

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404

DEPARTMENT USE ONLY:

GCDP Referral # C-25-BAT-9-17



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED

AUG 28 2017

Genesee County
Department of Planning

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, NCPD
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Zoning Board of Appeals

Address One Batavia City Centre

City, State, Zip Batavia, NY 14020

Phone (585) 345-6347 Ext. _____

2. APPLICANT INFORMATION

Name Matt Joliff

Address 7 Richmond Ave

City, State, Zip Batavia, NY 14020

Phone (585) 233-7134 Ext. _____ Email _____

MUNICIPALITY: City Town Village of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 7 Richmond Ave.

B. Nearest intersecting road Prospect Ave.

C. Tax Map Parcel Number 84.006-4-2

D. Total area of the property _____ Area of property to be disturbed _____

E. Present zoning district(s) R-1A

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?

NO YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-39 E (1)

C. Please describe the nature of this request Approval to widen driveway located in front yard to 30% of lot frontage.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Location map or tax maps | <input checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Cover letter</u> |
| <input type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

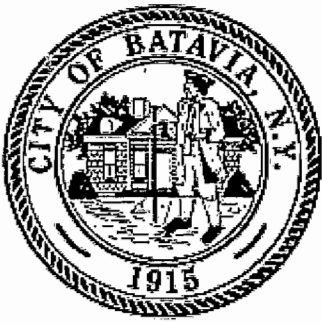
If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to planning@co.genesee.ny.us

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone (585) 345-6327 Ext. _____

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 8/23/17

Re: 7 Richmond Ave.
Tax Parcel No. 84.006-4-2

Zoning Use District: R-1A

The applicant, Matt Jolliff (owner), has applied for a permit to widen an existing 10' wide asphalt driveway to 23.5' by removing the existing driveway and placing a new one to match the attached plan.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (13).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of state owned land on which a public building or institution is situated.

City Planning and Development Committee- Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

Zoning Board of Appeals- Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

Required variances- Area

BMC Sec. 190-39 E (1) The width of driveways shall not exceed 25% of the lot frontage.

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Driveway width	19.2' (25%)	23.5' (30%)	4.3' (5%)



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.:
Hearing Date/Time:

APPLICANT: MATT SOLLIEFF

Name: 7 RICHMOND AVE
E-Mail Address: 585 253 7134
Street Address: BATAVIA
City: BATAVIA State: NY Phone: 14020 Fax: Zip:

STATUS: [X] Owner ___ Agent for Owner ___ Contractor

OWNER: GAVIN
Name: GAVIN E-Mail Address:
Street Address: Phone: Fax:
City: State: Zip:

LOCATION OF PROPERTY: 7 RICHMOND AVE

DETAILED DESCRIPTION OF REQUEST: MODIFICATION TO EXISTING DRIVEWAY: INCREASE WIDTH OF DRIVEWAY TO 23.5-FT. MODIFICATION EXCEEDS 25% FRONT LOT WIDTH ALLOWABLE OF 19.3 FT. INTENT OF PROJECT IS TO ELIMINATE NO. OF VISITORS & CARS TO PARK ON RICHMOND AVE.

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

Applicant's Signature: [Signature] Date: 8/9/17
Owner's Signature: [Signature] Date:

To be Filled out by Zoning Officer

TAX PARCEL: 84.000-4-2 ZONING DISTRICT: R-1A FLOOD PLAIN: C
TYPE OF APPEAL: [X] Area Variance ___ Use Variance ___ Interpretation ___ Decision of Planning Committee
FEE: [X] \$50 (One or Two Family Use) ___ \$100 (All other Uses)

Provision(s) of the Zoning Ordinance Appealed: BMC 190-39 E (1) driveways located in frontyards may not exceed 25% of the lot frontage in width.

Criteria to Support Area Variance

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, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.

NO

2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance. NO ALTERNATES AVAILABLE

3. **Substantiality.** The requested area variance is not substantial. NO

4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.

NO

5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title. NO - NOT SELF CREATED



Applicant's Signature

8/9/17

Date



Permit No. _____

Date: _____

DRIVEWAY AND PARKING SPACE PERMIT
\$10 fee – Please attach Survey / Illustration

APPLICANT: MATT JOLLIFE

Name		E-mail Address
<u>7 RICHMOND AVE</u>		<u>585 255 7134</u>
Street Address		Phone
<u>BATON</u>	<u>NY</u>	<u>14020</u>
City	State	Zip
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent for Owner	<input type="checkbox"/> Contractor

OWNER: GAMRE

Name		E-mail Address
Street Address		Phone
City	State	Zip

ADDRESS OF PROPERTY: 7 RICHMOND AVE

DIMENSIONS OF EXISTING DRIVEWAY: Width 10.0 FT Length 65.0 FT

DIMENSIONS OF NEW DRIVEWAY / ADDITION: Width 23.5 FT Length SAME

SURFACE MATERIAL: Existing ASPHALT Proposed ASPHALT

[Signature] Applicant's Signature Date 8/9/17

Owner's Signature _____ Date _____

To be filled out by Zoning Enforcement Officer

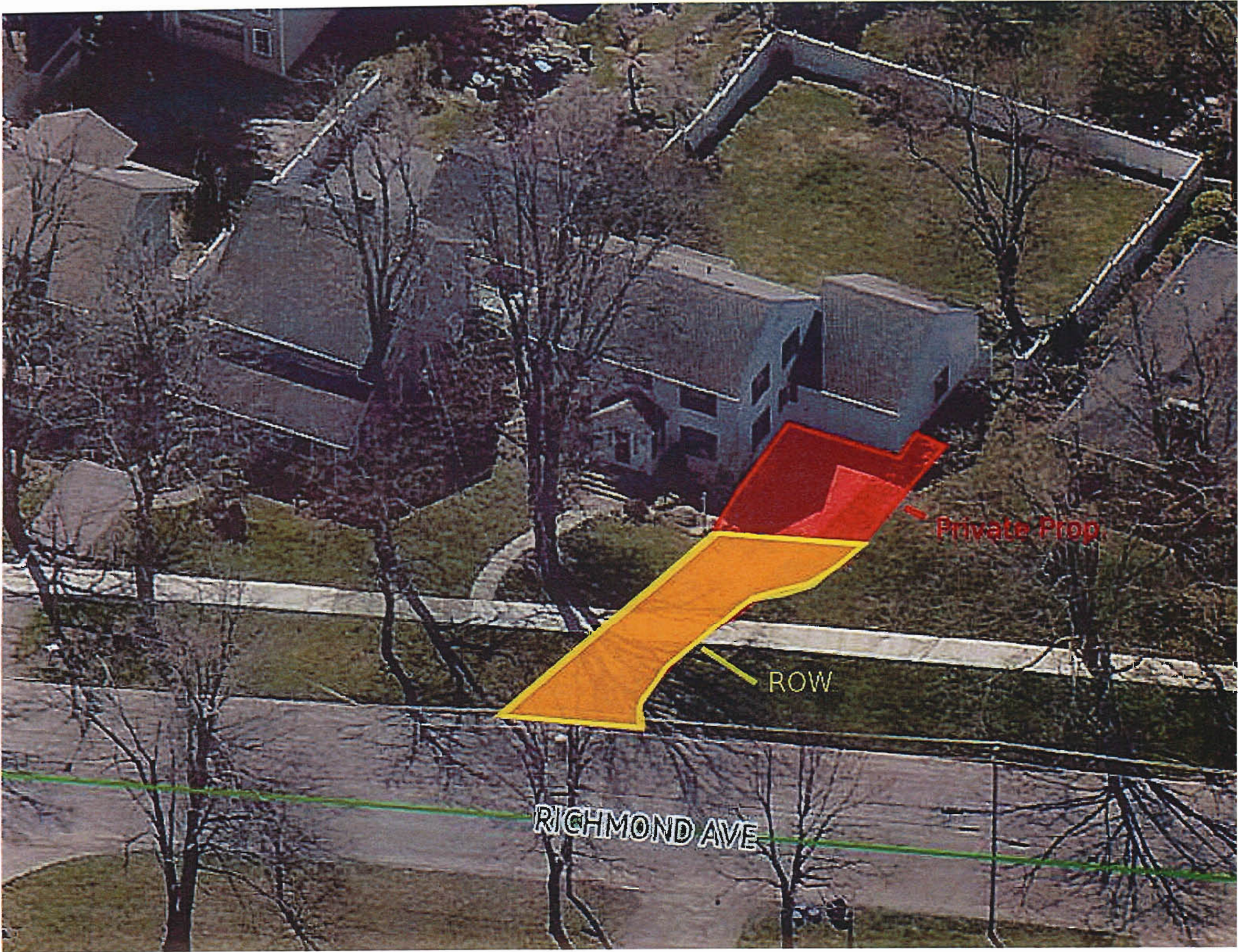
TAX PARCEL: 84.006-4-2 ZONING DISTRICT: R-1A SURVEY: Yes

DIMENSIONS OF LOT: Lot Frontage 76.80' Front Yard _____

PERCENTAGE OF LOT FRONTAGE: 30% SURFACE MATERIAL: Asphalt

APPROVED: _____ AREA VARIANCE: _____ GRADE PLAN: _____

ISSUING OFFICER: _____ DATE: _____



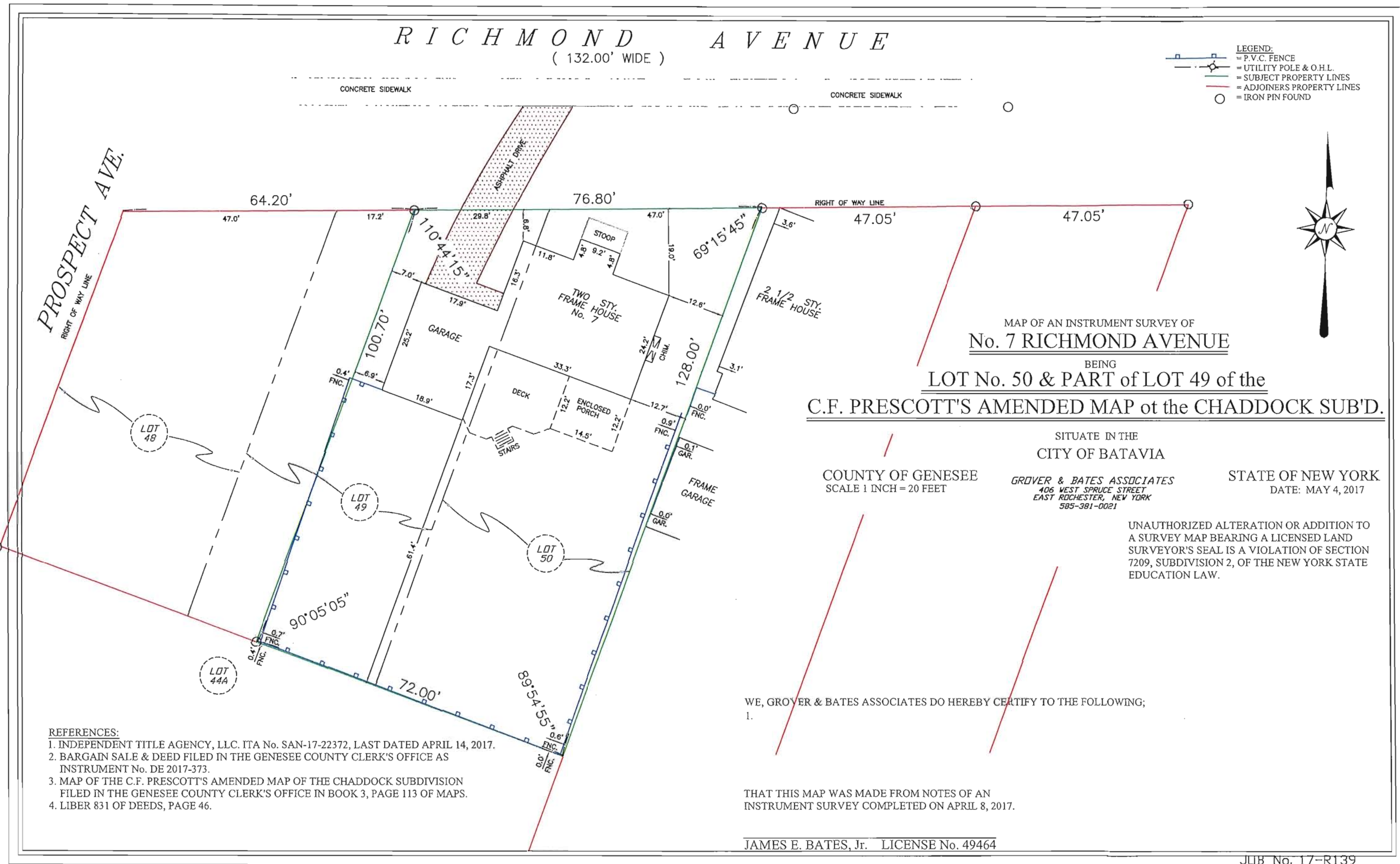
Private Prop.

ROW

RICHMOND AVE

RICHMOND AVENUE
(132.00' WIDE)

- LEGEND:**
 = P.V.C. FENCE
 = UTILITY POLE & O.H.L.
 = SUBJECT PROPERTY LINES
 = ADJOINERS PROPERTY LINES
 = IRON PIN FOUND



MAP OF AN INSTRUMENT SURVEY OF
No. 7 RICHMOND AVENUE

BEING
LOT No. 50 & PART of LOT 49 of the
C.F. PRESCOTT'S AMENDED MAP of the CHADDOCK SUB'D.

COUNTY OF GENESEE
SCALE 1 INCH = 20 FEET

GROVER & BATES ASSOCIATES
406 WEST SPRUCE STREET
EAST ROCHESTER, NEW YORK
585-381-0021

STATE OF NEW YORK
DATE: MAY 4, 2017

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.

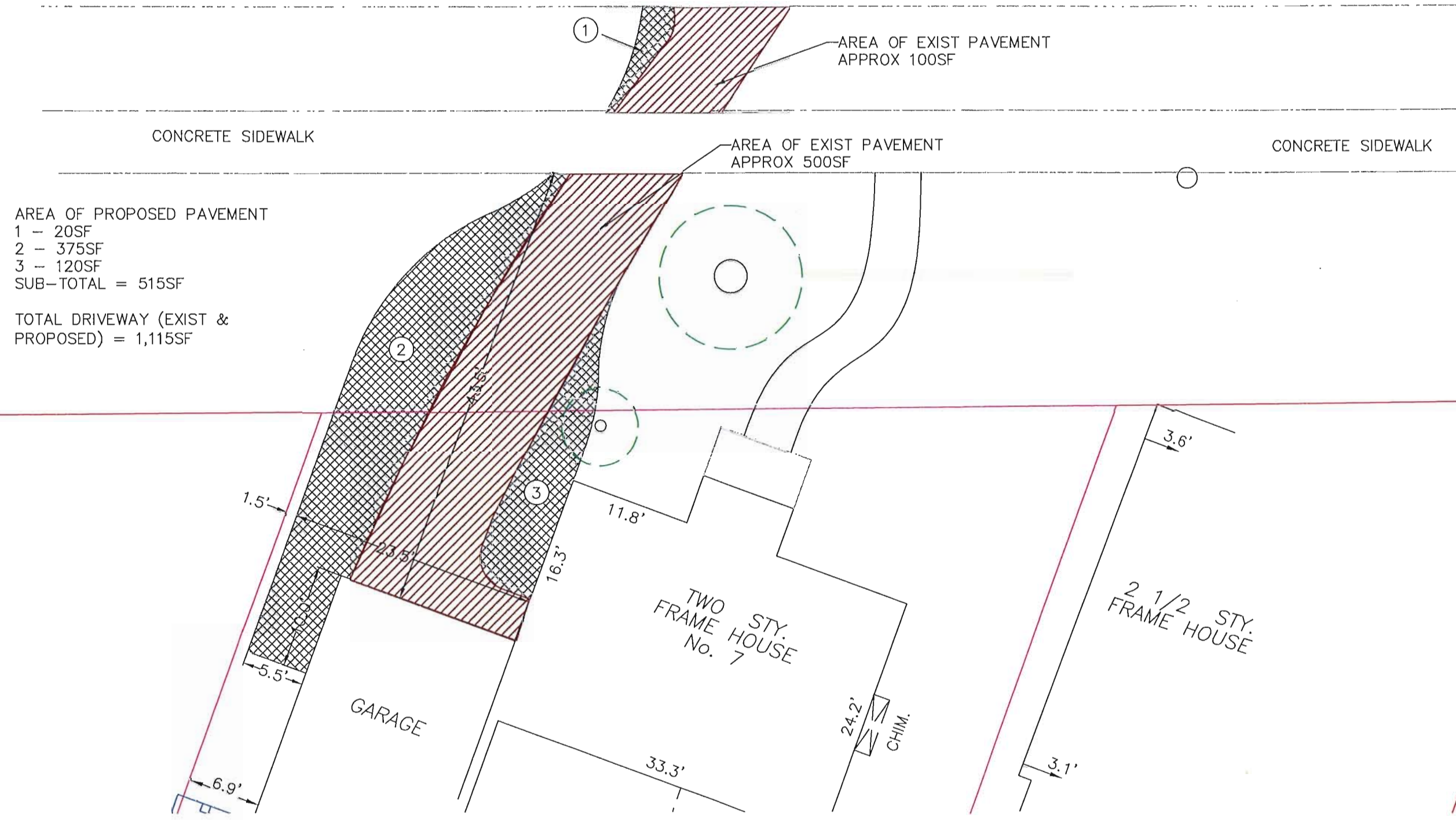
WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING;
1.

THAT THIS MAP WAS MADE FROM NOTES OF AN
INSTRUMENT SURVEY COMPLETED ON APRIL 8, 2017.

JAMES E. BATES, Jr. LICENSE No. 49464

REFERENCES:

1. INDEPENDENT TITLE AGENCY, LLC. ITA No. SAN-17-22372, LAST DATED APRIL 14, 2017.
2. BARGAIN SALE & DEED FILED IN THE GENESEE COUNTY CLERK'S OFFICE AS INSTRUMENT No. DE 2017-373.
3. MAP OF THE C.F. PRESCOTT'S AMENDED MAP OF THE CHADDOCK SUBDIVISION FILED IN THE GENESEE COUNTY CLERK'S OFFICE IN BOOK 3, PAGE 113 OF MAPS.
4. LIBER 831 OF DEEDS, PAGE 46.



AREA OF PROPOSED PAVEMENT
1 - 20SF
2 - 375SF
3 - 120SF
SUB-TOTAL = 515SF

TOTAL DRIVEWAY (EXIST &
PROPOSED) = 1,115SF

No.	Revision/Issue	Date

Sheet Title:
PROPOSED DRIVEWAY IMPROVEMENT

Project Name and Address:
SITE AND GARAGE IMPROVEMENTS - 7 RICHMOND AVE

Date:
AUGUST 1, 2017

Scale:
AS SHOWN

Sheet
of