



# TOWN OF PERINTON

1350 TURK HILL ROAD, FAIRPORT, NEW YORK 14450-8796  
(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)

NUMBER \_\_\_\_\_ FEE \$ 100  
(verify fee with staff)

MEETING DATE 5/20/24

## APPLICATION FORM -AREA VARIANCE - RESIDENTIAL

Please see Zoning Board of Appeals Procedures and Application Requirements

### 1. APPLICANT

Name Bruce Yoder Phone [REDACTED]  
Mailing address 151 Howell Rd City Fairport Zip 14450  
Interest in Property: Owner  Lessee \_\_\_\_\_ Other \_\_\_\_\_

### 2. PROPERTY OWNER (if other than applicant)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Mailing address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

### 3. ATTORNEY (if represented)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Mailing address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton have any interest in the owner/applicant or the subject property?

Yes \_\_\_\_\_ No

If yes, who?

Name \_\_\_\_\_ Address \_\_\_\_\_

INTEREST (explain):  
\_\_\_\_\_  
\_\_\_\_\_

5. LOCATION: Street Address OR tax id # if no street address given  
151 Howell Rd Fairport NY 14450

6. SIZE OF PARCEL: 1.04 Acres (230 X 197)

7. PRESENT USE OF PROPERTY: Residential

8. ZONING DISTRICT: Res A TAX ACCOUNT # 154.01-1-38

9. APPLICATION FOR VARIANCE OF CODE SECTION(S):

208-14E(2) Front Porch / 208-31D(1) pre-existing nonconforming existing home

10. DESCRIBE SPECIFICALLY THE NATURE OF YOUR REQUEST:  
- 6' Front Porch protruding into the front set back where only 5' is allowed

\* - To allow existing home to set 36.6 from front Prop line instead of 70' (pre-existing - nonconforming)

11. DESCRIBE THE LOCATION, USE AND SIZE OF STRUCTURES, AND OTHER LAND USES WITHIN 100 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY

Housing and Residential

12. HOW SUBSTANTIAL IS THE VARIANCE REQUESTED IN RELATION TO THE CODE?

CODE REQUIRES: 5' depth of Porch into front setback

REQUEST IS: 6' depth of Porch into front setback  
\* AS at # 10

13. WILL GRANTING YOUR REQUEST RESULT IN AN INCREASE IN POPULATION DENSITY?  
NO  YES  IF YES, WHAT EFFECT WILL THIS HAVE ON AVAILABLE GOVERNMENT FACILITIES?

note - The Porch will have gray decking and white trim  
The siding will match the house

4/10/19

14. WILL YOUR REQUEST RESULT IN A SUBSTANTIAL CHANGE IN CHARACTER OR BE DETRIMENTAL TO SURROUNDING PROPERTIES? NO  YES \_\_\_\_\_

15. CAN THE DIFFICULTY WHICH LEADS YOU TO APPLY FOR THIS VARIANCE BE SOLVED IN ANOTHER MANNER? NO  YES \_\_\_\_\_ *If yes how?*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. WHY DO YOU FEEL YOUR VARIANCE REQUEST IS PROPER?

- *It is only a difference of 1' for front porch*

- *Home is pre-existing - nonconforming*

17. IS THIS PROPERTY IN A LIMITED DEVELOPMENT DISTRICT? NO  YES \_\_\_\_\_

I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as stipulated in this request.

Signature of Applicant: *Bruce Hoder* Date *4-12-24*

Printed name of Applicant *Bruce Hoder*

Property Owner (If other than applicant)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

Signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

Printed Name of property owner \_\_\_\_\_



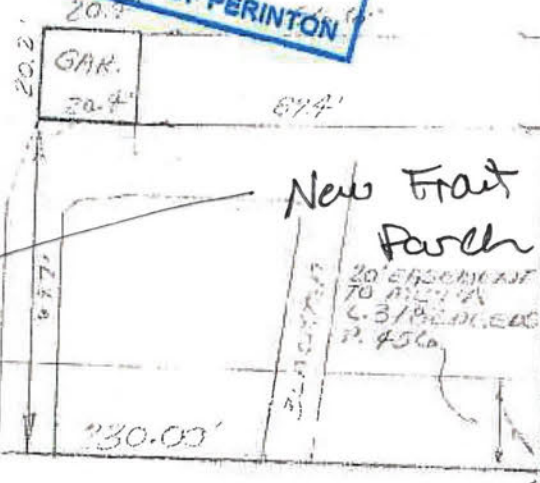
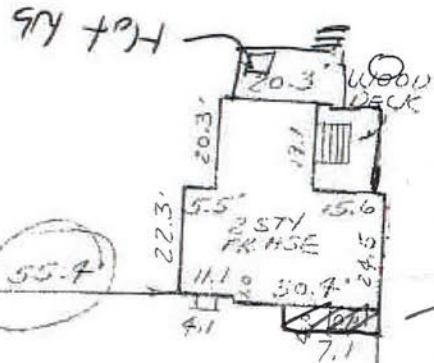
N 7° 55' 00" E

230.00'

N 81° 08' 40" W 230.00' TO ROW  
197.00' TO ROW

177.00' TO ROW  
230.00' TO ROW  
581° 08' 40" E

RECEIVED  
NOV 1 8 2012  
TOWN OF PERINTON



255.0' TO E PRINCETON LANE

SE CORNER L. 1156 DEEDS, P. 167

S 79° 55' 00" W

HOWELL ROAD  
66' ROW

- 1. L. 1156 DEEDS, P. 167
- 2. PUBLIC ABSTRACT CORP. SEARCH NO. 71209, DATED SEPT. 8, 1974
- 3. L. 4275 DEEDS, P. 105
- 4. MAP BY MRB, DATED 5-4-92 OF LAND OWNED BY N.A. DIEDRICH

I HEREBY CERTIFY TO THE PARTIES LISTED HEREON THAT THIS MAP WAS MADE ON MAPLE 5175 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON APRIL 20, 1995.

- CERTIFIED TO:
- 1. JAMES M. LEDNI, NYS. PLS. #9225
- 2. DAVID N. ...
- 3. JOHN ...
- 4. THE TITLE IN ...
- 5. ...
- 6. JOHN ...

JAMES M. LEDNI NYS. PLS. #9225  
SUITE 390, A-1 COUNTRY CLUB ROAD  
EAST ROCHESTER, N.Y. 14445

**INSTRUMENT SURVEY**  
**151 HOWELL ROAD**  
**PART OF LOT 17, TWP. 12, RANGE 7**  
SITUATE IN  
**TOWN OF PERINTON**  
**MONROE CO. NEW YORK**

SCALE: 1" = 40'

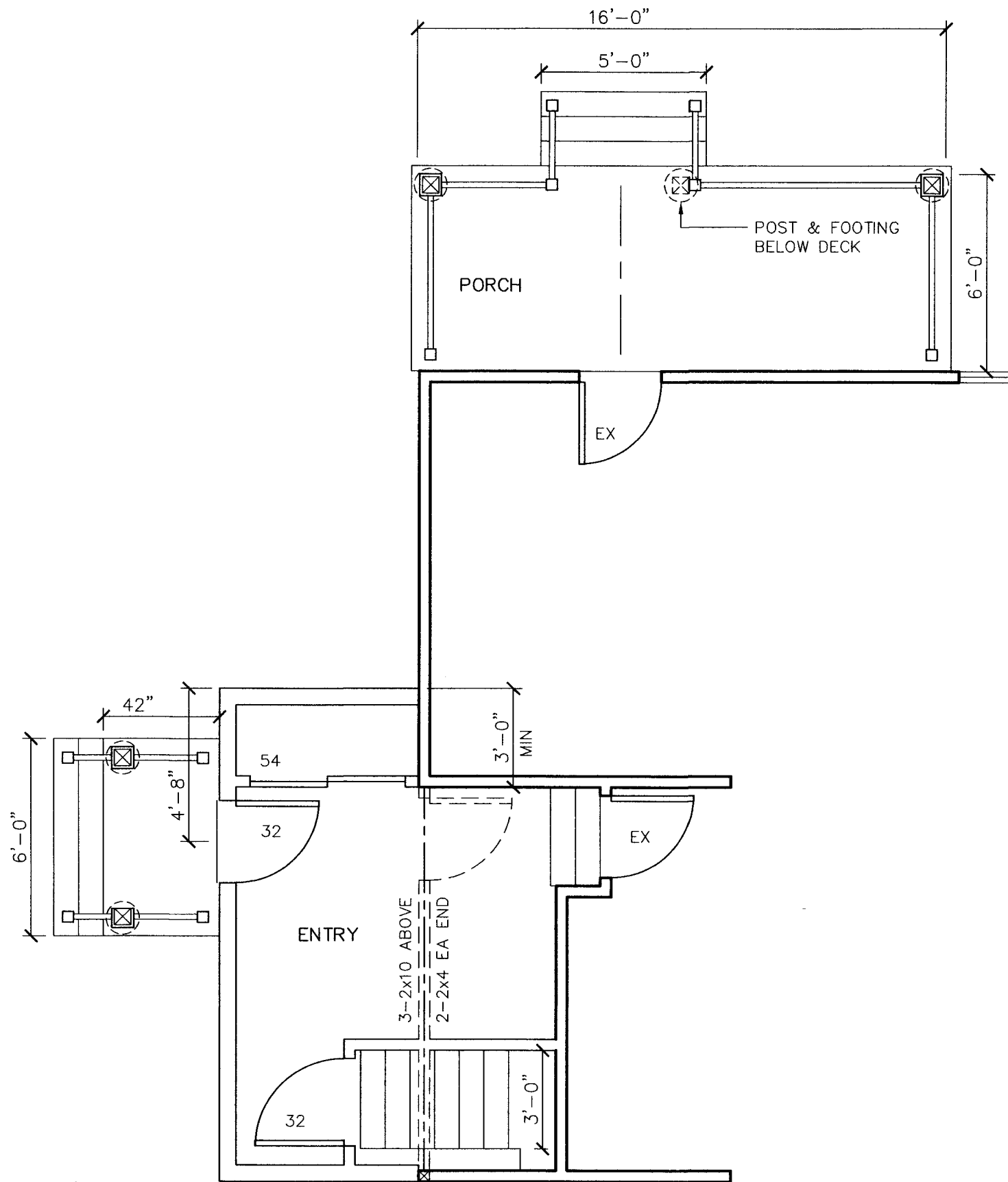
NOV 21 2012



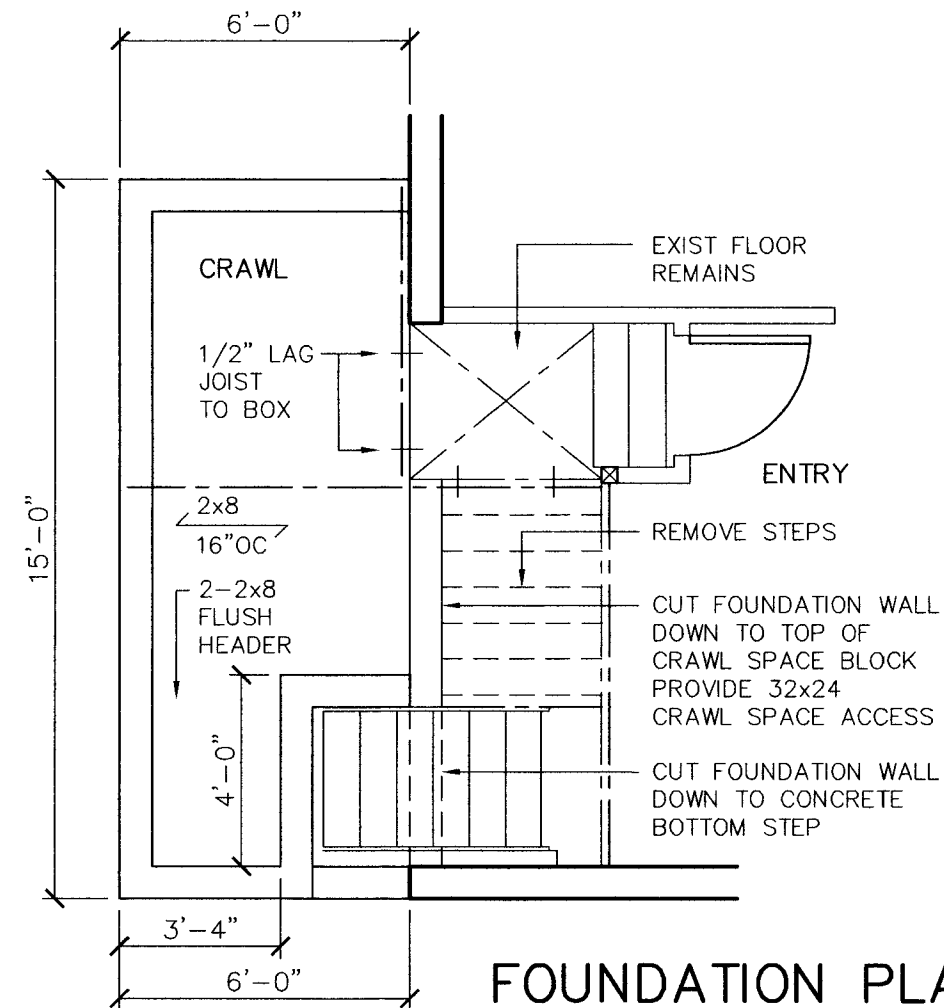
1. WINDOW MODELS NOTED U=.29 W/ LOW E GLAZING.

2. THESE PLANS COMPLY WITH THE 2020 RC OF NYS FOR RESIDENTIAL ENERGY EFFICIENCY CHAPTER 11 TABLE N1102.1.2 WITH THE FOLLOWING MINIMUM INSULATION VALUES FOR NEW CONSTRUCTION:

- WINDOWS U-.30
- CEILING R-49
- WALLS R-20
- CRAWL R-15



**FIRST FLOOR PLAN**  
 1/4" = 1'-0"

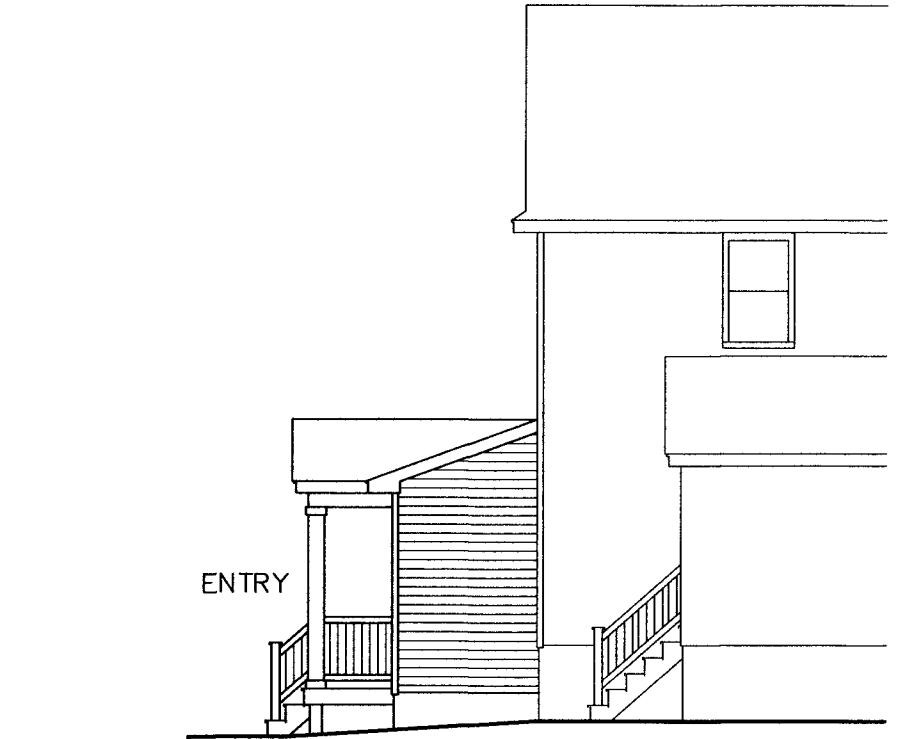
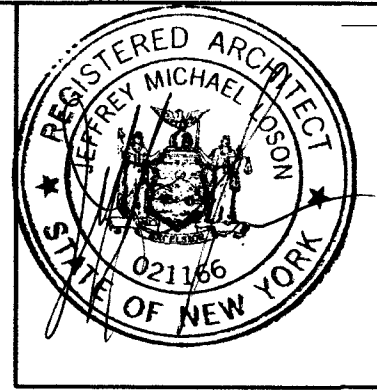


**FOUNDATION PLAN**  
 1/4" = 1'-0"

**HOUSE PLANS**  
 FOR  
**151 HOWELL ROAD**  
 PERINTON, NEW YORK

LOSON ARCHITECTURE PLLC  
 284 THORNTON ROAD  
 ROCHESTER NY 14617  
 585-406-4757

DATE	DWG NO.
2/28/24	A-1



ENTRY

1/8" = 1'-0"  
**WEST ELEVATION**  
1/8" = 1'-0"

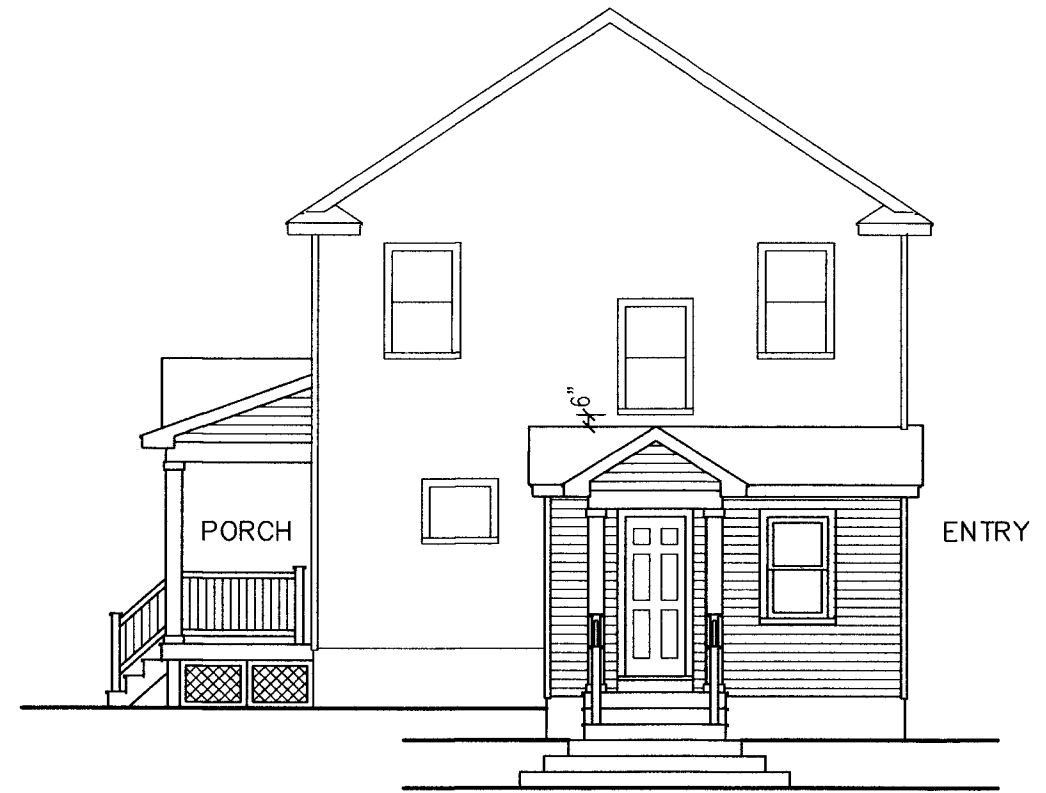


PORCH

151

ENTRY

**EAST ELEVATION**  
1/8" = 1'-0"



PORCH

ENTRY

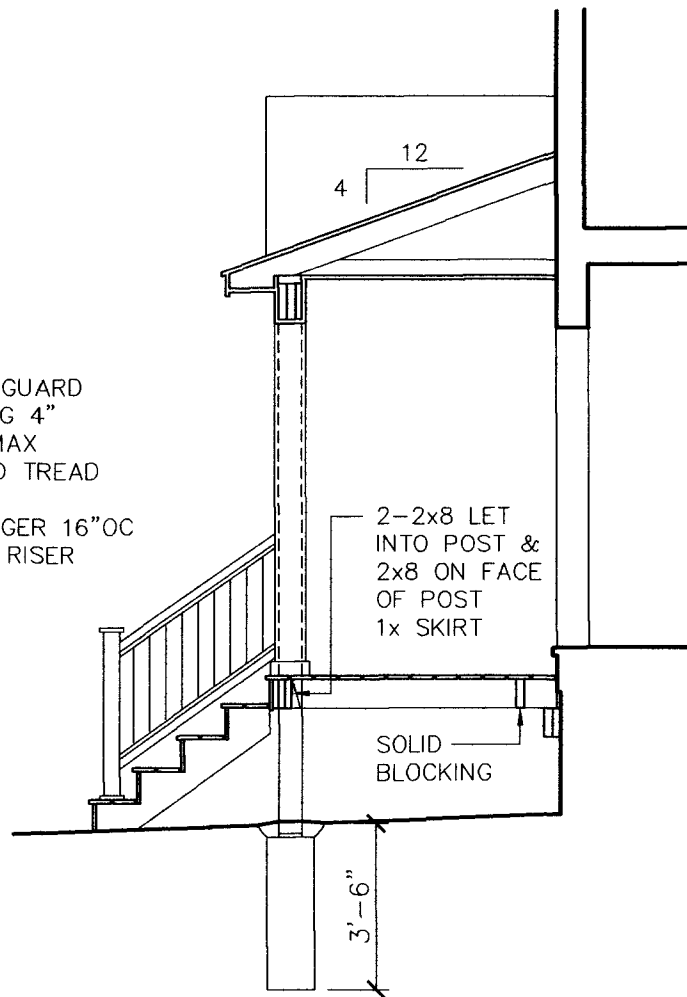
**NORTH ELEVATION**  
1/8" = 1'-0"

**HOUSE PLANS**  
FOR  
**151 HOWELL ROAD**  
PERINTON, NEW YORK

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DATE	DWG NO.
2/28/24	A-2

36" VINYL GUARD  
 MAX OPENIG 4"  
 8" RISER MAX  
 2-DECK BD TREAD  
 1" NOSING  
 2x12 STRINGER 16"OC  
 1x CLOSED RISER



**PORCH SECTION**  
 1/4" = 1'-0"

2x6 RAFTER 16"OC  
 2x6 CEILING 16"OC

3-2x10 BEAM  
 LCE4 POST CAP

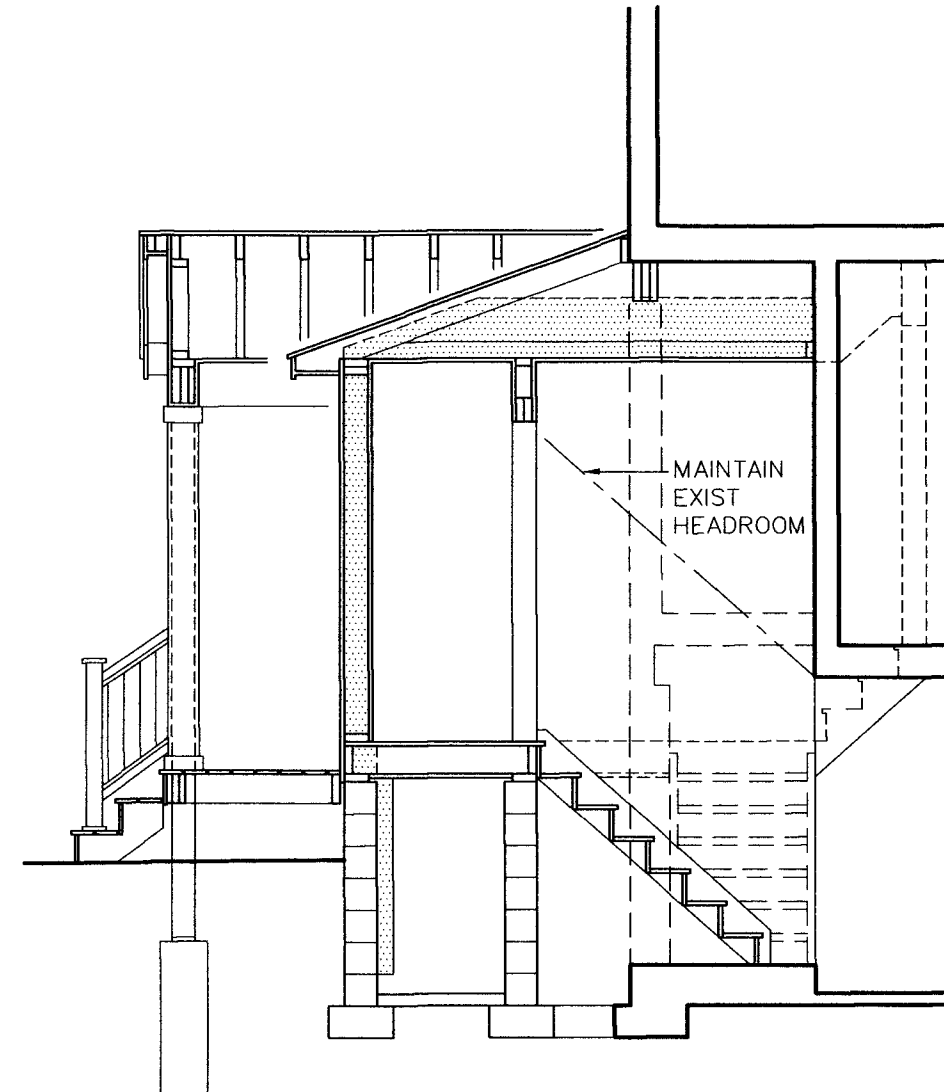
6x6 PT WD POST  
 ABU66Z POST BASE  
 ALUM ENCLOSURE

5/4x6 DECKING  
 2x8 JOIST 16"OC  
 ON 2-2x8 LEDGER W/  
 1/2" SLEEVE ANCHOR 24"OC  
 HANG FROM BEAM

12"DIA CONC  
 SONOTUBE FOOTING  
 STONE AROUND POST

2-2x8 LET  
 INTO POST &  
 2x8 ON FACE  
 OF POST  
 1x SKIRT

SOLID  
 BLOCKING



**ENTRY SECTION**  
 1/4" = 1'-0"

ASPHALT SHINGLES ON  
 15# FELT PAPER W/2C  
 ICE & WATER @ EAVES  
 7/16" OSB SHEATHING ON  
 2x6 RAFTER 16"OC  
 2x4 CEILING 16"OC  
 R-49 KRAFT BATT INS  
 W/BAFFLE @ EAVES

MATCH FASCIA ON WD BLOCK  
 MATCH SOFFIT CONT VENT  
 ALUM GUTTER AND SPOUTS

1/2" DRYWALL  
 WALLS & CEILING

MATCH SIDING AND TRIM  
 OVER AIR BARRIER

2x6 WOOD STUD 16"OC  
 7/16" OSB SHEATHING  
 R-21 KRAFT BATT INS  
 3-2x6 HEADERS

2x8 FLOOR JOIST 16"OC  
 HANG FROM LEDGER  
 1/2" LAG TO RIM BD 24"OC  
 3/4" T&G PLYWD SUBFLOOR  
 1/2" DRYWALL UNDERSIDE

2x6 PT SILL PLATE & SEAL  
 ANCHOR TO BLOCK 6'-0"OC  
 8" BLOCK W/#4 BAR 6'-0"OC  
 8"x16" FOOTING W/  
 #4 DOWEL 6'-0"OC &  
 2-#4 BARS CONTINUOUS

R-15 VINYL BATT ON WALL  
 CRAWL SPACE PERIMETER  
 3" CONC MUD SLAB ON  
 10 MIL POLY VAPOR FILM



**HOUSE PLANS**  
 FOR  
**151 HOWELL ROAD**  
 PERINTON, NEW YORK

LOSON ARCHITECTURE PLLC  
 284 THORNTON ROAD  
 ROCHESTER NY 14617  
 585-406-4757

DATE  
 2/28/24

DW'G NO.  
**A-3**







