

AREA VARIANCE FINDINGS & DECISION

MIDDLESEX ZONING BOARD OF APPEALS hearing on 7/16/09

Applicant: Mr. Terrence Klee (representing agent, Paul Zachman) Variance No. # 061109-Z

Address: 31 Wexford Glenn, Pittsford, NY 14534 Zoning District: LR

Telephone: 554 – 6896 (agent's # 248-8128) Published Notice on: 7/12/09

Property Location: 344 East Lake Road, Middlesex, NY 14507 Notice to County sent: N/A

Applicable Section of Town Zoning Code: Section # 4 03, Schedule II Hearing held on: N/A

FACTORS CONSIDERED:

1. Whether an undesirable change would be produced in the character of the neighborhood or a detriment to nearby properties would be created: Yes ___ No X

Reasons: It was determined that this project would not create an undesirable change in the character of the neighborhood or cause a detriment to nearby properties due to its proximity to the road and boundary lines as noted.

2. Whether the benefit requested by the applicant could be achieved by some method, feasible for the applicant to pursue, other than a variance: Yes X No ___

Reasons: It was determined that this project could be achieved by other methods such as laying down stone or some other product and so would not necessarily need a variance.

3. Whether the requested variance is substantial: Yes ___ No X

Reasons: It was determined that the requested variance is minimal.

4. Whether the variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: Yes ___ No X

Reasons: It was determined that at this time we cannot for see any adverse effect or impact on the physical or environmental conditions in the neighborhood or district as a direct cause of the scope of this project.

5. Whether the alleged difficulty was self-created: Yes ___ No X

Reasons: No, as it is not affecting any other neighboring parcel.

