



**TOWN OF HENRIETTA
APPLICATION TO THE ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE**

Appeal No ZBA-2024-019

Date 3-25-2024

I (we) Mary C. Barrett of 47 Willowford Dr.
Name of Applicant / Business Business (Number & Street)

Henrietta NY 14467 hereby appeal to the Zoning Board of Appeals from the decision
Town, State, Zip

of the Building Inspector, whereby the Building Inspector did deny grant a permit relating to the below property.

| | | | |
|---|---|-----------------------------------|---|
| <u>47 Willowford Dr.</u> <small>No. & Street</small> | <u>Henrietta</u> <small>City</small> | <u>NY</u> <small>State</small> | <u>14467</u> <small>Zip Code</small> |
| <u>176.18-1-66</u> <small>Tax Map No.</small> | <u>R-1-15</u> <small>Zoning District</small> | | |

PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section and paragraph of the Zoning Ordinance being appealed) 295-7A (5)
Number Only (Do not quote the ordinance)

Description of Proposal: I want to build a small powder room (accessed from inside my home) which will protrude into enclosed garage space by 46 square feet. I'm requesting 16' garage length whereas 20' is the code.

Applicant should answer all statements regarding this application on page 2. Incomplete applications shall not be acted upon.

Received by: CCM Agent / Application: Mary C. Barrett

Reviewed by: CEM ISDW Address: 47 Willowford Dr.

Date of Meeting: 5-1-2024 Henrietta, NY 14467

Phone #: [REDACTED]

Email: [REDACTED]

Signature: Mary C. Barrett

NOTE: If signature is other than owner, written authorization from owner must accompany application

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING
PLEASE PRINT ALL INFORMATION**

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

I don't believe there will be any undesirable change to the neighborhood or any detriment to my neighbors because the powder room will be located inside my garage and not visible to the exterior of my home.

- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue other than an area variance.

I don't believe there could be any other way to put in a powder room that is close to my house entrance from the garage. There isn't enough interior space to put in what has become a medically necessary room.

- 3) Whether the requested area variance is substantial.

It would be a medically helpful improvement for me, but otherwise I don't believe it to be substantial.

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

As the room would be built to code and inspected by the town, I'm certain that it wouldn't cause physical/environmental problems in the neighborhood.

- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

I'm asking for this variance because a medical problem arose. While my body created the difficulty, my mind did not.

APPLICATION FOR ZONING BOARD OF APPEALS

Legal Notice to Read

Application Of
requesting a variance for a
whereas

is allowed by code on property located at

| Application Information | |
|-------------------------|---|
| Meeting Date | <input type="text" value="May 1st, 2024"/> |
| Received By | <input type="text" value="CCM"/> |
| Date Received | <input type="text" value="March 25th, 2024"/> |
| Fee Amoun Paid | <input type="text" value="\$75.00"/> |
| Check # | <input type="text" value="7520"/> |

**Statement of Applicant and Owner with Respect to Reimbursement
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: Mary C. Barrett

By: Mary C. Barrett

Title: owner

Dated: March 23, 2024

Signed: Mary C. Barrett

Owner: Mary C. Barrett

By: Mary C. Barrett

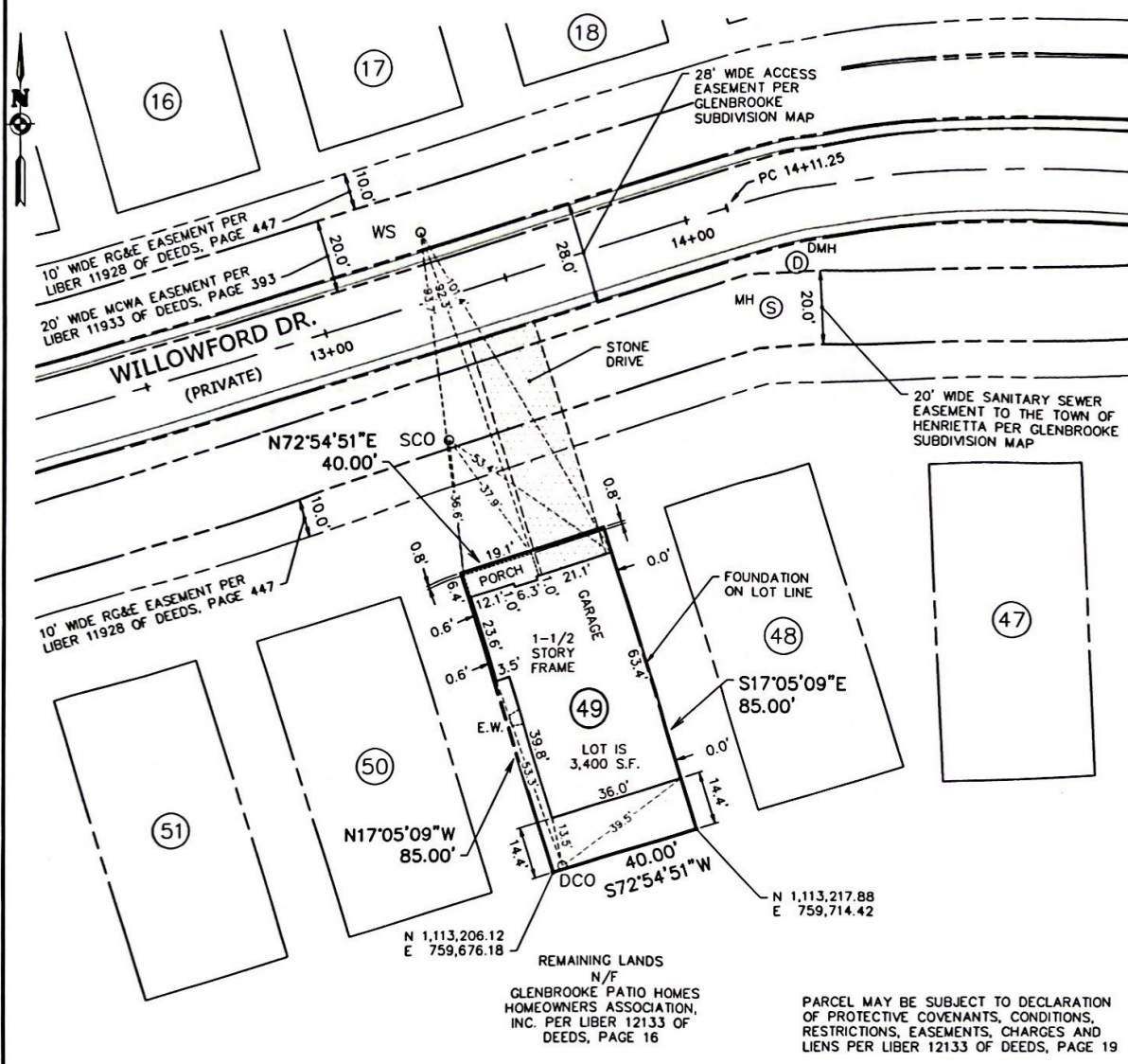
Title: owner

Dated: March 23, 2024

Signed: Mary C. Barrett

INSTRUMENT SURVEY

Client THE MARRANO/MARC EQUITY GROUP
 Street 47 WILLOWFORD DRIVE Town HENRIETTA, MONROE COUNTY, N.Y.
 Lot No. 49 Subdivision GLENBROOKE PATIO HOMES
 Abstract By _____
 Reference Data LIBER 354 OF MAPS PAGE 66 & 67; _____ of Deeds, Page _____



CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 5, 2021. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

1. CNB MORTGAGE COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS
2. MARY C. BARRETT
3. GALLO & IACOVANGELO, LLP
4. OLVER KORTS, LLP
5. FIRST AMERICAN TITLE INSURANCE COMPANY

Robert A. Vento
 ROBERT A. VENTO, N.Y.S.P.L.S. NO. 049701

NOTE: FUTURE AFFIDAVITS OF "NO CHANGE" BASED UPON THIS MAP RELIEVE THE SURVEYOR PREPARING THIS MAP OF ANY AND ALL LIABILITY THEREAFTER. FOR UPDATING PROCEDURES CONTACT A LICENSED PROFESSIONAL LAND SURVEYOR.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Passero Associates
 242 West Main St., Suite 100, Rochester, NY 14614
 585-325-1000 FAX: 585-760-8580
 www.passero.com

Engineering Architecture Surveying Planning

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE N.Y.S. EDUCATION LAW.

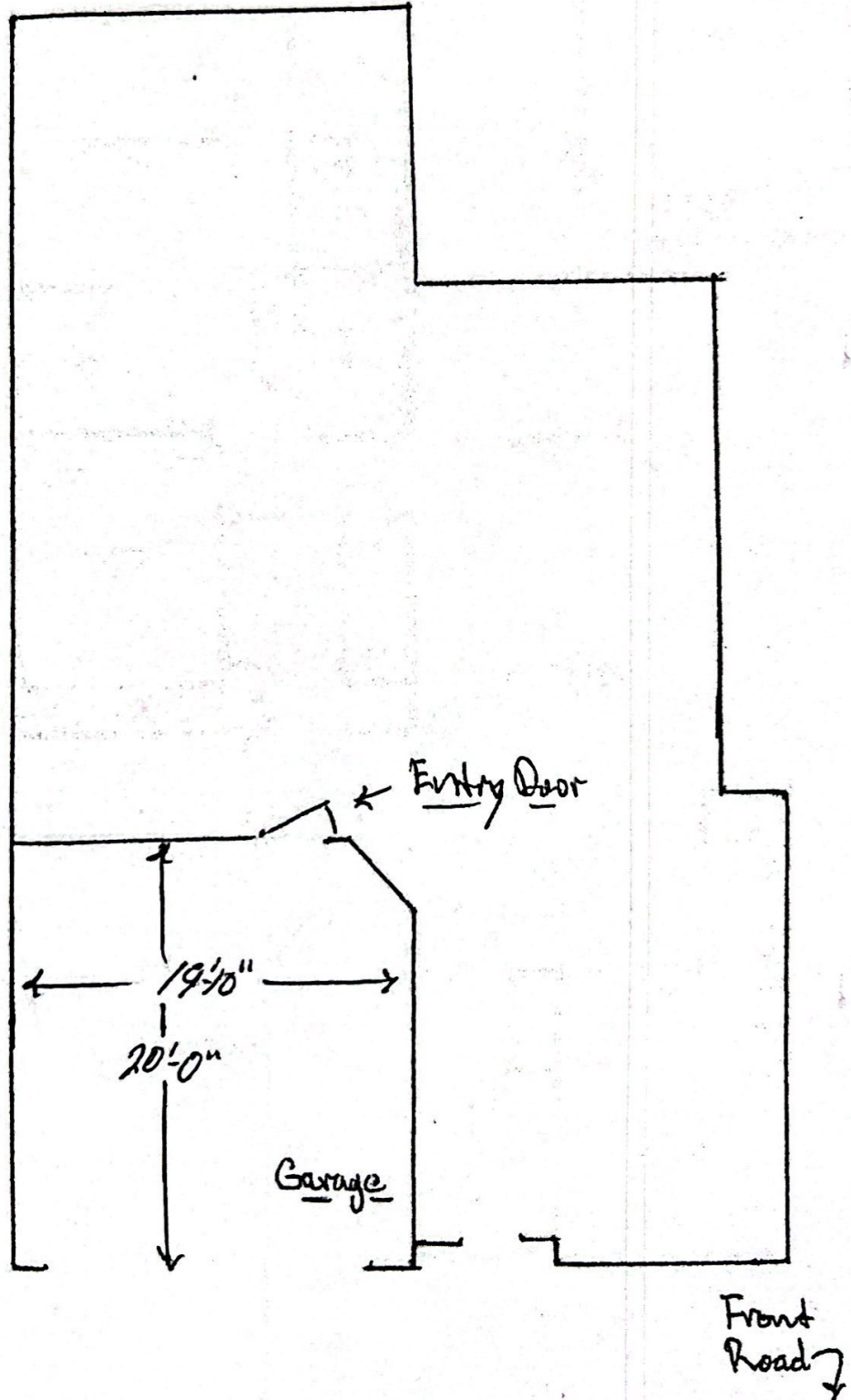
| | |
|-------------|-------------------|
| Scale: | 1" = 40' |
| Date: | 2021 JUNE 8 |
| PIC: | Dave L. Cox, PE |
| PM: | Rob A. Vento, PLS |
| Drafted By: | R.D.C. |
| Project No. | 20162268.049L |

Y:\2016\20162268 GLENBROOK\20162268.0001\DRAWINGS\SURVEY\SETUP COPY OF 20162268 - SUBDIVISION GLENBROOKE PATIO HOMES C:302019.DWG 6/8/2021 10:28 AM Richard Caetano

Barrett Residence
47 Willowford Drive
Bathroom Addition:

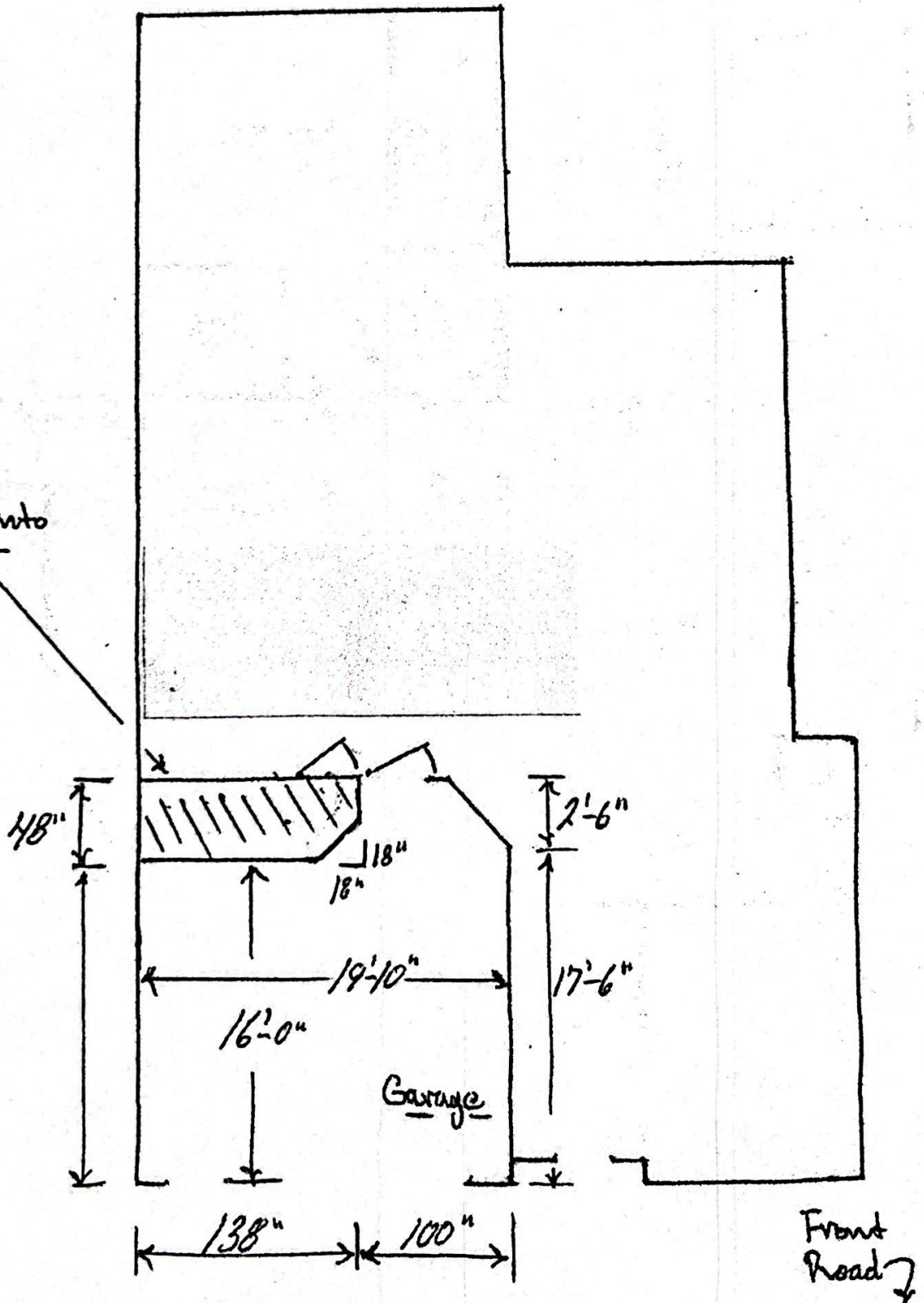
Existing:

Inside dimensions



Barrett Residence
47 Willowford Drive

Proposed:
Bathroom into
Existing
Garage
↓
See detail c

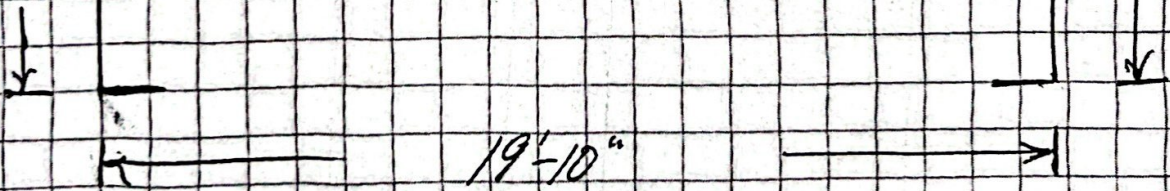
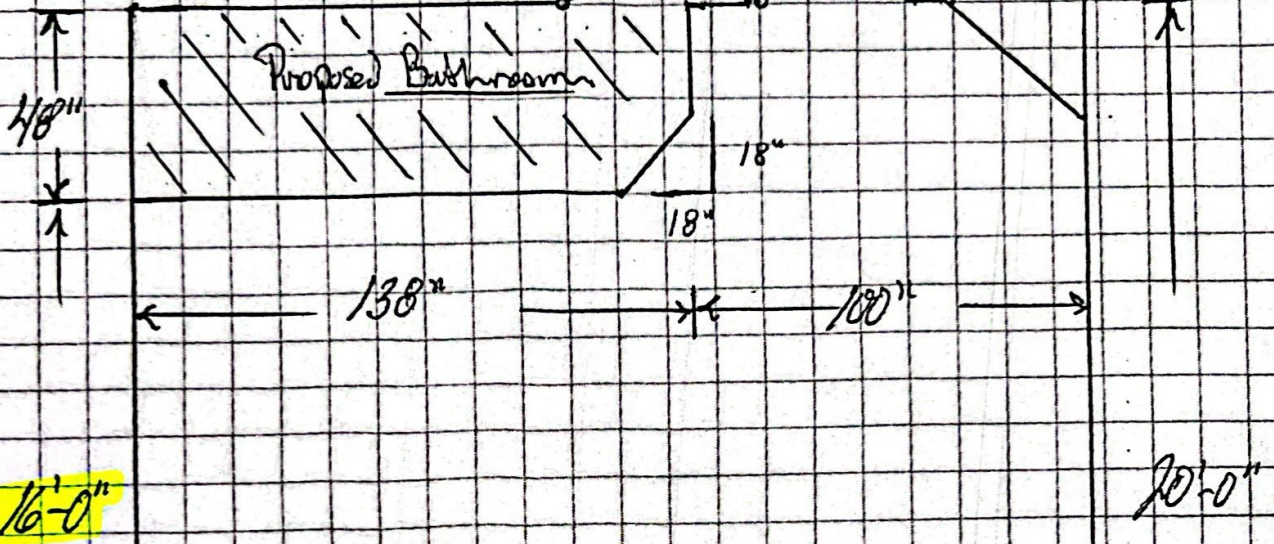


Burrett Residence:

Bathroom Addition Detail:

$\square = 1'$

Existing Door into house



road