



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

Appeal No ZBA-2024-080

Date July 31st, 2024

I (we) Charleen Craft of 99 Viscount Drive, Rochester NY
Name of Applicant / Business Business (Number & Street)
14623
Town, State, Zip hereby appeal to the Zoning Board of Appeals from the decision


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

<u>99 Viscount Drive</u>	<u>Rochester</u>	<u>NY</u>	<u>14623</u>
<small>No. & Street</small>	<small>City</small>	<small>State</small>	<small>Zip Code</small>
<u>162.20-1-86</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) 295-10C
Number Only (Do not quote the ordinance)

Description of Proposal: Requesting an additional 7.5' for
garage addition. Bringing addition to
7.5' from property line.
7' 4"

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

Received by: CCM Agent / Application: Charleen Craft
 Reviewed by: CEM How Address: 99 Viscount Drive
 Date of Meeting: SEPTEMBER 4th, 2024 Rochester NY 14623
 Phone #: 
 Email: 
 Signature: Charleen Craft
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

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="September 4th, 2024"/>
Received By	<input type="text" value="CCM"/>
Date Received	<input type="text" value="July 31st, 2024"/>
Fee Amoun Paid	<input type="text" value="\$75.00"/>
Check #	<input type="text" value="103"/>

- 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.

See letter next page

- 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.

- 3) Whether the requested area variance is substantial.

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

- 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.

- 1.) I, Charleen Craft residing at 99 Viscount Drive Rochester, NY 14623, have already communicated with a couple neighbors, Charlene to the left at 97 Viscount drive and Rob across the street at 98 Viscount Drive about the garage addition we would like to build. They are in support of us adding this addition. We are keeping with the same materials, style and pitch of the current home aesthetics to keep the visual flow of the neighborhood and to keep to the same current standards as well as increase the property value and surrounding property's value. Visually we see this as a positive attribute to the neighborhood considering numerous houses on our street have done additions to their properties in the past decade alone.
- 2.) Our family is a blended family and we only have so much room in this home. I am also a small business owner and I work from home. I am severely limited in space to create the art that I make for the community I live in. This added space is detrimental to the success of my business. It is not feasible to rent a studio or rent an area to store our vehicles. We would rather take that accumulated money and invest it into our property. It doesn't make any sense to us to waste money by storing these amazing cars in other locations, if we can't see them and drive them at our own accord then what's the point. We did not expect to inherit this 2nd vehicle, this is currently the situation we are faced with and the most economical solution for us is to utilize our unused space and do an extended garage addition. Even if we didn't have the classic cars- we still have 4 active drivers and 2 more on the way due to our blended family structure. It's the brady bunch over here trying to find solutions that benefit us as well as our community and neighbors.

3. The allocated space for a 3 car garage addition is 35 at the max but I'm requesting a variance of another 5.5' which is substantial for us to have enough room to put a car lift in the garage to store both classics and to give us enough room to park a vehicle in the garage alongside the lift. We want to make sure we have enough room to get around the lift and to access any repairs needed on our vehicles.

4. The variance will not disrupt water flow or visually interfere with any of the natural surrounding environment. It may at times change the amount of natural light to the right of the structure, but our neighbors don't have windows on that side of their house- so we don't see it being a negative in anyway to any of our neighbors.

5. Currently we are in an unexpected situation where we have inherited really nice classic car, 1981 corvette and before that inheritance occurred we bought our 1st classic which is a 1976 Monte Carlo in great condition. We already had to keep the Monte outside for 1 year and we really don't want to have to do that again. It's not cost

effective for us to store these vehicles at other locations when we could take that storage fee and put it into increasing the value of our property. It makes more sense to us to keep these vehicles on our property without creating an eye sore for our neighbors. Our solution to this unforeseen event of inheriting the Vet is to add a garage addition to a pre-existing garage addition by extending the one car garage from 12.5' to a 3 car garage at 35' which is the max before requesting the variance. We will need to put a lift in this part of the garage that can store each of these cars one on top of the other. The current garage doesn't have the height we need. We also have 2 teenagers as a blended family that have vehicles and we are trying to prevent an eye sore of cluttering up our driveway. our requests for a variance for the garage would be an extra 5.5' bringing the new garage addition to 28' total. We feel the addition would give us the storage for the vehicles and the space to not clutter the driveway with all the active drivers in the family. We are asking for a variance of 5.5' for this project so we may park any additional cars in the garage and store the 2 others on the lift and then leave 2-3 cars in the driveway.

Charleen Craft
99 Viscount Drive
Rochester, NY 14623
July 30th 2024

Dear Neighbors,

I hope this letter finds you well. My name is Charleen Craft and I reside at 99 Viscount Drive. I am writing to inform you about a home improvement project I am planning and to request your support.

I am proposing to add a three-car garage addition to my property. The addition will be located on the northeastern side of the house where the original garage is currently located. The proposed addition will require a variance from the town, as the current zoning regulations stipulate a "minimum setback of 10 feet from the property line", and I am requesting a 2' variance to allow for an 8-foot setback".

I understand that such changes can raise concerns such as privacy, aesthetics, or noise. I want to assure you that I am committed to ensuring that the addition is in harmony with our neighborhood and will take steps to minimize any potential impacts. We are trying to declutter the vehicles which can cause negative visual aesthetics. The addition will match the current style, materials and pitch of the home.

Your support is crucial in helping me obtain the necessary approvals from the town. If you are comfortable, I kindly ask that you sign below to indicate your approval of this project. Your signature simply shows support and does not obligate you in any way.

Please do not hesitate to contact me at [redacted] or email me at [redacted] if you have any questions or would like to discuss this further.

Thank you for your time and consideration.

Sincerely,

Charleen Craft

[Your Signature]



[Your Printed Name]

Charleen Craft

****Signature of Approval:****

Name (Printed):

Brent Chambrey

Address:

90 Viscount Dr

Signature:



Date: _____

Name (Printed): Robert DeLeon

Address: 98 Viscount Dr.

Signature: 

Date: 7/30/24

Name (Printed): Brian Poole

Address: 96 Guildhall Rd

Signature: 

Date: _____

Name (Printed): CHARLENE WAISH

Address: 93 VISCOUNT DR

Signature: Charlene A. Waish

Date: 7/31/24

**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: Charleen Craft

By: _____

Title: Owner

Dated: 7/28/24

Signed: Charleen Craft

Owner: Charleen Craft

By: _____

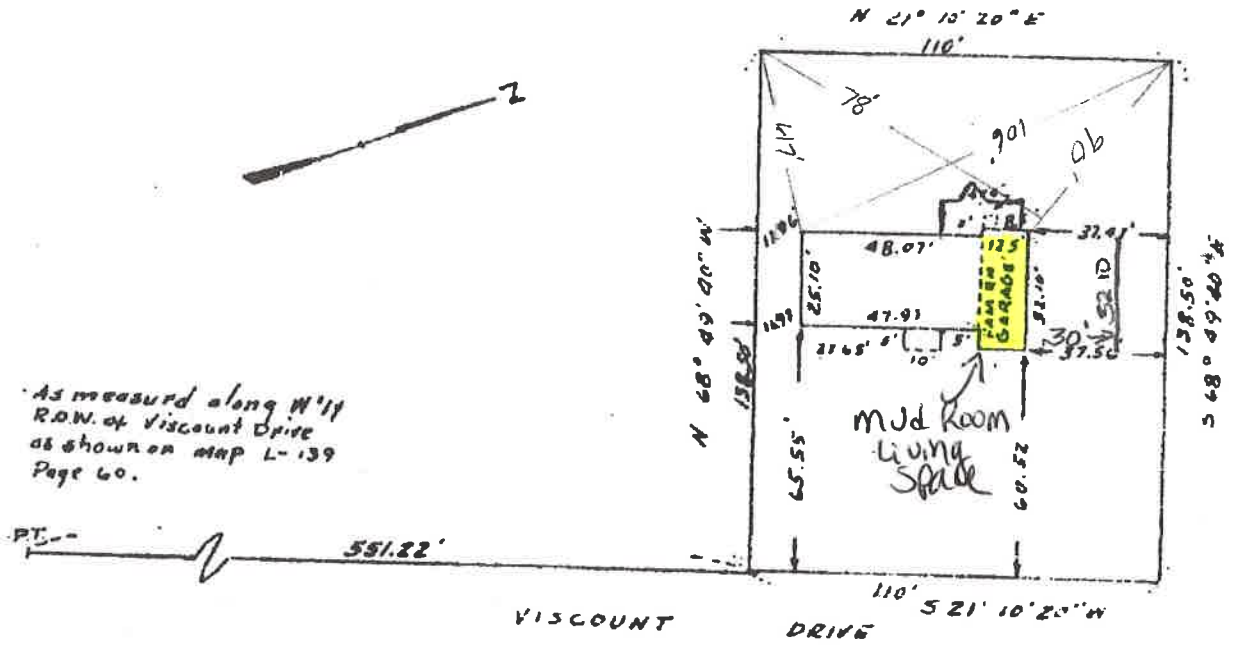
Title: Owner

Dated: 7/28/24

Signed: Charleen Craft

NAME ROYAL MEADOW SUBDIVISION SECTION 2
 STREET 99 VISCOUNT DRIVE VILLAGE OF HENRIETTA, N.Y.
 LOT NO. 226 LIBER OF MAPS, PAGE

SHOWING ONE STORY FRAME DWELLING; GARAGE, YES NO ATTACHED
 ALL BUILDINGS ON PREMISES AND ANY APPARENT ENCROACHMENT BY OR ON PREMISES
 ARE SHOWN. MAIN FRONT WALL IS (~~IS NOT~~) ON APPARENT UNIFORM SET-BACK LINE.

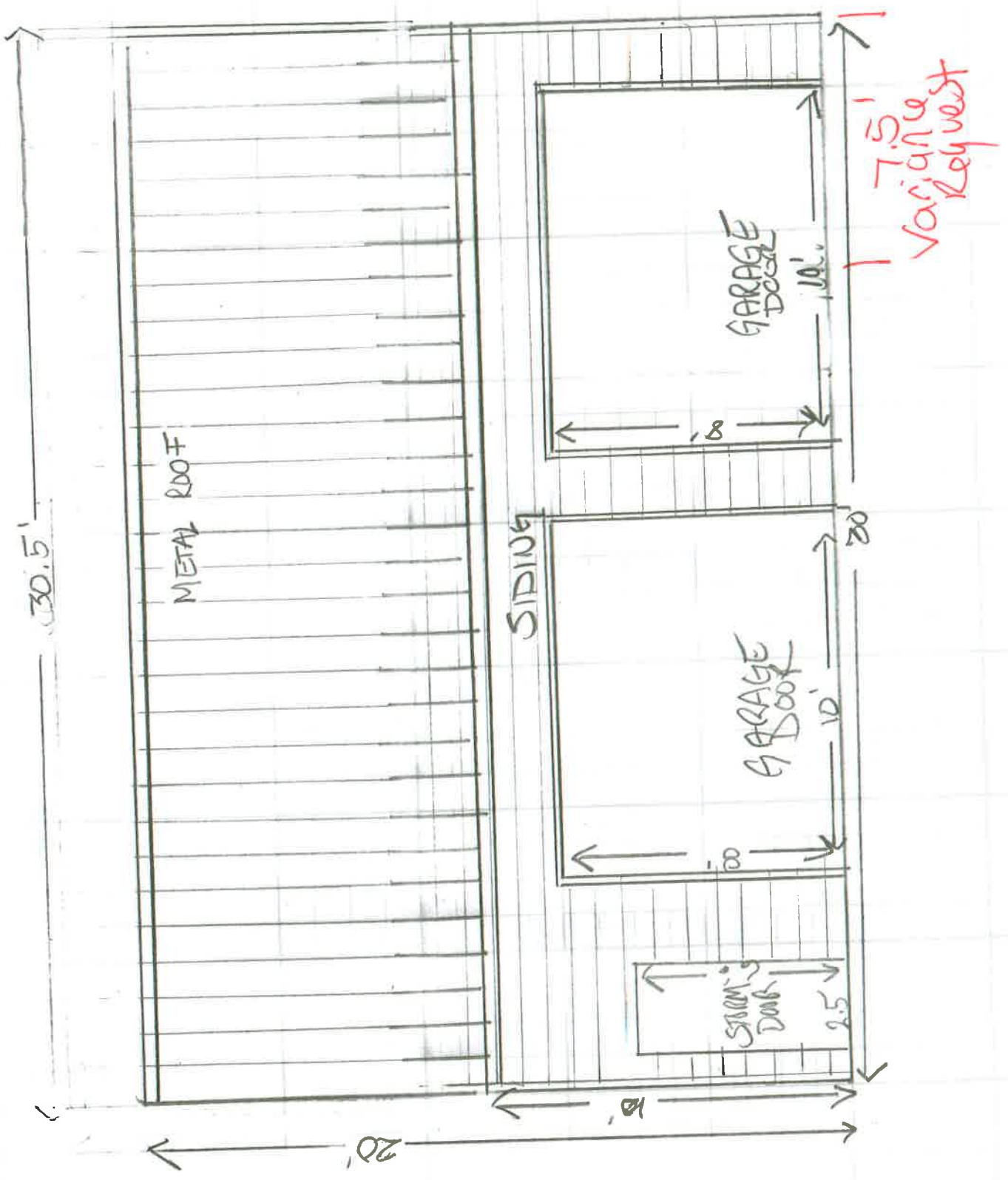


REMARKS: THIS INFORMATION IS FOR ROYAL MEADOW HOMES, INC.
 WE, WILLIAM S. LOZIER INCORPORATED HEREBY CERTIFY THAT THIS MAP WAS
 MADE FROM A FIELD SURVEY BY WILLIAM S. LOZIER INCORPORATED DATED
30 September 1958

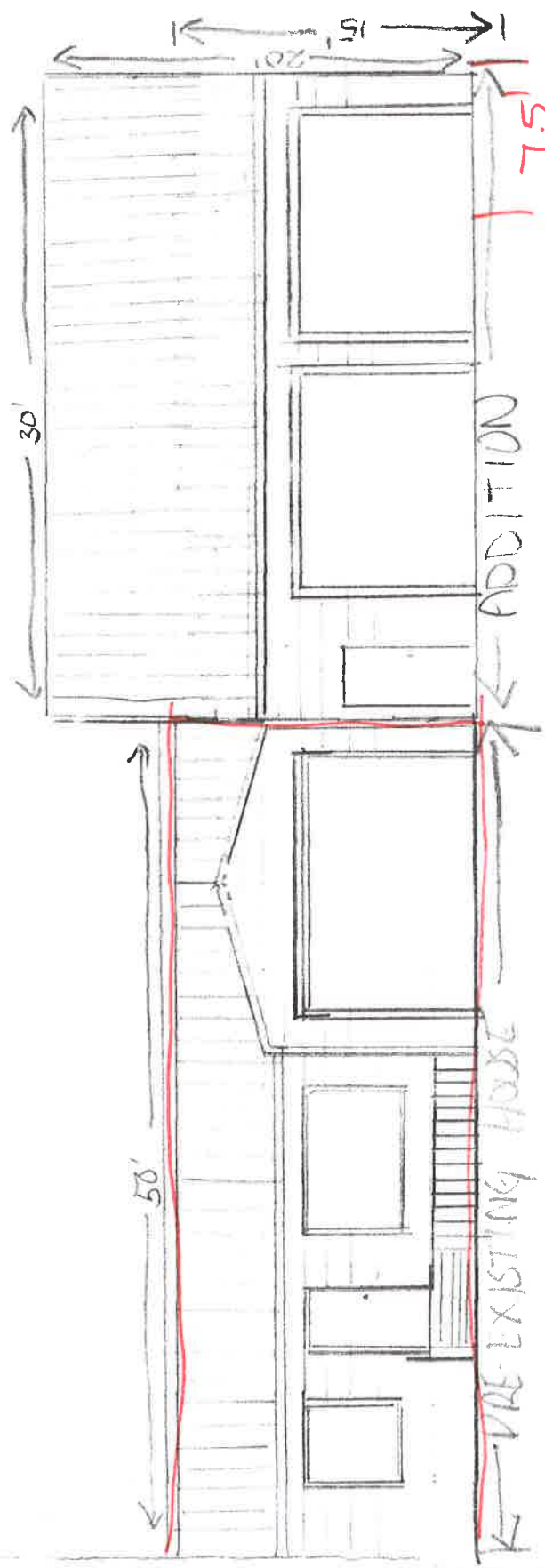
WM. S. LOZIER INCORPORATED
 CONSULTING ENGINEERS
 10 GIBBS STREET
 ROCHESTER 4, NEW YORK

DATED 2 October 1958
 SIGNED William S. Lozier
 N.Y. STATE LICENSE NO. 20226 L.S.

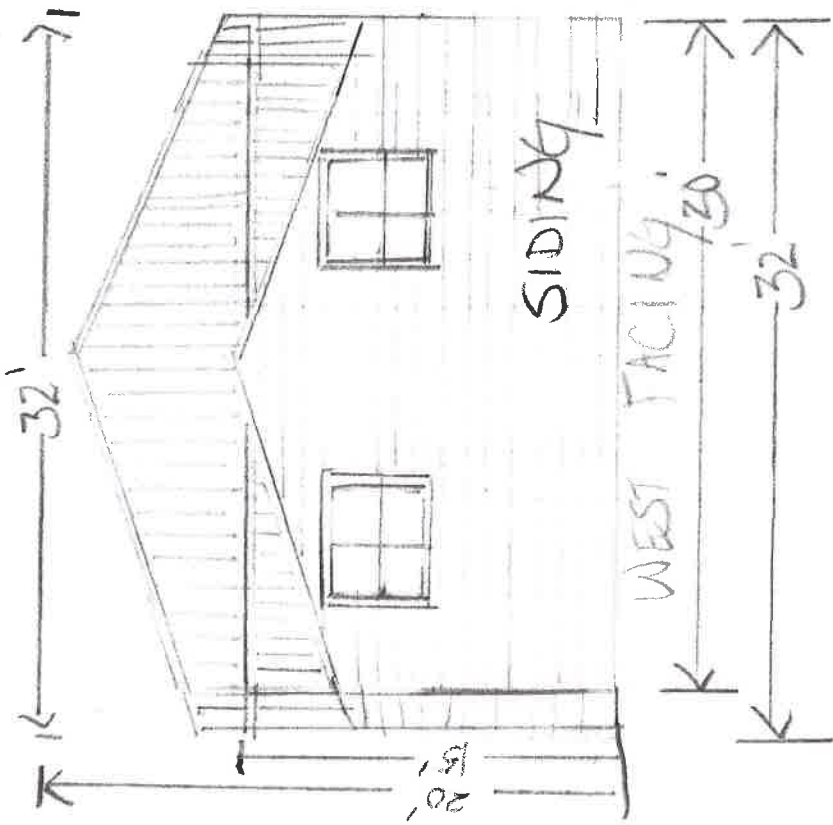
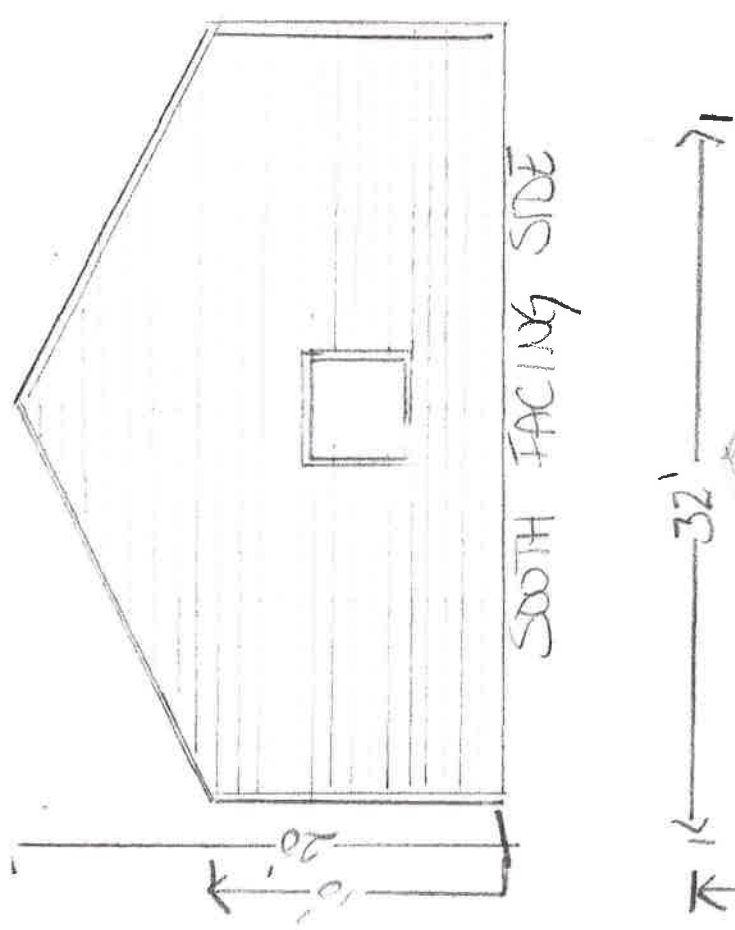
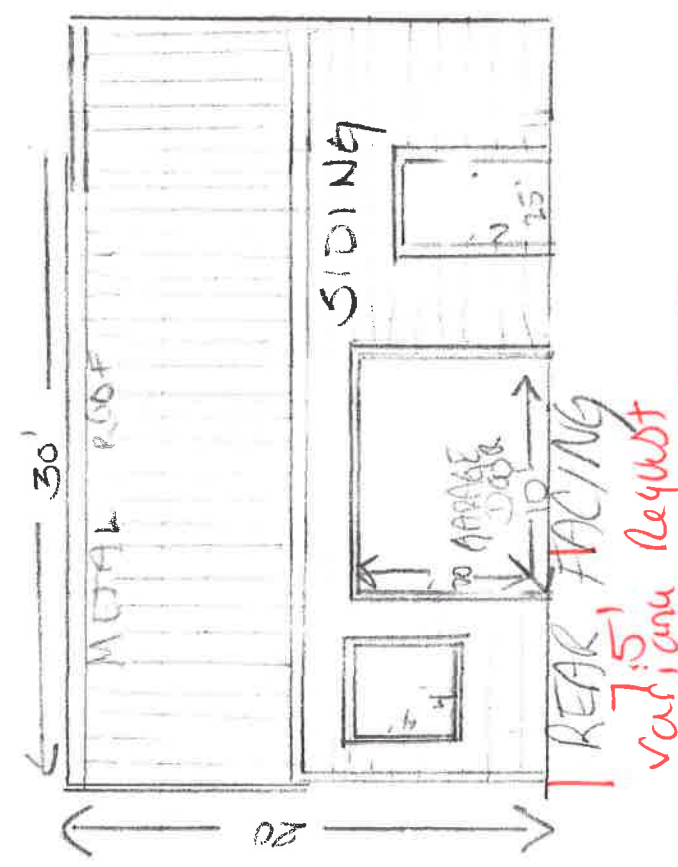
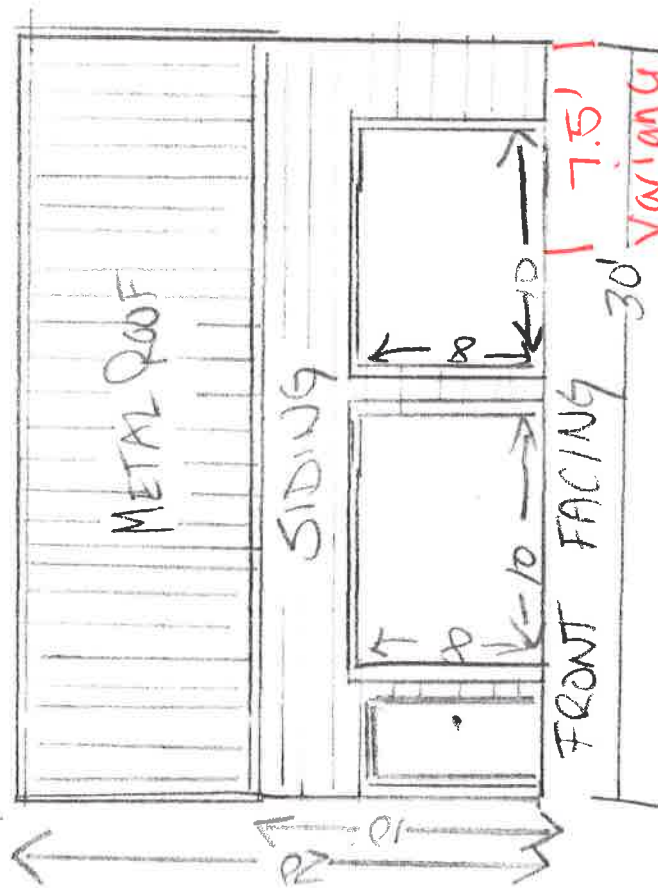
FRONT FACING, 99 DISCOUNT DR. GARAGE ADDITION
1:1 RATIO



PRE-EXISTING STRUCTURE WITH ADDITION | 1-16-25
1 = 2. RATIO | 99 DISCOUNT DR

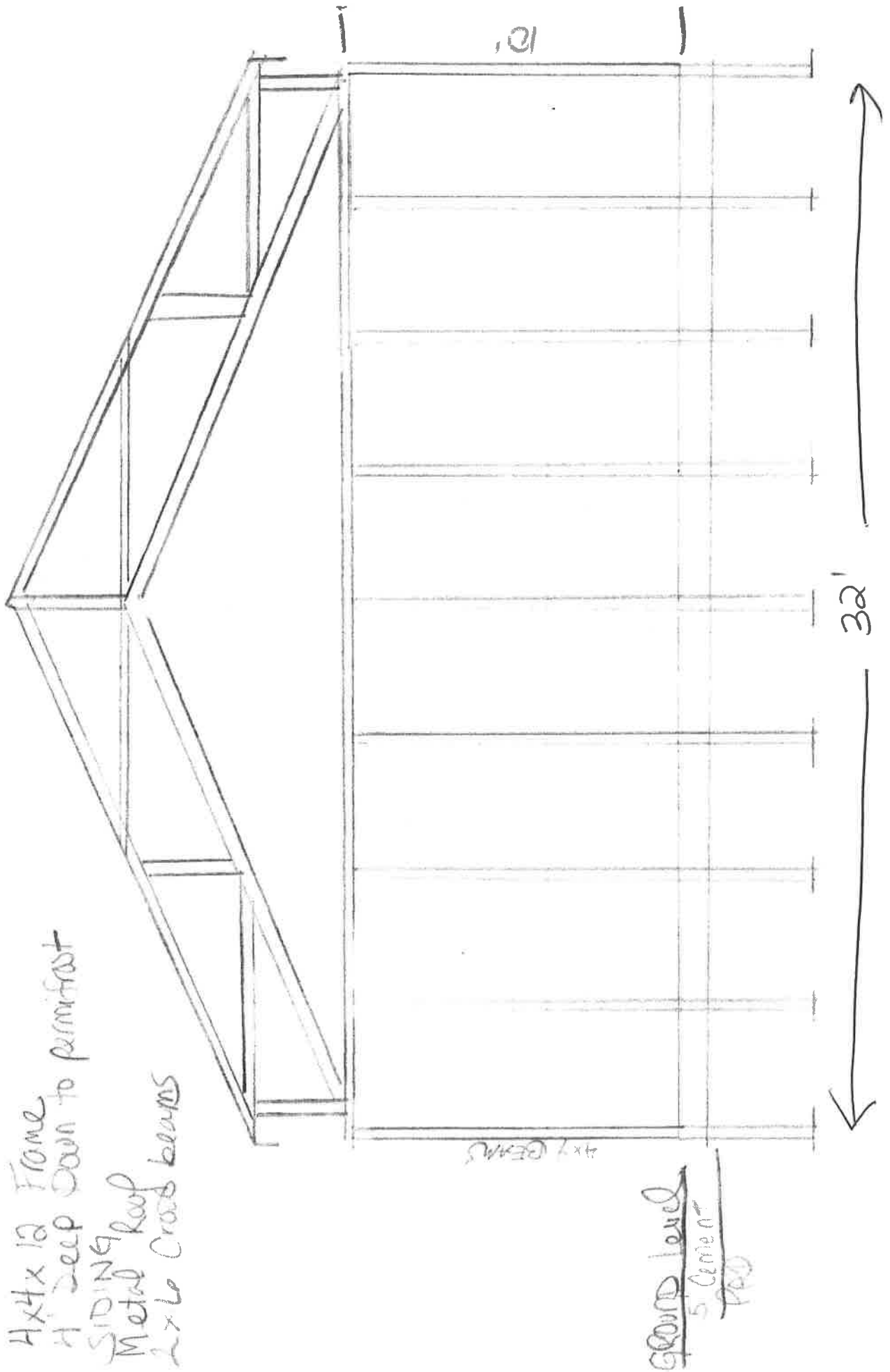


1-2 RATIO



Cross Section View
1/1 RATIO

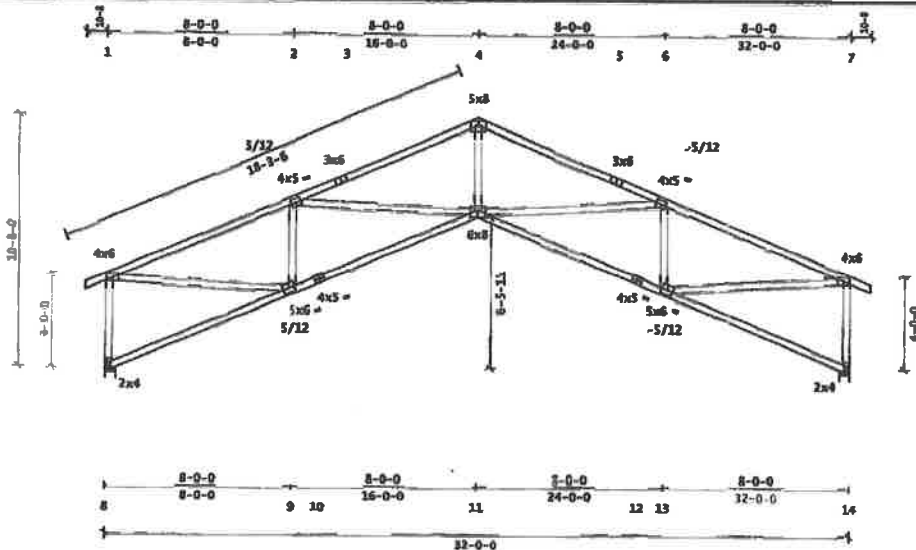
Hx4x12 Frame
4' Deep Down to permitrost
SIDING
Metal Roof
2x6 Cross beams



GROUND level
5' Cement
PAD

4x7 BEAMS

32'



Truss Weight = 165.1 lb

Code/Revision: IRC-2018/PP1-2014
 Live Dead Dur Factor
 12 30.0 10.0 Live Wind Snow
 12 0.0 10.0 1.15 1.60 1.15
 Total 50.0 Plc 1.15 1.60 1.15
 Spacing: 2-00-00 o.c. Plies: 1
 Repetitive Member Increase: Yes
 Green Lumber: No Wet Service: No
 Fab. Tolerance: 20% Creep (Max) = 2.0
 Net Soffit Load: 2.0 psf

ASCE7-16 Ground Snow (Sg) = 40.0 psf
 Risk Cat: II Terrain Cat: B
 Roof Exposure: Partially Exposed
 Thermal Conditions: Cold Ventilated(1.1)
 Unobstructed Slippery Roof: No
 Low-Sloped Ribbed (P/Min): No
 Unbalanced Snow Loads: Yes
 Rain Surcharge: No Ice Dam Chk: Yes
 Lu (Max) = 20-00-00

ASCE7-16 Wind Speed (V) = 115 mph
 Risk Cat: II Exposure Cat: E
 Wind Dir: L = 32.0 ft B = 30.0 ft
 (R.R.Hh) = 23.0 ft Kat = 1.0
 Side Enclosure: Enclosed
 Wind Dir (psf): TC = 6.0 BC = 6.0
 and Vertical Exposure: L = Yes R = Yes
 Wind Uplift Reporting: ASCE7 WPPRS
 End Zone: 4-00-00

Additional Design Checks
 10 psf Non-Concurrent HCLL: Yes
 20 psf BC Limited Storage: Yes
 200 lb BC Accessible Ceiling: No
 300 lb TC Maintenance Load: No
 2000 lb TC Safe Load: No
 Unbalanced TCLL: Yes

Material Summary

SP	2x4	SP	2400/2.0
BC	2x4	SPF	2a
Web	2x4	SPF	12
13-7	2x4	SPF	12 1-9 2-11 11-6

Reaction Summary

Jnt	Loc	React	Up	Width	Reqd	Mat	PSI
1	01-12	1700	11	05-08	02-11	SPF	425
14	21-10-04	1700	11	05-08	02-11	SPF	425

Max Horiz = -162 / +162 at Joint 8
 Max Horiz = -162 / +162 at Joint 14

Deflection Summary

TrussSpan	Limit	Actual (in)	Location
Vert LL	1/360	1/999(-0.29)	11-13
Vert DL	1/180	1/999(-0.26)	11-13
Vert CR	1/240	1/690(-0.55)	11-13
Horz LL	0.75in	(0.31)	03t14
Horz CR	1.28in	(0.62)	03t14
Obng CR	21/240	21/999(-0.05)	1- 7
Obng CR	21/240	21/999(-0.05)	7- 7

Member Forces Summary

Max	CSI in TC PANEL	7	3	1.00
Max	CSI in BC PANEL	9	10	0.96
Max	CSI in Web	11	4	0.96

Loads Summary
 This truss has been designed for the effects of an unbalanced top chord live load occurring at [16-00-00] using a 1.00 Full and 0.00 reduced load factor.
 *20.0 psf TCLL reduced for pitch and/or area (area sf) to 16.0 psf as allowed by the selected code.
 see Loadcase Report for load combinations and additional details.
 Snow load reported as Live Load. Roof Live Load = 16.0 psf

Bracing Data Summary

Chords	Sheathing	Required	or bracing	indicated:
---GC---	---From---	---to---	---#Boys	
TC	2-07-00	-10-08	32-10-08	15
BC	8-08-00	0	32-00-00	4

Web Bracing -- None

Notes
 Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
 Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
 Lumber and plating have been applied symmetrically.

Mem	Ten	Comp	CSI
TC 01-1	33	0	0.05
1-2	370	2942	0.49
2-3	400	3797	1.00
3-4	435	3732	0.93
4-5	435	3732	0.93
5-6	409	3797	1.00
6-7	370	2942	0.59
7-08	33	0	0.05
BC 01-9	174	181	0.60
9-10	2822	352	0.36
10-11	2874	347	0.77
11-12	2874	347	0.77
12-13	2822	352	0.36
13-14	174	161	0.50
14-08	2	0	0.00
Web 1-8	287	1678	0.58
1-9	2635	260	0.04
2-9	240	1116	0.40
2-11	1047	10	0.25
4-11	2242	173	0.96
6-11	1047	10	0.25
6-13	240	1116	0.40
7-13	2635	260	0.04
7-14	287	1678	0.58

Plate offsets (X, Y):
 (None unless indicated below)
 Jnt4 (0, -00-06), Jnt10 (00-02, 00-04),
 Jnt11 (0, -00-01), Jnt12 (00-02, 00-04)

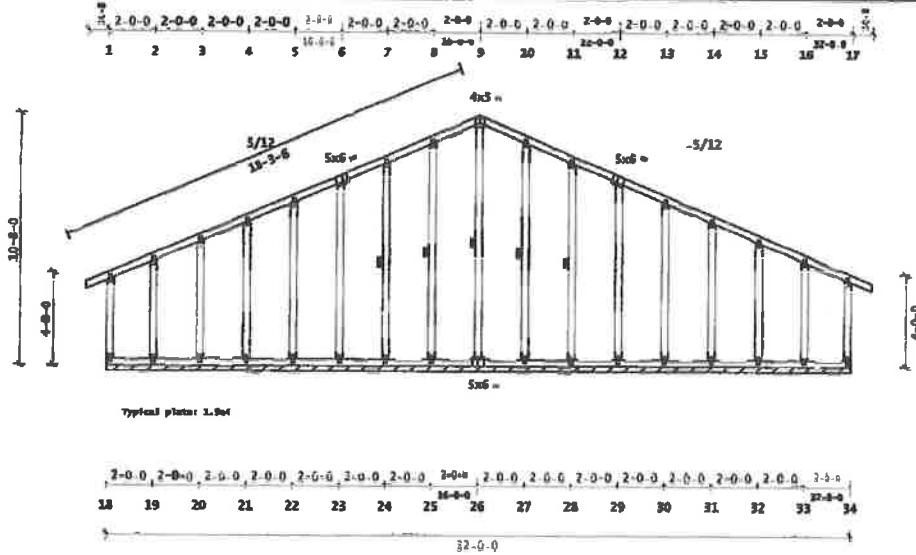
NOTICE A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc in accordance with ESR-2782. All connector plates are 20 gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S18", which indicates a high tension 18 gauge plate.



Component Solutions
 Truss Studio
 2023.11.0.70



Truss Mfr. Contact: Jon/Roy



Code/Design: ENR-2016/201-2014

Def	Live	Dead	Sur	Factored
IC	30.8	10.0	Live	Wind
BC	0.0	10.0	Liv	1.15
Total	30.8	10.0	1.15	1.60

Spacing: 2'-00" o.c., Plies: 1
Repetitive Memory Increase: Yes
Green Lumber: No Wet Service: No
Fab Tolerance: 204 Group (Kor) = 2.0
Off Goffit Load: 2.0 psf

Snow Load Specs

ASCE7-16 Ground Snow (Pg) = 40.0 psf
Risk Cat: II Terrain Cat: B
Roof Exposure: Partially Exposed
Thermal Condition: Cold Ventilated (1.1)
Unobstructed Slippery Roof: No
Low-Slope Minimum (P_{min}): No
Unbalanced Snow Loads: Yes
Basic Surcharge: No Ice Dam Chk: Yes
G_{net} = 20-00-00

Wind Load Specs

ASCE7-16 Wind Speed (V) = 111 mph
Risk Cat: II Exposure Cat: B
Bldg Dims: L = 32.0 ft B = 30.0 ft
M.R.H(h) = 25.0 ft K_{zt} = 1.0
Bldg Enclosure: Enclosed
Wind Dir. (psf): TC = 6.0 BC = 6.0
End Vertical Exposure: L = Yes R = Yes
Wind Uplift Reporting: ASCE7 HMFWS
C&C End Zone: 4-00-00

Additional Design Checks

10 psf Non-Concurrent BCLL	Yes
20 psf BC Limited Storage	Yes
200 lb BC Accessible Ceiling	No
200 lb TC Maintenance Load	No
2000 lb TC Safe Load	No
Unbalanced TOLL	Yes

Material Summary

TC	2x4	SFP	82
BC	2x4	SFP	82
Web	2x4	SFP	82

27-10 28-11 29-12

Reaction Summary

Reactions not shown: down < 400 and up < 150
Reaction Summary (plf)
Jnt-Jnt React -Up- -width-
18-34 106 0 32-00-00
Max horiz = -15h / +15h at Joint 20

Loads Summary

This truss has been designed for the effects of an unbalanced top chord live load occurring at [16-00-00] using a 1.00 Full and 0.00 Reduced load factor.
*20.0 psf TOLL reduced for pitch and/or area (A=68 SF) to 16.0 psf as allowed by the selected code.
See Loadcase report for load combinations and additional details.
snow load reported as Live load. Roof Live Load = 16.0 psf

Deflection Summary

Truss Span	Limit	Actual (in)	Location
Vert DL	1/360	1/999 (-0.00)	18-19
Vert CR	1/240	1/999 (-0.00)	18-19
Horz LL	0.75in	(0.00)	Jnt18
Horz CR	1.25in	(0.00)	Jnt18
Obng CR	2L/240	2L/999 (-0.00)	1-1
Obng CR	2L/240	2L/999 (-0.00)	17-17

Member Forces Summary

Max CBI	In	TC PANEL	1 - 2	0.16
Max CBI	In	BC PANEL	19 - 19	0.23
Max CBI	In	Web	18 - 1	0.41

Mem	Yes	Comp	CBI
TC 1-8	75	82	0.16
6-8	220	126	0.11
9-12	258	143	0.10
12-17	75	82	0.16
18-26	82	75	0.23
26-34	84	75	0.23
Web 1-18	92	169	0.41
2-19	51	160	0.07
3-20	64	165	0.10
4-21	53	162	0.13
5-22	57	168	0.17
6-23	56	227	0.34
7-24	59	239	0.08
8-25	46	248	0.11
9-26	23	149	0.07
10-27	46	258	0.14
11-28	52	239	0.08
12-29	58	227	0.24
13-30	57	162	0.17
14-31	53	161	0.13
15-32	62	165	0.10
16-33	81	160	0.07
17-34	99	169	0.41

Notes

If this truss is exposed to wind load perpendicular to the plane of the truss, gable ends must be braced according to the Construction Documents, BCSE-83, or a gable stud bracing detail matching the design wind speed shown. Lateral bracing of the truss itself to resist out-of-plane wind load must be in accordance with the Construction Documents.
The maximum rake overhang length is 12.0".
Gable requires 7/16" OSB sheathing on front from 0-00-00 to 32-00-00; connection details to be provided by the Building Designer.
Plates designed for Cq at 0.80 and Rotational Tolerance of 10.0 degrees.
Plates located at TC pitch breaks meet the prescriptive minimum size requirement to transfer unblocked diaphragm loads across those joints.
Continuous Lateral Restraint (CLR) rows require diagonal bracing per D-MERCERBRACE. Alternatively, see D-MERCERBRACE.
Lumber and plating have been applied symmetrically.

Bracing Data Summary

Chords: Sheathing required or bracing indicated:

TC	5-02-00	-10-08	32-10-04	8
BC	8-00-00	0	32-00-00	4

Single: 24-1 25-8 26-8 27-10 28-11
Continuous Restraint Bracing req'd
See BCSE-83 1.0

Plate offsets (X, Y):
(None unless indicated below)
Jnt6(0-00-00-15), Jnt12(00-06-00-15), Jnt26(0,-41-00)

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Component Solutions
Truss Studio v
2023.11.0.70