

APPLICATION TO VILLAGE OF FAIRPORT ZONING BOARD OF APPEALS

Application for:

- ☐ Variance from Section 550 Attachment 1
☐ Special Use Permit under Section
☐ Interpretation of Zoning Ordinance

Area ☒ Use ☐

585. 734. 9022

Applicant: Steneleigh Home Properties Phone 585. 704. 0921

Address: 238 Overbrook Rd Rochester NY 14618

ADDRESS OF PROPERTY INVOLVED 51 East Ave Fairport NY 14450

Owner of Property involved (if different from applicant) Shelly Strachan / Lisa Drese

Zoning: RE Tax map no. 153.09-2-37 Corner lot ☒ Yes ☐ No

Request:

Allow reconstruction of garage 3.5 feet from
side lot line (existing setback), 3 feet from rear
lot line, and 29.4% lot coverage release.

Cost of Project: \$

Area Variance: Application must show why a building conforming to the regulations cannot be built

This is a multi-family 2 unit home and we are required to
provide 4 parking spaces. The current garage is unusable
for parking and storage. It is currently a hardship →

Area Variance – My situation is unique and is not shared by all properties alike in the immediate vicinity of this property because:

This release is unique in that the surrounding
properties currently have garages and we are not currently
compliant with parking accommodations.

The requested Area/Use variance would not change the character of the neighborhood because:

This release will allow us to be consistent with surrounding
homes including multifamily homes in our area. The garage
will be attractive and in character with our home and other
garages in the neighborhood.

Use Variance – show why the property cannot yield a reasonable return if used only for a purpose allowed in that zone.

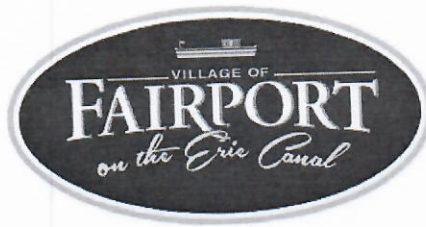
SIGNATURE OF APPLICANT

PRINT NAME:

Shelly Strachan Lisa Drese

DATE 5.4.20

Why a non-conforming bld is needed contd:
as our residents cant park on the street or
in the current garage. Wee need 2 parking
spaces in the garage and room for 2 parking
spaces on the driveway to the garage. For
Costly financial reasons, we are attempting
to reuse part of the existing foundation and
then add to it to accomodate a usable
garage. The three (3) foot back set back
is necessary to provide adequate room to
park cars on the driveway without encroaching
on the sidewalk.



I, Stoneleigh Home Properties (owner of property),

Located at 51 East Ave Fairport NY hereby grant

Permission to members of the Fairport Planning Board, Zoning Board of Appeals, Historic Preservation Commission and Village Staff to enter upon and review my premises in connection with my application for a:

Variance

(Variance, Subdivision, Site Plan or Certificate of Appropriateness)

Property Owner hereby agrees that they shall be responsible for all consulting fees during the review of this application including legal, engineering, or other outside consultants.

Date: 5.4.2020

Signature: _____

Shelly Strachan
Vice President

**LEGAL NOTICE OF PUBLIC HEARING
BEFORE THE ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN that the Village of Fairport Zoning Board of Appeals will hold a public meeting on June 22, 2020 at 6:00 PM.

NOTICE IS FURTHER HEREBY GIVEN that for the protection and health of everyone during the pandemic, in order to comply with governmental directives that gatherings be limited, and in accordance with NY State Executive Orders, said meeting will not be open for physical, in-person participation by the public.

NOTICE IS FURTHER HEREBY GIVEN that such meeting will be held via a Zoom video conference. Should the public wish to virtually attend the meeting to observe and/or participate for purposes of providing public comment or to speak during the public hearing(s), they may do so by joining the Zoom meeting. To be sent a link to the meeting, please call 585.421.3208.

NOTICE IS FURTHER HEREBY GIVEN that the Zoning Board of Appeals will hold the following Public Hearing at this meeting:

- I. The application of **Staneleigh Home Properties**, owners of 51 East Avenue, Village of Fairport, situate in the RE (Multi-family) zoning district, for variances from section 550 attachment 1, of the Code of the Village of Fairport (Uniform Zoning Law) to permit a rear and side setback to be less than 5 feet, and lot coverage in excess of 25% for the replacement of a garage.

All interested persons, in respect to said applications, will be heard at said time and place. Applicants must appear in person or by agent.

BY ORDER OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF FAIRPORT



Side View



Garage Interior and missing roof section



Back corner showing existing setback



Side yard between home and garage is quite large



Back setback will be facing neighbor's wood privacy fence.
Side setback faces other neighbors' large side yard and side of blue garage.



Garage with similar look



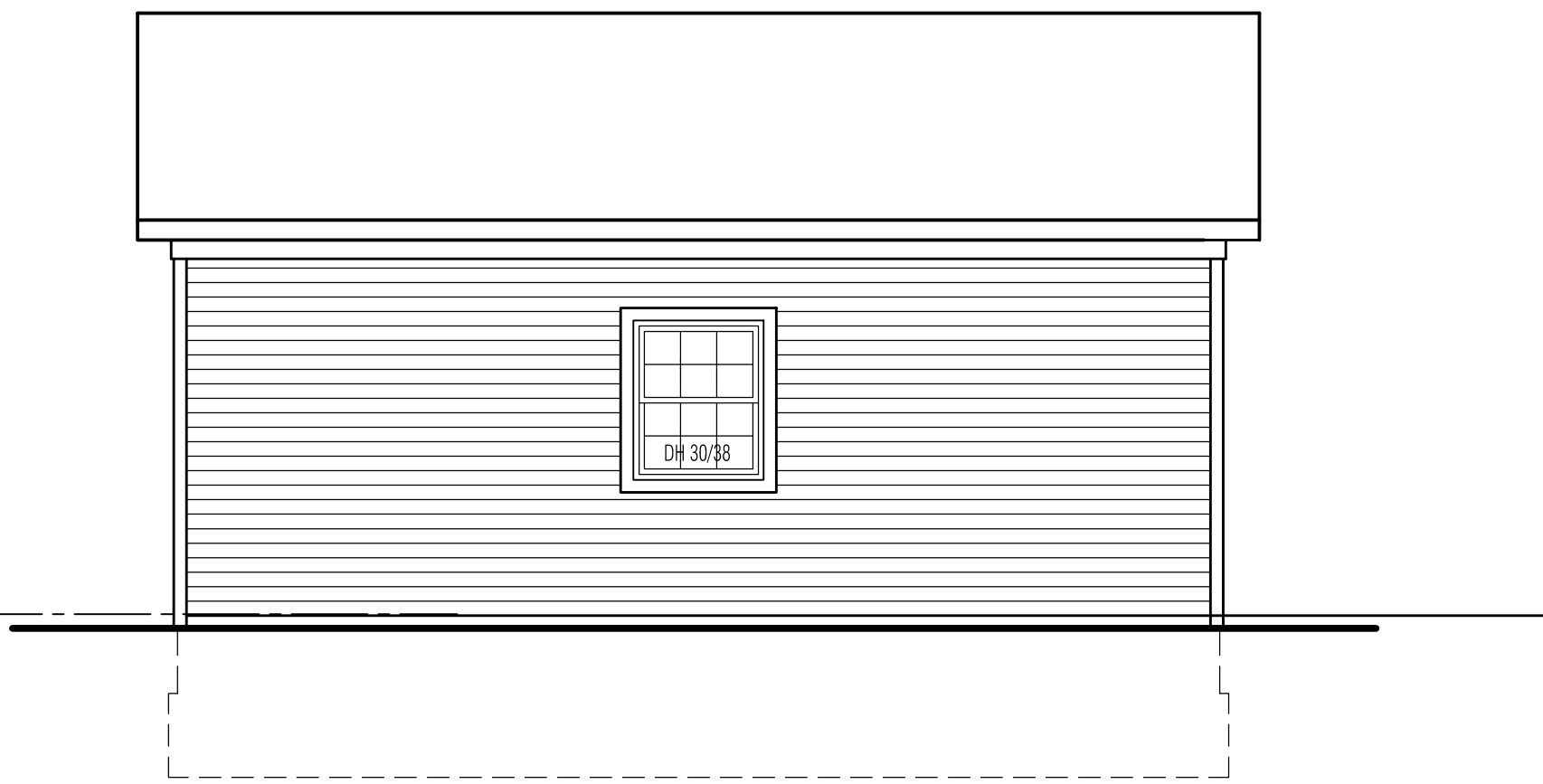
Garage color matches home, is detached and separated by side yard as ours will



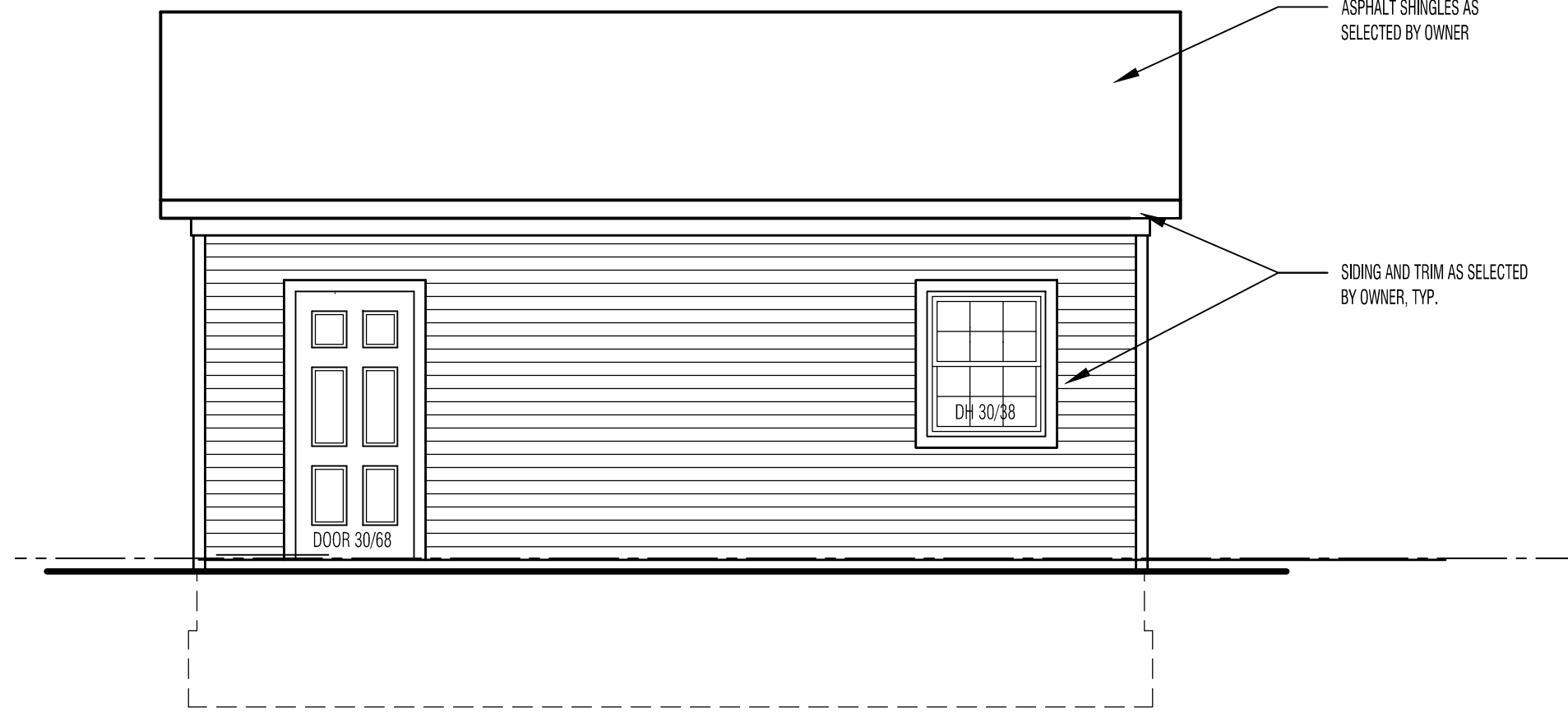
Two separate garage doors

51 East Ave

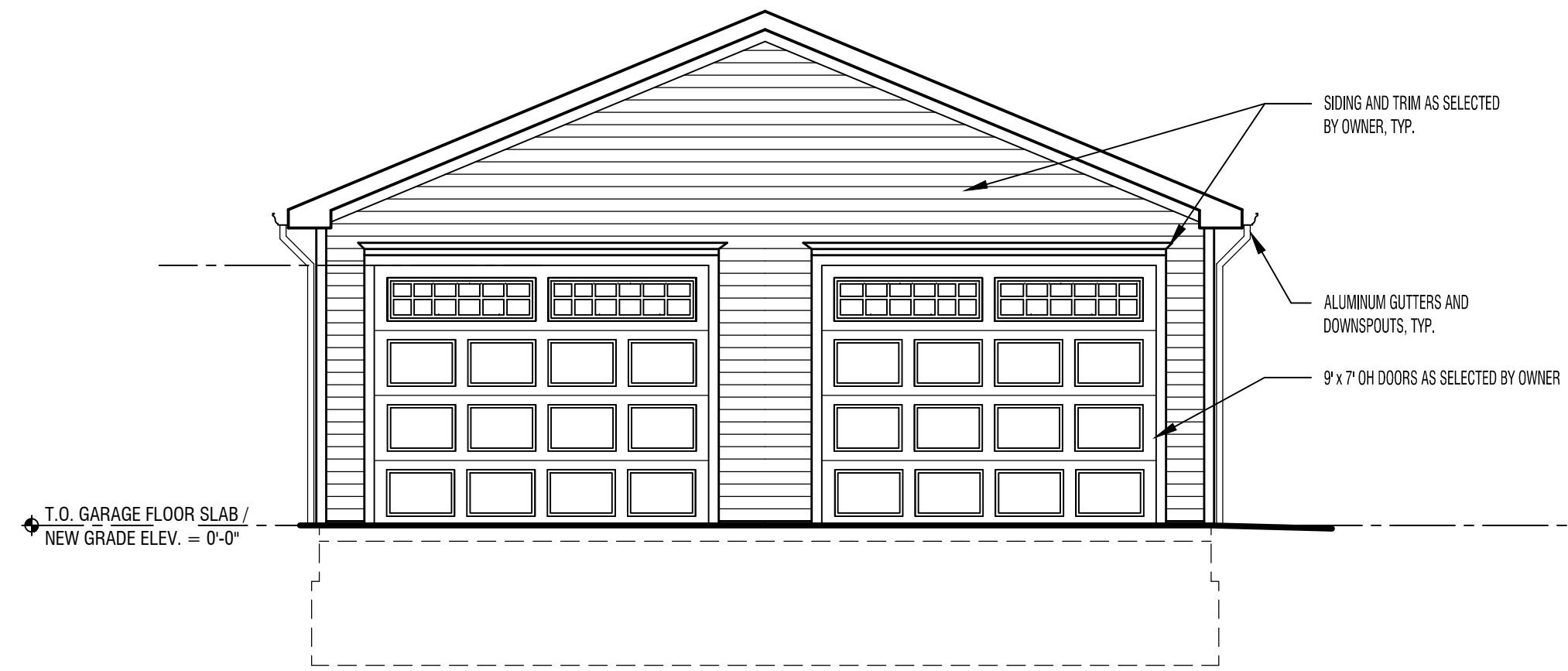
Surrounding examples of
Garages



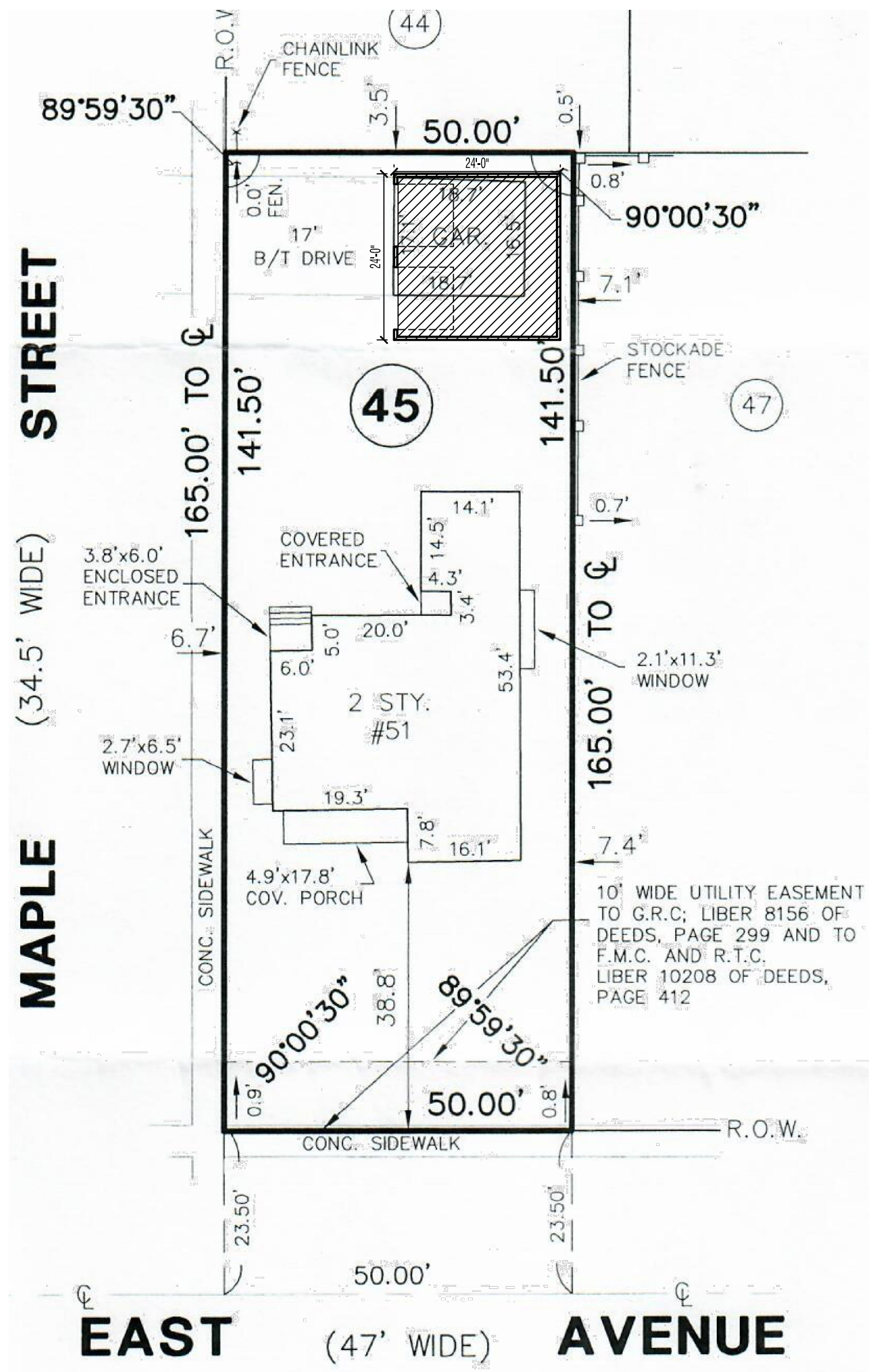
2 Proposed Left Side Elevation
A-100 1/4" = 1'-0"



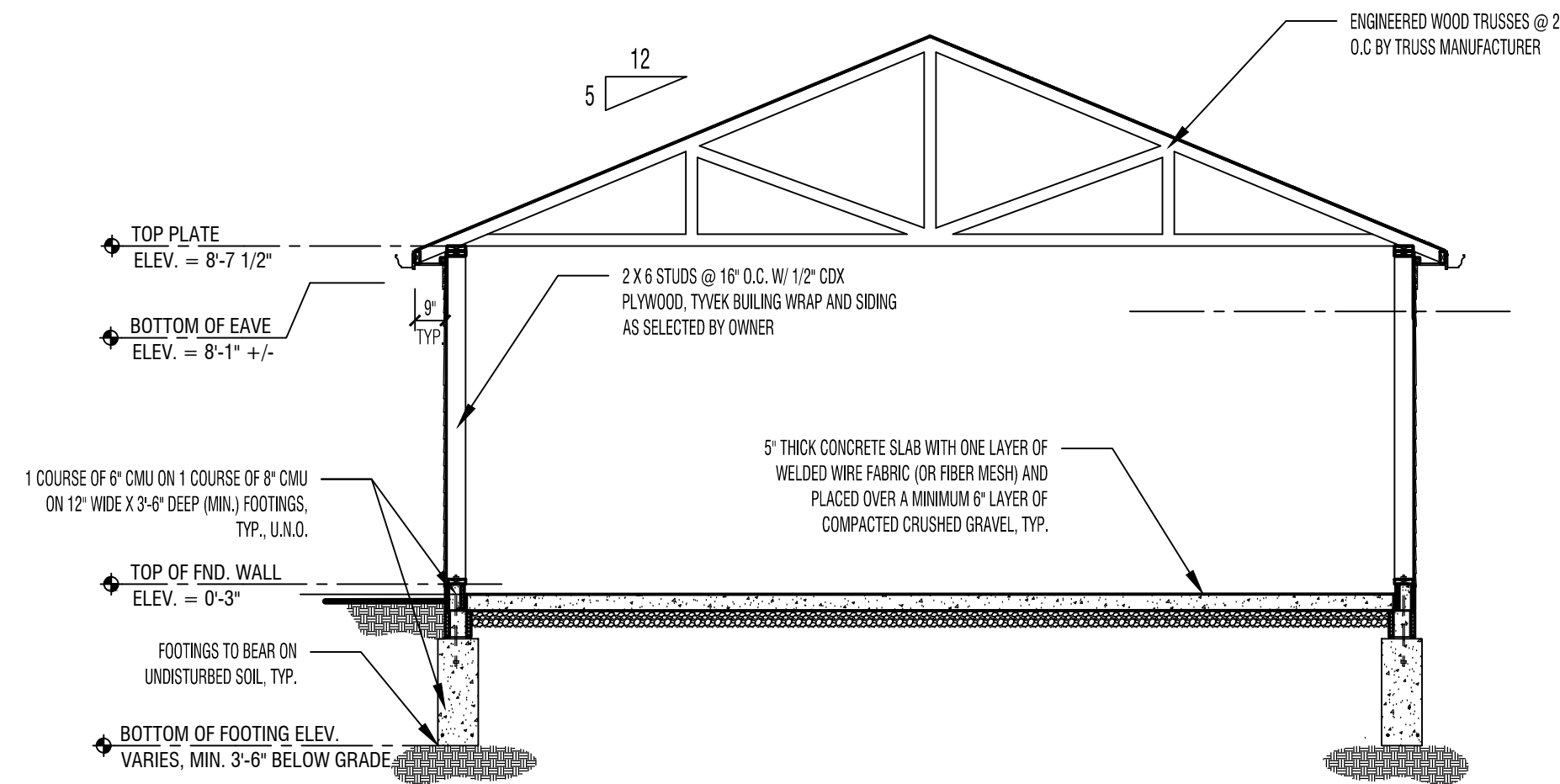
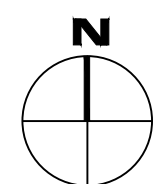
3 Proposed Right Side Elevation
A-100 1/4" = 1'-0"



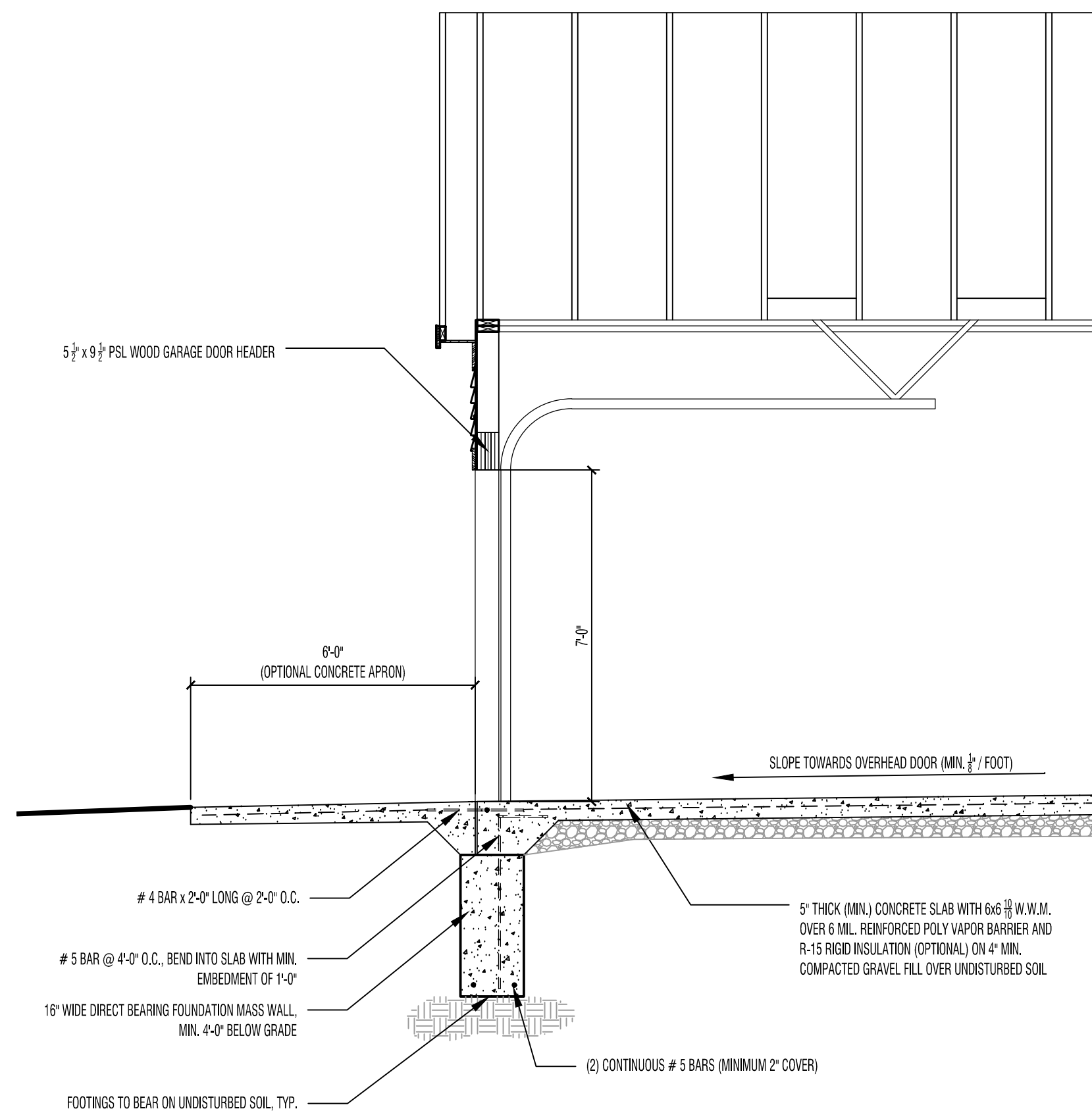
4 Proposed Front Elevation
A-100 1/4" = 1'-0"



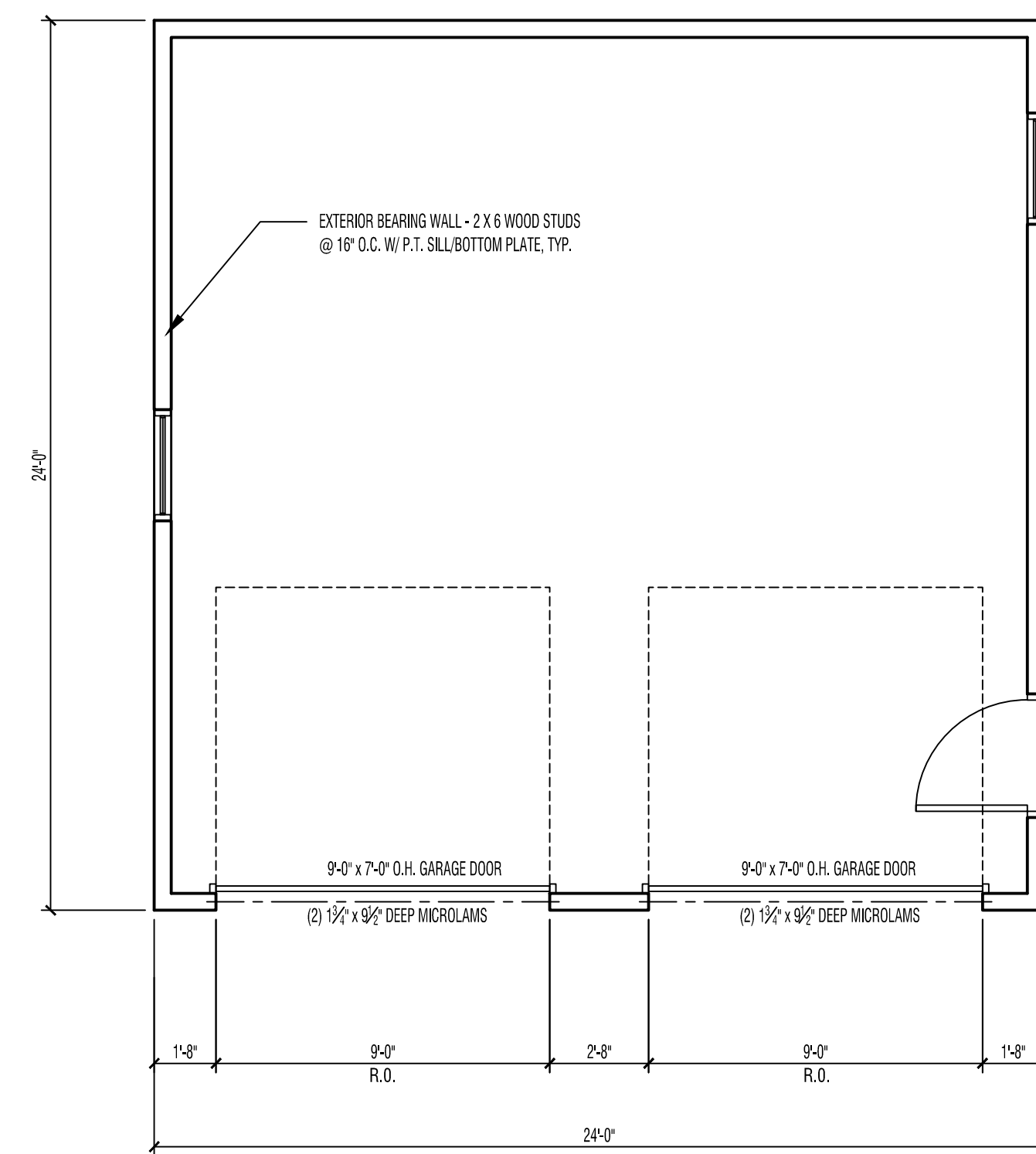
1 Partial Existing Site Plan For Reference
A-100 1/16" = 1'-0"



5 Section Thru Garage
A-100 1/4" = 1'-0"



6 Section Thru OH Door
A-100 3/8" = 1'-0"



7 Floor Plan
A-100 1/4" = 1'-0"

Owner:

Stoneleigh Home Properties, LLC

238 Overbrook Road
Rochester, N.Y. 14618

Project:

Re-Construction of:
One-Story Detached Garage

51East Ave.
Fairport, N.Y. 14450

Revisions

By: Date:

Drawn By: MRD

Issued For:

Variance Application /
Review
NOT FOR
CONSTRUCTION

Drawing Name:

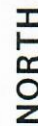
Proposed Front Elevation,
Right Side Elevation,
Section Thru Garage, Floor
Plan, and Existing Site Plan

Date:

May 19, 2020

Sheet Number:

A-100

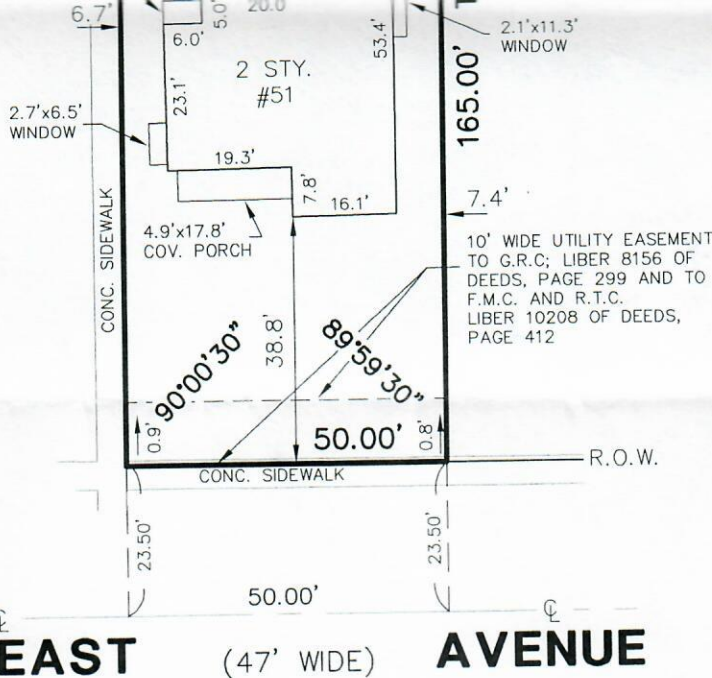


ABSTRACT OF TITLE PREPARED BY
STEWART TITLE INSURANCE COMPANY
ABSTRACT NO. 191920
DATED SEPTEMBER 12, 2018

IT IS FURTHER CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
GALLO & IACOVANGELO, LLP
STONELEIGH HOME PROPERTIES LLC

MAPLE

(34.5'



REFERENCES:

LIBER 11535 OF DEEDS, PAGE 524

LOT 45 OF GEORGE R. SANFORD'S
SUBDIVISION,
FILED IN THE M.C.C.O. IN
LIBER 2 OF MAPS, PAGE 26

MAP OF THE VILLAGE OF FAIRPORT
PREPARED BY JOHN F. SKINNER
DATED DEC. 1890 (ANGLE
REFERENCE)

ABSTRACT OF TITLE PREPARED BY
STEWART TITLE INSURANCE COMPANY
ABSTRACT NO. 191920
DATED SEPTEMBER 12, 2018

EAST AVENUE
(47' WIDE)

MAP OF AN INSTRUMENT SURVEY OF: #51 EAST AVENUE

VILLAGE OF FAIRPORT

SITUATE IN:
MONROE COUNTY

NEW YORK

DATE: SEPTEMBER 21, 2018

SCALE: 1" = 30'

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE
145, SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

WE, PARRONE ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED
FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 20, 2018.

IT IS FURTHER CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
GALLO & IACOVANGELO, LLP
STONELEIGH HOME PROPERTIES LLC

DAVID S. STAERR, P.L.S. LIC. NO. 049962
PARRONE ENGINEERING

PARRONE
engineering

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