



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

Appeal No ZBA-2024-0200

Date 3-26-24

I (we) Frank + Mernel Campbell of 7 Gate House Trl.
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>7 Gate House Trl. Henrietta</u>	<u>NY</u>	<u>14467</u>
<small>No. & Street</small>	<small>City</small>	<small>State</small>
<u>176.150-05-03</u>	<u>R-1-15</u>	
<small>Tax Map No</small>	<small>Zoning District</small>	

PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section and paragraph of the Zoning Ordinance being appealed) 295-10B(1)(b)
Number Only (Do not quote the ordinance)

Description of Proposal: Install 14'x14' porch on front of house.
Framing, post, railing, and decking of
pressure treated wood. Porch will cover a
portion of sidewalk with steps going down to sidewalk
56" FRONT SETBACK 60" IS ALLOWED

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

Received by: CCM Agent / Application: Frank G. Campbell
 Reviewed by: CEM KDW Address: 7 Gate House Trl.
 Date of Meeting: 5-1-24 Henrietta, NY 14467

Phone #: [REDACTED]
 Email: [REDACTED]

Signature: Frank G. Campbell
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.

Our goal is to enhance the front appearance of house with the porch while adding space for outside activities.

- 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.

A smaller porch would leave unused side walk exposed thus creating a distraction to our house. The larger porch would cover the unused sidewalk.

- 3) Whether the requested area variance is substantial.

No, it is a small area in front of house and it will enhance the appearance.

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

We feel the porch will enhance the appearance of our house, plus make it more appealing for visitors.

- 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.

We don't consider this a difficulty. It's to improve the appearance of our house.

**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: Frank G. Campbell

By: _____

Title: Mr.

Dated: 03/26/2024

Signed: Frank G. Campbell

Owner: Frank & Meriel Campbell

By: _____

Title: _____

Dated: 03/26/2024

Signed: Frank G. Campbell / Meriel R. Campbell

APPLICATION FOR ZONING BOARD OF APPEALS

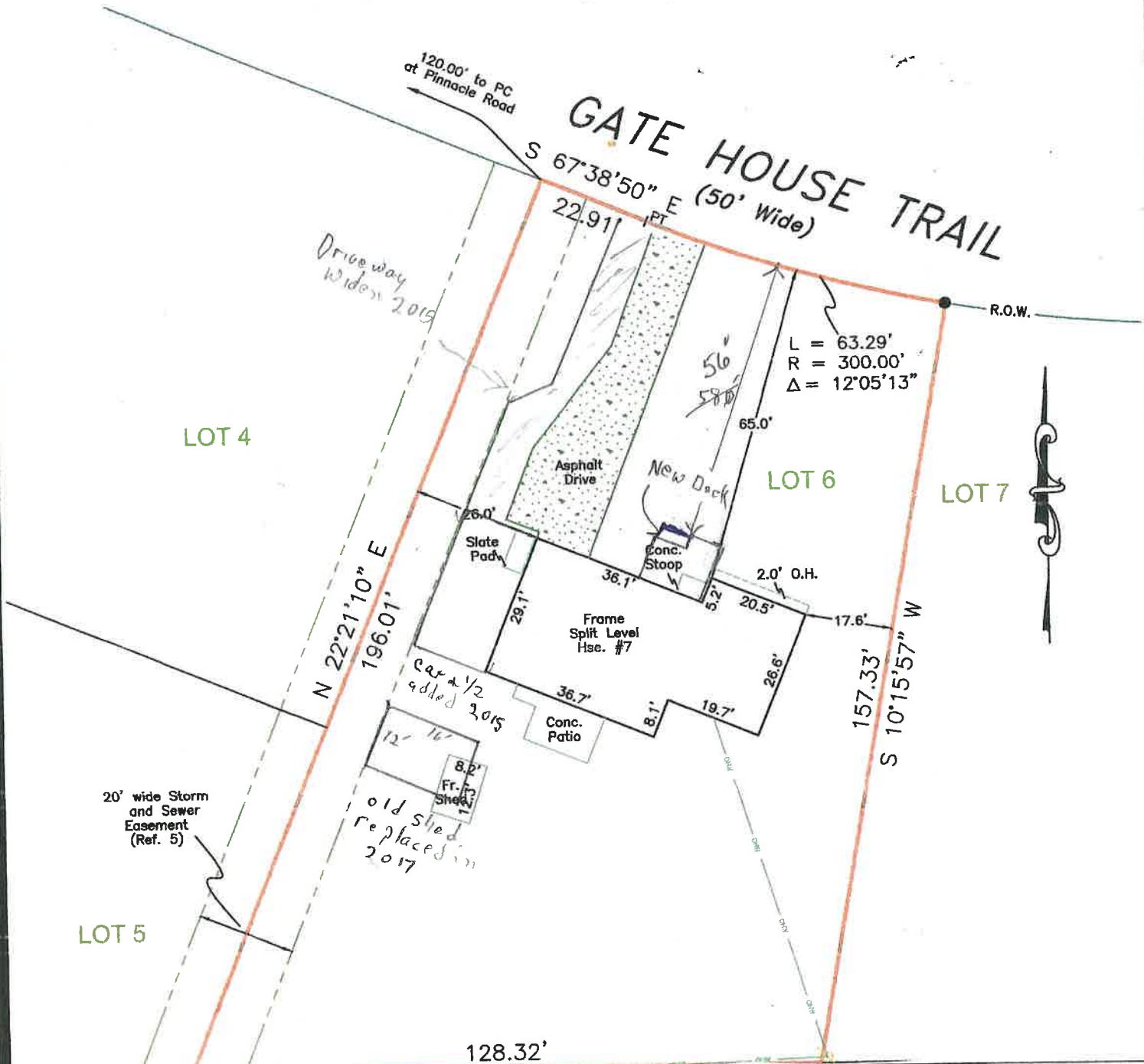
Legal Notice to Read

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 26th, 2024"/>
Fee Amoun Paid	<input type="text" value="\$75.00"/>
Check #	<input type="text" value="1050"/>

INSTRUMENT LOCATION MAP
 Showing Lot 6 of
INDIAN HILLS, SECTION 1
 (Liber 151 of Maps, Page 52)
 ~situate in:~
 Town of Henrietta, County of Monroe, State of New York



REFERENCES:

- 7 Gate House Trail
- Tax Account No. 176.150-05-03
- 1. Abstract by First American Title Insurance Company, Search No. 120545
- Date: October 12, 2010
- 2. Liber 10990 of Deeds, Page 176
- 3. Liber 151 of Maps, Page 52
- 4. Easement to Rochester Gas & Electric Corp. Liber 3351 of Deeds, Page 442
- 5. Easement to Town of Henrietta Liber 3363 of Deeds, Page 496
- 6. Easement to Rochester Gas & Electric Corp., Rochester Telephone Corp. Liber 3350 of Deeds, Page 42
- 7. Certificate of Restrictions Liber 3351 of Deeds, Page 428
- 8. Easement to Rochester Gas & Electric Corp., Rochester Telephone Corp. Liber 3382 of Deeds, Page 365

CERTIFIED TO:

Meriel F. Campbell & Frank G. Campbell
 The Summit Federal Credit Union,
 its successors and/or assigns
 Michael Santariello, Esq.
 The Title Insurance Company Insuring the Mortgage



**Peter Offermann
 Land Surveying**

Peter F. Offermann, P.L.S.
 4 Nyby Road, Rochester, New York 14624
 Phone (585) 235-4342 Cell (585) 831-9242.
 Email surveyortamp@yahoo.com

LEGEND

- Overhead Wires
- Rebar Found
- Utility Pole

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.

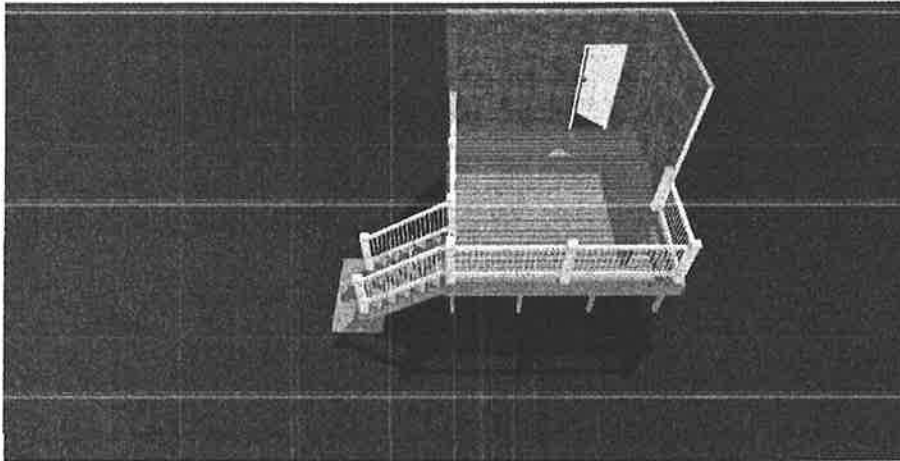
Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered to be valid true copies.

Certifications indicated herein signify that this survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on behalf of the title company, governmental agency, and lending institution (where applicable) named herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

The certifications herein are not transferable.

The locations of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

Job No.:	Date:
File No.:	Scale: 1" = 30' ©Copyright 2015



Decking Type - Lumber

Decking Color - Treated - 5/4"x6"

Decking Size - 5/4 in x 6 in

Railing Material - Composite

Railing Style - Trex Enhance 36 in. in Classic White

Total Square Feet - 196 sq ft

Footer Depth - 24 in ^{42" x 12"}

Live Load - 40 psf

Dead Load - 10 psf

Stair Stringer - 12" on center

Beam Size - 2 in. x 10 in.

Beam Cantilever - 2"

Post Wood Type - Pressure Treated

Post Size - 4 in. x 4 in.

Number of Levels - 1

Joist Spacing - 16 in on center

Joist Wood Type - Pressure Treated

Joist Size - 2 in. x 10 in.

Spacing Between Planks - 1/8"

Estimated Cost of Materials: \$4344.27

Does not include state and local taxes. Estimates are based on representative costs of materials in your geographic area. Actual, current material costs may vary.

With your deck design in hand, talk to a Lowe's associate at your local store, if you'd like to purchase the materials on your list.



Stock Materials

Item #	Product	Qty	Unit Price	Total Price
312284	Deck Board Pressure Treated Lumber Type: Deck Board 8'	1	\$7.38	\$7.38
312286	5/4-in x 6-in x 12-ft Standard Southern Yellow Pine Deck Board Pressure Treated Lumber Type: Deck Board 12'	3	\$10.98	\$32.94
312520	5/4-in x 6-in x 16-ft Standard Deck Board Pressure Treated Lumber Type: Deck Board 16'	29	\$16.98	\$492.42
894289	#10 x 2-1/2-in Wood To Wood Deck Screws (365-Per Box) Type: Deck Board Fastener	3	\$35.98	\$107.94
323974	5LB EXTERIOR SCRWS PGP 3 IN TAN Type: Blocking Screws	1	\$35.98	\$35.98
67352	3/8-in x 6-in Galvanized Coarse Thread Exterior Carriage Bolt Type: Bolts	12	\$2.51	\$30.12
2132165	Single 2-in x 4-in 14-Gauge Zmax Tension Tie Type: Deck Tie	5	\$10.88	\$54.40
41196	3/8-in x 16 Galvanized Steel Hex Nut Type: Nuts	40	\$5.98	\$239.20
756036	3/8-in Coated Steel Split Lock Washer Type: Washers	160	\$0.27	\$43.20
756070	3/8-in x 6-in Coated Coarse Thread Exterior Carriage Bolt Type: Bolts	28	\$2.51	\$70.28
313302	6-in x 6-in x 8-ft #2 Southern Yellow Pine Ground Contact Pressure Treated Lumber Type: 6x6 Post 8'	5	\$33.58	\$167.90
312277	2-in x 10-in x 16-ft #2 Prime Southern Yellow Pine Ground Contact Pressure Treated Lumber Type: Blocking 2x10 16', Joist 2x10 16', Beam and Ledger Boards 2x10 16'	20	\$32.38	\$647.60
312624	4-4-10 TREATED #2 GRADE TIMBERS Type: Support Post 4x4 10'	1	\$20.38	\$20.38
312278	2-12-8 TC TREATED #2 PRIME Type: Stair Stringer 2x12 8'	1	\$25.48	\$25.48

Item #	Product	Qty	Unit Price	Total Price
312281	2-in x 12-in x 16-ft #2 Prime Southern Yellow Pine Ground Contact Pressure Treated Lumber Type: Stair Stringer 2x12 16'	2	\$44.48	\$88.96
108719	ABA 4-in x 4-in Zmax Wood To Concrete (Retrofit) Base Type: Post Base	4	\$13.98	\$55.92
1915212	BCS 2-in x 4-in G90 Galvanized Wood To Wood Cap Type: Post Cap	4	\$5.68	\$22.72
10387	60-lb High Strength Concrete Mix Type: Post Concrete	16	\$3.08	\$49.28
1944464	3-1/2-in x 0.162-in Hot-Dipped Galvanized Smooth Framing Nails (40-Per Box) Type: Post Nails	2	\$5.58	\$11.16
63061	5/8-IN X 6-IN HEX SLEEVE ANCHOR Type: Post Screw Anchor	4	\$4.48	\$17.92
10150	12-in Tube Form Type: Post Tubes	2	\$21.50	\$43.00
580303	#10 x 3-in Epoxy Exterior Wood Screws (70-Per Box) Type: Beams (per linear foot) Screws	1	\$11.98	\$11.98
108802	Single 2-in x 10-in 18-Gauge Zmax Face Mount Joist Hanger Type: Joist - Interior Hanger	22	\$2.78	\$61.16
1915197	3-in x 0.148-in Hot-Dipped Galvanized Smooth Framing Nails (50-Per Box) Type: Joist - Interior Nails, Joist - Edge Nails	3	\$5.58	\$16.74
48345	Single 2-in x 10-in 18-Gauge Zmax Concealed Joist Hanger Type: Joist - Edge Hanger	10	\$2.68	\$26.80
1915198	1-1/2-in x 0.148-in Hot-Dipped Galvanized Smooth Framing Nails (120-Per Box) Type: Beam to Joist Nails, Stringer Nails	4	\$4.98	\$19.92
115180	6-in 18-Gauge Zmax Steel Rafter Tie Wood To Wood Type: Beam to Joist Tie	26	\$0.98	\$25.48
130008	2-Steps Steel Outdoor Stair Stringer Type: Stringer Tie	5	\$3.18	\$15.90
777200	5-in Gray Ecoat Hex-Head Exterior Structural Wood Screws Type: Ledger Wood Lag	17	\$2.10	\$35.70

Special Order Materials

Item #	Model #	Vendor #	Product	Qty	Unit Price	Total Price
1286019	808331	1350	Transcend 6-ft L x 3-in W x 2-in H Classic White Composite Bottom or Universal Rail Type: Bottom Rail	5	\$35.35	\$176.75
1286005	808330	711	Transcend 6-ft L x 3.25-in W x 2.38-in H Classic White Composite Top Rail Type: Top Rail	5	\$49.08	\$245.40
1286026	808334	1350	Transcend 8-ft L x 3-in W x 2-in H Classic White Composite Bottom or Universal Rail Type: Bottom Rail	2	\$47.95	\$95.90
1286012	808333	1350	Transcend 8-ft L x 3.25-in W x 2.38-in H Classic White Composite Top Rail Type: Top Rail	2	\$66.53	\$133.06
1285708	024291	711	4-in x 4-in Classic White Composite Deck Post Base Trim Type: Post Skirt	10	\$6.84	\$68.40
1285710	024293	12078	4-in x 4-in Classic White Composite Deck Post Cap Type: Post Cap	10	\$13.82	\$138.20
1285609	033817	1350	4.5-in Composite Deck Post Sleeve Type: Post Sleeve	10	\$56.77	\$567.70
1286201	809346	1350	1-in x 30-in Transcend Charcoal Black Aluminum Round Deck Baluster (20-Pack) Type: Horizontal Balusters Per Foot, Stair Balusters Per Foot	5	\$88.20	\$441.00

Sub-Total*

\$4344.27

Does not include state and local taxes. Estimates are based on representative costs of materials in your geographic area. Actual, current material costs may vary.

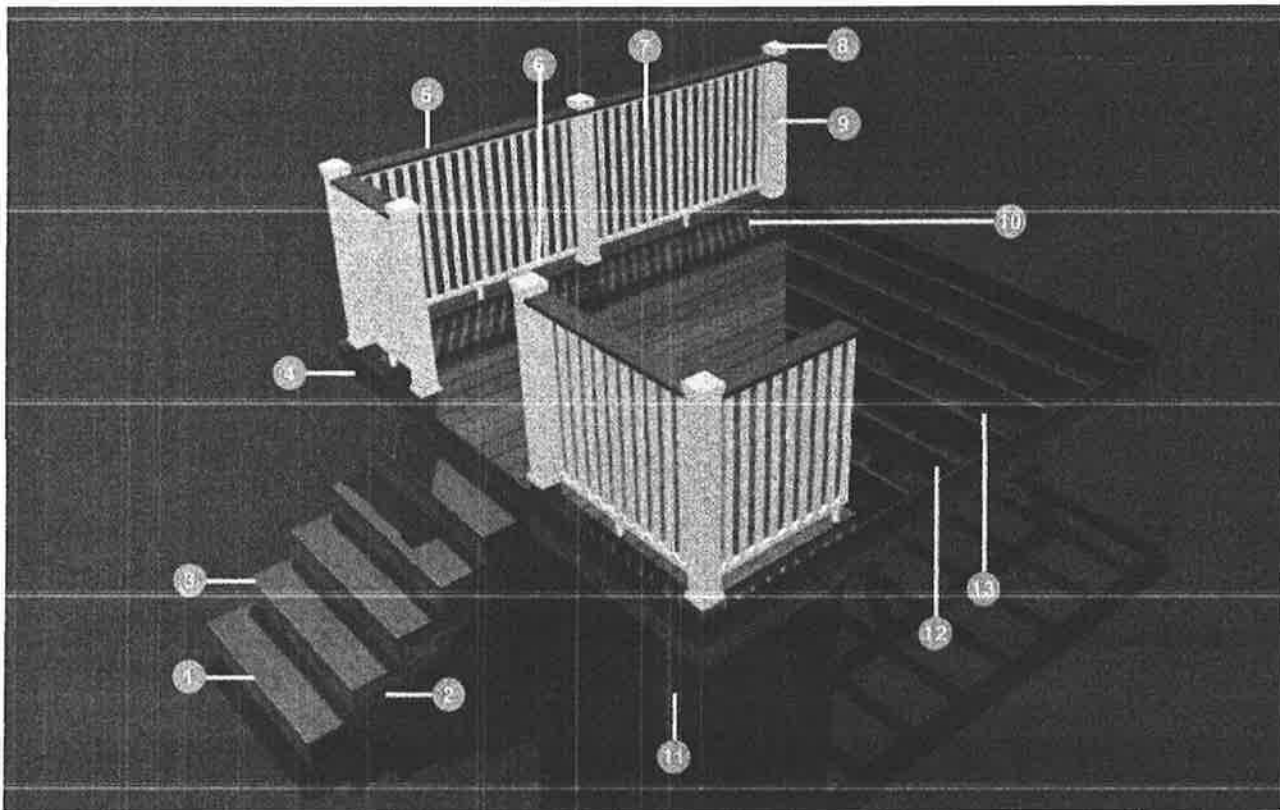
Additional Resources

Simpson Connector Guide

General Residential Deck Codes and Building Practices

Lowe's Decking How-Tos

Additional Lowe's Decking Resource













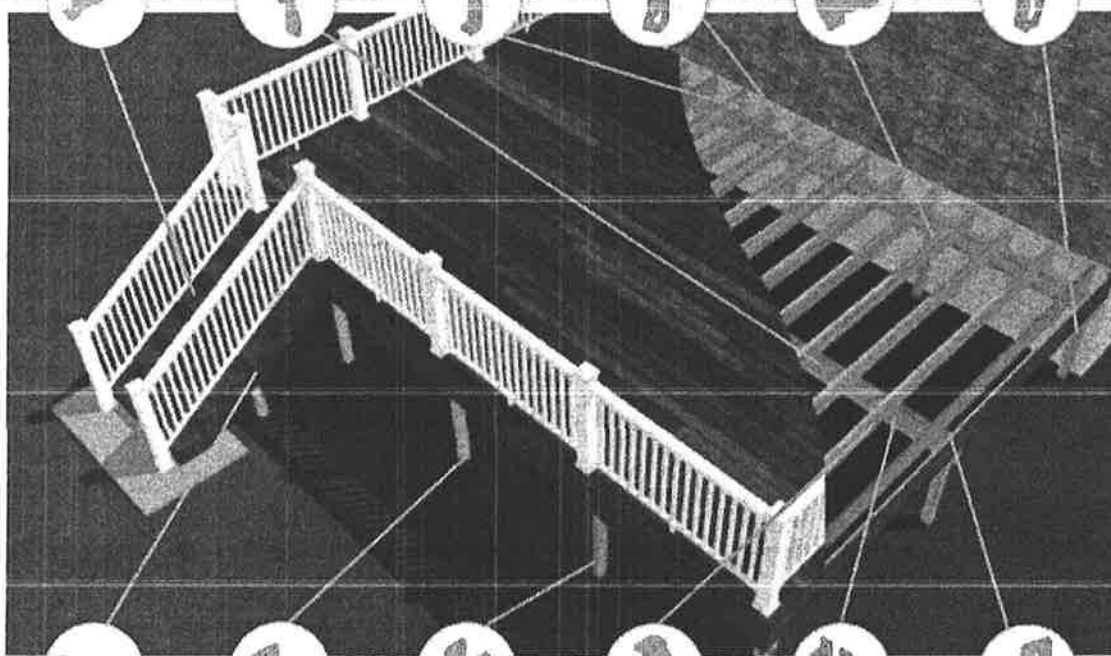








1. **Riser** - A board attached to the vertical cut surface of a stair stringer.
2. **Stringer** - The diagonal board used to support treads and risers on a stairway.
3. **Tread** - The horizontal surface of a stair.
4. **Fascia** - Vertical boards that face outwards from the edges of the deck, attached to the rim joists.
5. **Top Rail** - The upper horizontal piece that connects rail posts and supports balusters.
6. **Bottom Rail** - The lower horizontal piece that connects rail posts and supports balusters.
7. **Baluster** - The vertical pieces of a railing spaced at regular intervals between posts.
8. **Rail Cap** - The top horizontal trim on railing.
9. **Rail Post** - The vertical post connected to the deck framing that supports the railing.
10. **Decking** - The boards used to make the walking surface of the deck.
11. **Post** - Footer Concrete filled hole that the post is attached to.
12. **Joist** - A horizontal frame piece that supports the decking and spreads the weight over the beams.
13. **Beam** - A horizontal framing piece, which rests on posts and supports joists.



Feb, 21, 2024 02:20 PM
 LOWE'S OF HENRIETTA,
 NY (645)

Structural Connector Hardware Guide

<p>LSCZ LBCSS Adjustable Stringer Connector Ties stair stringer to carrying header or rim joist.</p>	<p>H2.5A2 H2.5A8S Hurricane Tie Ties joist to beam.</p>	<p>DTT1Z Deck Tension Tie Ties deck framing to top plate, studs or headers.</p>	<p>LUCZ LUCSS Joist Hanger Ties deck joist to ledger.</p>	<p>BCS2-2/4Z BCS2-2/4SS Post Cap Ties 4x post to double 2x beam girder.</p>	<p>DTT2Z DTT298 Deck Tension Tie Ties deck to house.</p>
					
					
					
					
<p>TA9Z/TA10Z TA9SS/TA10SS Staircase Angle Ties stair tread to stringer; TA9ZKT/TA10ZKT provided with Strong-Drive SDS screws.</p>	<p>ABA44Z Standoff Post Base Ties 4x4 post to concrete.</p>	<p>ABU44Z Post Base Ties 4x4 post to concrete.</p>	<p>A35Z A35SS Framing Angle Ties rim joist to deck joist.</p>	<p>H1Z Hurricane Tie Ties joist to girder at mid-deck; ties joist to beam.</p>	<p>DJT14Z DJT14SS Deck Joist Tie Ties 2x girder to post.</p>



Tools Required

The checklist provided should be used as a quick guide only,
and we highly recommend consulting some additional resources listed here:

[How To](#)

Safety

- Eye Protection
- Hearing Protection
- Dust Mask
- Gloves
- Kneepads

Concrete Work

- Pick
- Post hole digger
- Shovel
- Wheelbarrow
- Hoe and hose (to mix concrete)
- Tamper

Wood Work

- Extension Cord
- Circular Saw
- Drills and bits
- Hammer
- Nail set
- Chisel
- Handsaw
- Ladder
- Mallet
- Tool belt

Concrete Layout

- Stakes or batter boards
- Strings
- Transit

Wood Layout

- Tape measure
- Squares: Rafter/Speed, Framing
- Level/levels
- Chalk line
- Pencils
- Plumb bob

Tips for DIYers

- When cutting or drilling wood, always wear eye protection to prevent injury from flying wood particles.
- If cutting pressure treated material, wearing a fabric breathing mask will help to avoid the ingestion of dust.
- Wear gloves to protect from splinters.
- Invest in a pair of kneepads if you are doing floorjobs or working on a deck.
- Dispose of scraps in the regular trash or take to a landfill - do not burn pressure treated materials.