

*Town Of Geneva
Zoning Board of Appeals
Board Agenda*

Date: June 22, 2021

TO: ZONING BOARD MEMBERS:

We have the following Public Hearings:

1. Use Variance & Area Variance:

Project Name: Fitzgerald Property
Zoning Board #: ZB2021-001
Tax Map #: 161.00-1-78.300
Address of Property: State Route 14, Geneva, NY 14456
Project Description: The Applicant requests a Use Variance for the placement of a shed on a vacant parcel. The applicant is also requesting a rear setback variance for the shed.

Reason for Review: Per Geneva Zoning Code Section 165-24 A, accessory buildings are allowed only on the same property as the principal building. This vacant lot has no principal building; therefore, this is a review for a use variance.
Per Geneva Zoning Code Section 165-10 E, Minimum rear yard setback shall be 25 feet, and in the case of lots bordering the lake, the rear yard setback shall be measured from the deeded rear property line. The applicant is requesting a 0 ft. setback.

Applicants Name: Brian Fitzgerald
Address: 303 Billsboro Road, Geneva, NY 14456
Contact Number: 315-521-1771

SPECIAL NOTES: None

Procedural Information:

- A) Applicant to present: Applicant to present request to the Board
- B) General Public: Comments from the general public
- C) Town Code Enforcement: Town Code Officer will comment
- D) Ontario County Planning: Steve High to give County report
- E) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- F) Zoning Board determination: Zoning Board members to make a determination of action moving forward. This will be a resolution to approve or deny, or a resolution for a continuance.

2. Area Variance:

Project Name: Pitifer Garage
Zoning Board #: ZB2021-003
Tax Map #: 90.00-1-18.140
Address of Property: 218 Carter Road, Geneva, NY 14456

Project Description The Applicant requests an Area Variance for the placement of a detached garage in the front yard.

Reason for Review: Per Geneva Zoning Code Section 165-24 A. Accessory structures are to be constructed in the rear yard portion only. Applicant wishes to place a detached garage in the front yard of the property.
Per Geneva Zoning Code Section 165-8 E, Minimum front yard setback shall be 30 feet. Applicant is requesting a 15 ft. front setback.

Applicants Name: Chas Pitifer
Address: 218 Carter Road, Geneva, NY 14456
Contact Number: 315-521-3732

SPECIAL NOTES: None

Procedural Information:

- A) Applicant to present: Applicant to present request to the Board
- B) General Public: Comments from the general public
- C) Town Code Enforcement: Town Code Officer will comment
- D) Ontario County Planning: Steve High to give County report
- E) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- F) Zoning Board determination: Zoning Board members to make a determination of action moving forward. This will be a resolution to approve or deny, or a resolution for a continuance.

3. Area Variance:

Project Name: Rodgers Shed
Zoning Board #: ZB2021-004
Tax Map #: 119.00-1-59.200
Address of Property: 4108 Braewood Lane, Geneva, NY 14456
Project Description The Applicant requests an Area Variance for the placement of a shed in the front yard.

Reason for Review: Per Geneva Zoning Code Section 165-24 A. Accessory structures are to be constructed in the rear yard portion only. Applicant wishes to place a shed in the front yard of the property.

Applicants Name: Justin Rodgers and Meghan Finnerty
Address: 4108 Braewood Lane, Geneva, NY 14456
Contact Number: 315-719-4053

SPECIAL NOTES: None

Procedural Information:

- A) Applicant to present: Applicant to present request to the Board
- B) General Public: Comments from the general public

- C) Town Code Enforcement: Town Code Officer will comment
- D) Ontario County Planning: Steve High to give County report
- E) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- F) Zoning Board determination: Zoning Board members to make a determination of action moving forward. This will be a resolution to approve or deny, or a resolution for a continuance.

We also have the minutes from the May 25, 2021 meeting for review and approval.

County Representative – Steve High’s report

Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer