

**AGENDA FOR ZBA MEETING**

**May 12, 2021 at 7:30 P.M.**

**(PRELIMINARY HEARING)**

- 1) Request for area variance – Daniel Lauffer  
5468 State Route 15A  
162.00-1-76.120  
Requesting approval to subdivide 25 ft from his non-conforming lot to sell to his neighbor who also owns a non-conforming lot.

**§ 120-22. R - Rural District.**

*E. Dimensional requirements. The following dimensional requirements apply to all uses in the R District, unless more-restrictive requirements are specified elsewhere in this chapter:*

- (1) *Minimum lot area: three acres.*
- (2) *Minimum frontage: 250 feet.*
- (3) *Minimum width: 250 feet.*
- (4) *Minimum depth: 250 feet.*
- (5) *Minimum setbacks from property lines:*
  - (a) *Front (principal and accessory buildings): 50 feet.*
  - (b) *Rear: 20 feet.*
  - (c) *Side: 20 feet.*
- (6) *Maximum building height:*
  - (a) *Stories: 2 1/2.*
  - (b) *Feet: 35.*
- (7) *Maximum lot coverage: 25%.*

**§ 120-61. Reduction in lot sizes, areas, parking.**

Except as otherwise permitted in this section, the area or dimension of any lot, setback, parking area, or other space shall not be reduced to less than the minimum required by this chapter, and if already lawfully less than the minimum required by this chapter, said area or dimension may be continued but not further reduced.

**(PUBLIC HEARING)**

- 1) Request for area variance – Roy D. Simmons  
5417 Rainbow Lane  
164.07-1-4.100  
Requesting a setback variance from 50 ft. to 29 ft. from County Road 36

**§ 120-21. HLS - Honeoye Lake Shore District.**

*E. Dimensional requirements. The following dimensional requirements apply to all uses in the HLS District, unless more-restrictive requirements are specified in these regulations:*

- (5) *Minimum setbacks from property lines:*
  - (a) *Front (principal and accessory buildings):*  
[1] *Collector roads (county or state roads): 50 feet.*