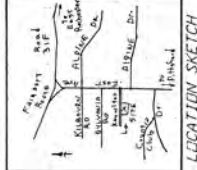
ACTUAL NORTH



4 KNOWLTON LANE ROCHESTER, NY 14618

1"=25'





EAST AVENUE (66.00' WIDE)

KNOBELTON LANE (PRIVATE DRIVE)

MVT. GEORGINA L.  
S.B.L. No. 151.06-1-12.1

MVT. GEORGINA L.  
S.B.L. No. 151.06-1-12.1

MVT. EDWARD M. & MARY C.  
S.B.L. No. 151.06-1-13

**MAP OF AN INSTRUMENT SURVEY OF  
STATUTE IN  
LANDS OF CLAUDE H. and NANCY M. WRIGHT**  
PART OF TOWN LOT 67 & 10 OF THE DEAR TRACT, TOWNSHIP 12, RANGE 5  
TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

DATE: JULY 24, 1998  
REVISED AUGUST 20, 1998 - CHANGED PROPOSED LINE  
GREYER & BATES ASSOCIATES  
418 WEST SPARK STREET  
PITTSFORD, NEW YORK 14440  
716-581-1821

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS  
SURVEY WAS PREPARED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS  
ACT, AS AMENDED, AND THE REGULATIONS THEREUNDER,  
ADOPTED BY THE N.Y.S. ASSOCIATION OF PROFESSIONAL  
LAND SURVEYORS.

UNAUTHORIZED ALTERATION OR ADDITION TO  
A SURVEY AND READING A LEGALIZED LAND  
SURVEY FOR PURPOSES OF A REZONING ACTION  
IS PROHIBITED BY SECTION 2409, SUBDIVISION 2, OF THE NEW YORK STATE  
EDUCATION LAW.



WE, GREYER & BATES ASSOCIATES, BY HEREBY CERTIFY  
TO THE FOLLOWING:

THIS TITLE WAS MADE FROM A COPY OF AN  
ORIGINAL SURVEY FILED WITH THE CLERK OF THE  
SHERIFF'S OFFICE, PITTSFORD, N.Y., 1998.

JAMES E. BATES, JR., SURVEYOR  
LICENSE No. 49464

MVT. CHARLES W. FRANCIS  
S.B.L. No. 151.06-1-9

S.B.L. No. 151.06-1-12.1

PARCELS # 1 & 2  
AREA = 20,228 SQ. FT.  
AREA = 0.4759 ACRES  
S.B.L. No. 151.06-1-54

MVT. PIERCE L.H.  
S.B.L. No. 151.06-1-55

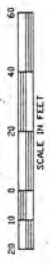
MVT. ROBERT S. HENNING  
S.B.L. No. 151.06-1-7

MVT. ANNEKA K. FIELDS  
S.B.L. No. 151.06-1-56

PARCELS # 3 & 4  
AREA = 26,400 SQ. FT.  
AREA = 0.6015 ACRES  
S.B.L. No. 151.06-1-53

MVT. ELI & MILDRED STROCK  
S.B.L. No. 151.06-1-52

- NOTES & REFERENCES:
- 1. MONROE TITLE INSURANCE CORPORATION, SEARCH NO. 10870
  - 2. PUBLIC ABSTRACT CORPORATION, SEARCH NO. 6497, 10097-1
  - 3. MONROE COUNTY CLERK'S OFFICE FILES IN THE N.C.C.D. IN
  - 4. MAP OF THE BENJAMIN SUBDIVISION, FILED IN THE N.C.C.D. IN
  - 5. THIS PROJECT IS LOCATED MORE THAN 2,500 FEET AWAY FROM THE NEAREST COMMERCIAL ZONING DISTRICTS AS SHOWN ON THE MONROE COUNTY ZONING MAP FOR THE DISTANCE REQUIREMENT.



ZONING BOARD FILE  
P. 4  
SEP - 7 1998  
TOWN OF PITTSFORD

4 Knobelton Drive  
7/24/1998



# 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 new addition will be very much in kind to the existing house. By adding the addition we are also creating a symmetrical look with the 2007 second story addition. We are also not affecting the footprint of the house. We believe a second floor addition on top of an existing structure previously granted is a minimal request.

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

There is no other method achieving this without a variance. The owner is in need of additional space and the proposed addition will tie into the staircase added from the 2007 renovation which put the second floor on the adjacent east side of the home.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

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

Our requested area variance is minimal. We are asking to add a second story addition directly located above the existing garage and are not expanding the overall footprint of the house. There was a variance granted at an earlier date for this same setback.

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:

We believe the requested variance will not have an adverse impact on the physical or environmental condition of the neighborhood because although the roof area is being raised it is not getting larger, therefore not increasing any water runoff.

- **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, it is self created but the impact is mitigated by not expanding on the overall footprint of the house. Also the second floor addition is very in kind to the existing house.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

4 Knowlton Ln

(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)

---

---

---

---



(Signature of Applicant)

September 15, 2023

(Dated)

345 Kilbourn Rd

(Street Address)

Rochester NY, 14618

(City/Town, State, Zip Code)



design  
plan  
live

4SPK

4 Knowlton Ln  
Rochester, NY 14618

STAHL PROPERTY  
ASSOCIATES



DEVELOPER



**buildhappy**  
SM

Design • Plan • Live.

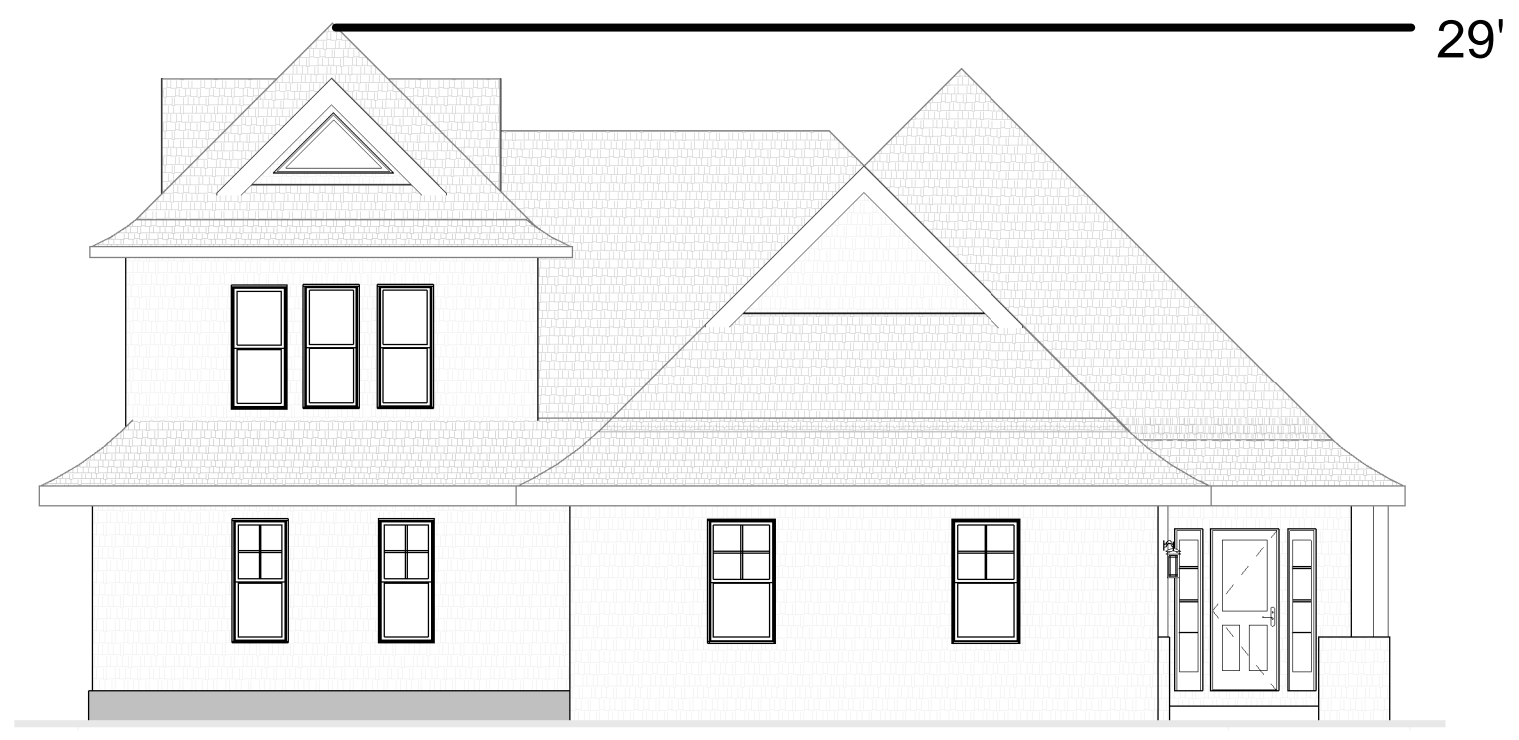
Digital Design + Construction

DESIGN REVIEW

DR01-100

**Front Elevation**

EXISTING IMAGE:



1 FRONT ELEVATION EXISTING - Design Review  
1/8" = 1'-0"



2 FRONT ELEVATION NEW - Design Review  
1/8" = 1'-0"

design  
plan  
live

4SPK

4 Knowlton Ln  
Rochester, NY14618

STAHL PROPERTY  
ASSOCIATES



DEVELOPER



**buildhappy**  
Design • Plan • Live.

Design • Plan • Live.

Digital Design + Construction

DESIGN REVIEW

DR01-101

**Side Elevation**

EXISTING IMAGES:



1 RIGHT ELEVATION EXISTING - Design Review  
1/8" = 1'-0"



2 RIGHT ELEVATION NEW - Design Review  
1/8" = 1'-0"