

**Town of Geneseo  
Zoning Board of Appeals  
Timothy and Shirley Doell  
4360 West Lake Road  
tax map no. 82.52-1-23  
8:30 PM Tuesday April 23, 2013**

Appeal by **Timothy and Shirley Doell**, appellants, from a decision of the Code Enforcement Officer and application for permission to construct a CARPORT/PORCH which fails to meet the following requirements of Schedule II of the Town of Geneseo Zoning Code: side yard setback of 15 feet on the north property boundary; front yard setback of 100 feet from the centerline of West Lake Road on property located at 4310 Lakeville Road in the Town of Geneseo.

Board Members Present: **Chairman John Maxwell, Steven Haigh, Mike Dabramo, Greg Foust, and Carolyn Meisel**

Public Present: **Ron Maxwell**, Code Enforcement Officer, **Shirley and Timothy Doell**, 4360 W. Lake Rd., **Greg Mancine**, 4351 W. Lake Rd., **Sue Lang**, 4340 W. Lake Rd.

**Chairman John Maxwell** opened the meeting at 9 P.M. and requested the green cards (certified return receipts from adjacent properties to the applicant). 32 went out and 28 came back. There were no letters from agencies or the public.

At this time the Board members invited **Timothy and Shirley Doell**, to the table. All Board members had visited the site.

**Shirley Doell** explained she wanted to have a rooftop over the cars to get from them into the house. They gave up part of the driveway to the neighbor to the north and that is why there is no side yard room. This project will not bother the neighbors.

It would be freestanding. They could attach it later but they don't want to obstruct their view of the lake. The new roof will be pitched in such a way that the water will go into the gutters of the house so it doesn't have to slope into the house and block the view.

**Greg Foust** How far will it protrude in front or to the side.

**Shirley Doell** It will be aligned with the side of the house and will also be aligned with the front of the house.

**Greg Mancine and Sue Lang** were here to ask that question and with that answer, they left.

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**

3. Is the requested variance substantial? **YES**

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**

**Mike Dabramo moved to approve a variance of 43' front yard setback and a 14' north side yard setback to construct a free-standing carport with structure posts and roof only at 4360 West Lake Road.**

**Steven Haigh seconded. Carried.**

**Chairman John asked the board to approve the minutes of December 18, The Hammocks @Geneseo. Steven Haigh moved approval and John Maxwell seconded. Carried.**

Hearing adjourned at 9:30 P.M. Respectfully submitted by Carolyn C. Meisel, Secretary,  
Geneseo Town Zoning Board of Appeals.