



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

Appeal No ZBA-2024-070

Date JULY 3<sup>RD</sup>, 2024

I (we) David McGowan of 10 Longhorn Drive  
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.

<u>10 Longhorn Drive</u>	<u>West Henrietta NY</u>	<u>14586</u>
<small>No. &amp; Street</small>	<small>City</small>	<small>State</small>
<u>188-16-2-25</u>		<u>RR</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) 295-9  
Number Only (Do not quote the ordinance)

Description of Proposal: variance for placing a 10' x 10'  
pre built shed on property

160 SQ' SHED, 152 SQ' PERMITTED

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

Received by: CCM Agent / Application: David McGowan

Reviewed by: CCM KOWH Address: 10 Longhorn Drive

Date of Meeting: AUGUST 7<sup>th</sup>, 2024 West Henrietta NY 14586

Phone #: [REDACTED]

Email: [REDACTED]

Signature: David McGowan

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 the variance is for a pre built shed 10' x 16'. The Shed will be placed on an average 14-20' from all property lines. This shed will allow for more storage to eliminate clutter on my property*
  
- 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. *no the 10' x 16' pre built shed is 8 sqft larger than my lot size allows*
  
- 3) Whether the requested area variance is substantial. *no the location will not interfere with the neighbors and minimal change to the landscape of my property*
  
- 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 shed was built by my son in his contractors course at Eastern Monroe Career Center (EMCC) the shed is well made and extremely attractive. where it will be placed will allow me to landscape around it to enhance my property*
  
- 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.  
*The alleged difficulty was not self created. I thought it would be cool to purchase my sons senior project after I saw it completed. He did a tremendous. Finished project came out bigger than expected*

## 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="August 7th, 2024"/>
Received By	<input type="text" value="CCM"/>
Date Received	<input type="text" value="July 3rd, 2024"/>
Fee Amoun Paid	<input type="text" value="\$75.00"/>
Check #	<input type="text" value="747"/>

**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: David w Mcbowan

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: 6/21/24

Signed: David w Mcbowan

Owner: David w Mcbowan

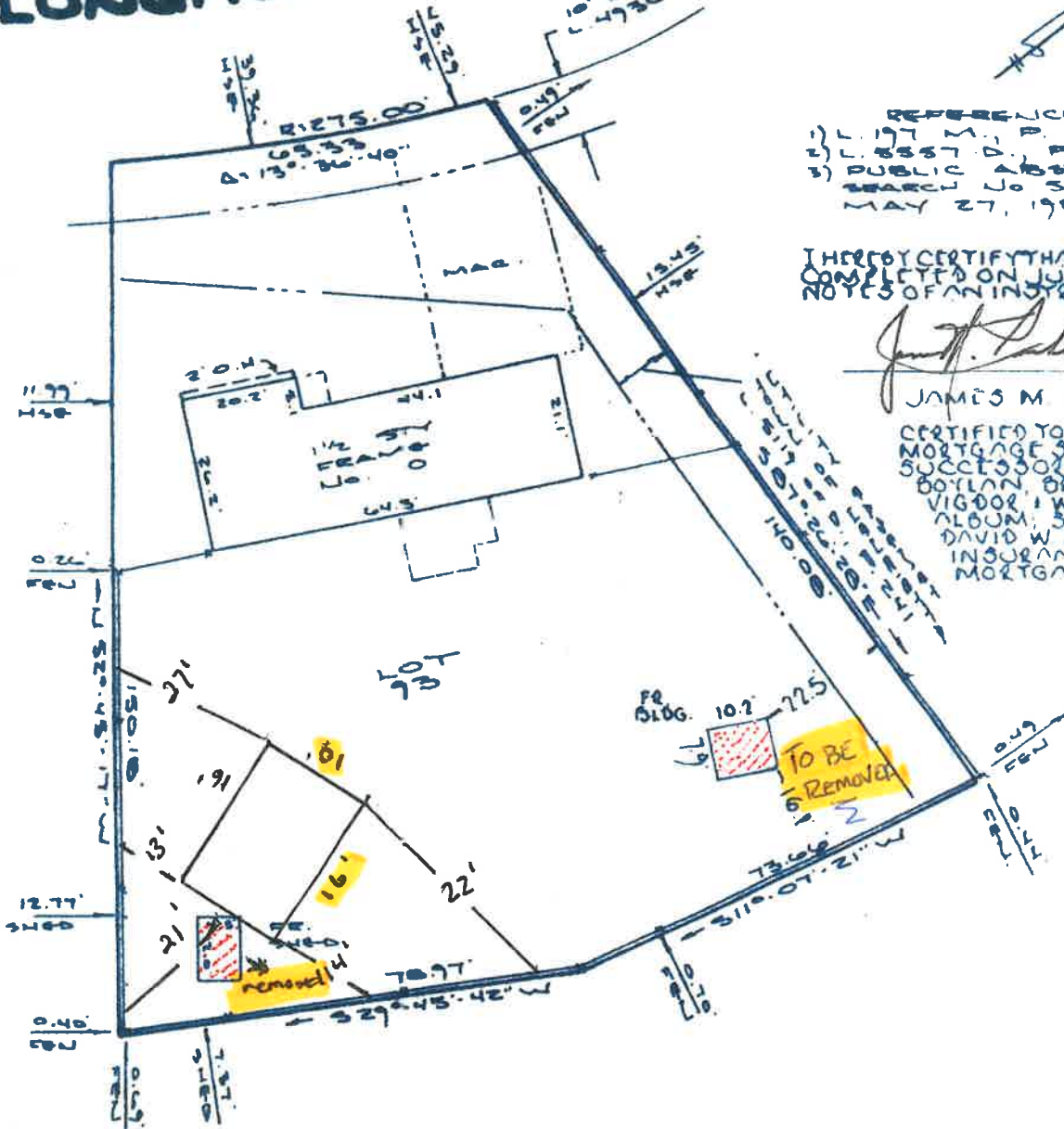
By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: 6/21/24

Signed: David w Mcbowan

# LONGHORN (60) DR.



REFERENCE  
 1) L. 1971 M. P. 43  
 2) L. 8887 D. P. 117  
 3) PUBLIC ABSTRACT CORP.  
 SEARCH NO 50589 DATED  
 MAY 27, 1987

I HEREBY CERTIFY THAT THIS MAP WAS COMPLETED ON JUNE 8, 1998 FROM THE NOTES OF AN INSTRUMENT SURVEY.

*James M. Parker*

JAMES M. PARKER L.S. 49302

CERTIFIED TO SOURCE ONE MORTGAGE SERVICES CORP., ITS SUCCESSORS AND/OR ASSIGNS, BOYLAN, BROWN, COLE, FOWLER, VIGOR, WILSON, ALBUM & ALBUM, SANDRA L. BOGUE & DAVID W. MCGOWAN, THE TITLE INSURANCE CO INSURING THE MORTGAGE

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

**MAP OF A SURVEY**  
 Being Lot 93 Of The  
**EAGLE RIDGE SOUTH SUBDIVISION**  
 Town Of Henrietta  
 Monroe County New York



DATE: June 9, 1998

SCALE: 1" = 30'

JAMES M. PARKER  
 Land Surveyor  
 1162 Telephone Road  
 Rush, New York 14543

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

