

Town of Geneseo
Zoning Board of Appeals
Public Hearing for Bill and Antoinette Powell 3450 Pole Bridge Rd.
Tuesday, May 12, 2009

Appeal by **Bill and Antoinette Powell**, appellants, from a decision of the Code Enforcement Officer and application for permission to construct a porch which fails to meet the front yard setback requirement of 70 feet, as per Schedule II of the Town of Geneseo Zoning Code on property located at 3450 Pole Bridge Road in the Town of Geneseo, NY.

Board Members Present: Chairman John Maxwell Maxwell, Vice-Chairman Rick Taylor, and Steven Haigh.

Public Present: Ron Maxwell, Code Enforcement Officer, and Bill and Antoinette Powell, applicants.

Chairman John Maxwell opened the meeting at 8:00 and requested the green cards (certified return receipts from adjacent properties to the applicant). Eight were sent out and eight were returned.

Ron Maxwell, CEO, stated there had been no calls to the office concerning this property.

At this time the Board members invited the applicant to the table. Bill Powell came without pictures or diagrams. Since all Board members had visited the site and had talked to him there, he didn't think anything else was needed.

Bill stated they wanted to build an 8' x 16' covered front porch from the garage door to the front door. The existing sidewalk is 8' out. It will follow the existing roof line. There will be post and railing around the porch.

Vice Chair Rick had no questions. This would not be an eyesore.

Chair John said the porch would not block the view.

Steven commented that the site wasn't staked but since it was a porch and it was clear to see what was proposed, he was ok without the stakes.

It is 75' from the road to the house. The Board talked and decided to give an extra foot to be sure.

Bill asked what the present setback rule is---70' All decided on a 4' front yard setback variance.

Chairman John summarized: a 4' front yard setback variance for the proposed porch on the property located at 3340 North Road.

The Board then went through the 5 questions necessary for an area variance:

1. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by granting the variance? No
2. Can the benefit sought by the applicant be achieved by some feasible method other than the variance? No A 5' wide porch wouldn't make a good porch!
3. Is the requested variance substantial? No
4. Will proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? No
5. Is the alleged difficulty self created? Yes

Steven Haigh moved to grant a 4' front yard setback variance for a proposed porch on property located at 3450 Pole Bridge Road. Vice-Chairman Rick Taylor seconded. Carried.

Steven Haigh moved that the hearing be closed and Vice-Chair Rick Taylor seconded. Motion carried.

Meeting adjourned at 8:40 P.M. Respectfully submitted by Carolyn C. Meisel, Secretary, Geneseo Town Zoning Board of Appeals.