



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

Appeal No ZBA-2024-022

Date 3-26-2024

I (we) Deepak Kani of 80 Candleford Heights
Name of Applicant / Business Business (Number & Street)

West Henrietta NY 14586 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.

No. & Street <u>80 Candleford Heights</u>	City <u>West Henrietta</u> State <u>NY</u>	Zip Code <u>14586</u>
Tax Map No. <u>188.03-7-25</u>	Zoning District <u>R-1-15</u>	

PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section and paragraph of the Zoning Ordinance being appealed) 295-9
Number Only (Do not quote the ordinance)

Description of Proposal: As I have to park the cars in the parking garage of my house, it is not convenient to store other lots of stuff. I want another big storage shed and it will be easier for me to store those stuff in that shed - 12' x 20'

240 SQ' SHED 160 SQ' ALLOWED
 Applicant should answer all statements regarding this application on page 2. Incomplete applications shall not be acted upon.

Received by: CCM Agent / Application: DEEPAK KANI

Reviewed by: CCM How Address: 80 Candleford Heights

Date of Meeting: 5-1-2024 West Henrietta, NY 14586

Phone #: [REDACTED]

Email: [REDACTED]

Signature: [Signature]

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.

No, it will not detriment to any nearby Properties.

- 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.

Yes, it will be ~~achieving~~ benefit sought for the ~~app~~ applicant.

- 3) Whether the requested area variance is substantial.

Yes, the requested ~~aneat~~ area variance is substantial for the properties.

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

No, the proposed variance will not have any adverse effect or impact on physical or environmental condition 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.

Yes, alleged difficulty was self-created.

That shall not preclude the granting of the area variance.

**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: _____

By: _____

Title: _____

Dated: _____

Signed: _____

Owner: Deepak Kamri

By: _____

Title: owner

Dated: 03/25/2024

Signed:  _____

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="312"/>

**Do-it Yourself Hudson 12 ft. x 20 ft.
Outdoor Wood Storage Shed with
Smartside and Floor system Included
(240 sq. ft.)**

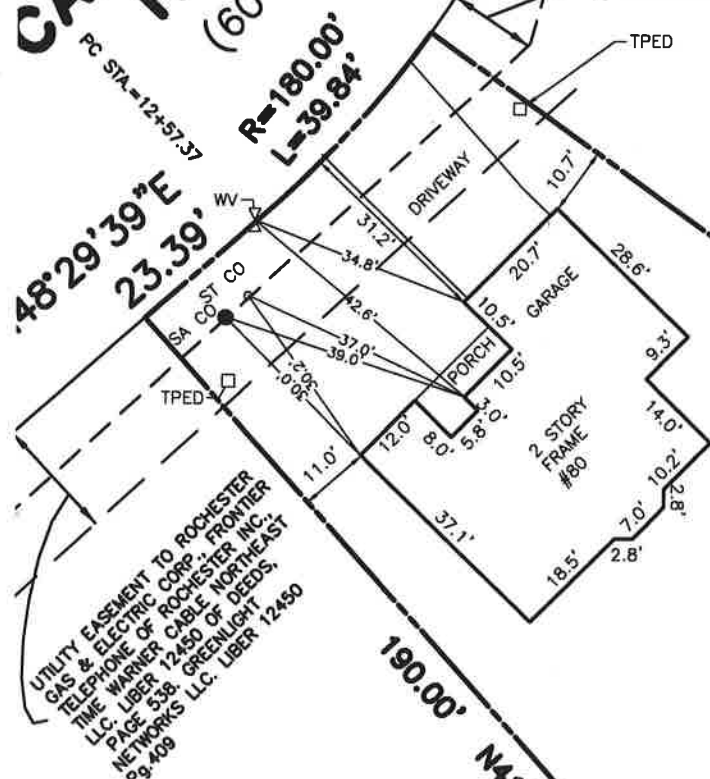
★★★★★ (12) ✓



\$5119⁰⁵

CANDLEFORD HEIGHTS

(60' WIDE)



N/F
GANGA PRASAD KANDEL
CHANDRA MAYA MAINALI
76 CANDLEFORD
HEIGHTS
TM# 188.03-13-24

LOT 225
80 CANDLEFORD
HEIGHTS
AREA: 16,260 SQ. FT.
0.373 ACRES

N/F
LAXUMAN TAMANG
RAM TAMANG
84 CANDLEFORD
HEIGHTS
TM# 188.03-07-26

SETBACKS:
"CONVENTIONAL" LOT
FRONT-30' MIN.
SIDE - 8' MIN.
REAR- 30' MIN.

- REFERENCES:
- "QUEENS PARK SUBDIVISION-PHASE 2B"
FILED 8/27/2020 AS LIBER 361 OF MAPS,
PAGES 28.
 - NO ABSTRACT OF TITLE PROVIDED FOR
SURVEY.

WE, MARATHON ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON JUNE 15, 2022 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

Certifications hereon are not transferable.
The location of underground improvements or encroachments are not always known and often must be estimated.

Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

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.



Douglas W. Magde

DOUGLAS W. MAGDE, L.S. LIC. #049957

File: LOT 225 INST.dwg, Plot Date: 6/21/2022, By: DOUG MAGDE

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JOB NO: 8111-21
SCALE: 1" = 30'
DRAWN: RD
DESIGNED: DWM
DATE: 06/16/22

TITLE:
SURVEY MAP -LOT 225
QUEENS PARK SUBDIVISION
PHASE 2B

TOWN OF HENRIETTA MONROE COUNTY NEW YORK

SHED - UP TO 16' SQUARE FEET
10x16