

SPACE Architectural Studio, P.C.

3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152
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Project Narrative

David and Judy Fennessy

Project Location: 883 Franklin Road, Skaneateles, N.Y. 13152

Tax Map No.: 047.-04-02.2

Town Zoning District: Rural Residential

SPACE Architectural Studio project #: 2024-55

Date: 17 October 2024

David and Judy Fennessy's existing residence is a modest single-family home located on an existing undersized lot in the Town. They would like a larger master suite that does not impact any existing living area. We are proposing a single-story master suite addition adjacent to the garage. This addition is not substantial in size and provides the Fennessys with extra space for the master suite while retaining the existing living area. In addition to the master suite, we are also proposing a small patio to the rear of the house and adding a screen structure onto the existing rear deck with no change to the deck footprint.

Due to the existing conditions of the property, there are several P.E.N.C. variances existing on the site that are affected.

The P.E.N.C. variances requested by the Fennessys in this proposal include:

- Maximum Lot Coverage % where 20% is allowed, a variance of +/- 6.42% (+/- 1.01% P.E.N.C.) is requested.
- Maximum Impermeable Surface Coverage % where 15% is allowed, a variance of +/- 7.78% (+/- 3.75% P.E.N.C.) is requested.
- Maximum Building Footprint % where 6% is allowed, a variance of +/- 7.38% (+/- 3.37% P.E.N.C.) is requested.
- Maximum Floor Space % where 10% is allowed, a variance of +/- 7.84% (+/- 3.90% P.E.N.C.) is requested.

In response to 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 variance – this master suite addition is proposed to be located in the rear of the property, adjacent to the garage and match all existing exterior finishes to the existing residence. The addition will be minimally visible from the street and will provide additional privacy to the northerly neighbor's property. This addition will not produce an undesirable change to the neighborhood because it will not impede any adjacent property and will blend in with the existing residence.

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To whether this benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance – Due to the several P.E.N.C. variances existing on the property, as well as the existing undersized lot size, this benefit cannot be achieved by any other method than an addition, which would require an increase to the existing variances.

To whether the requested area variance is substantial – These variance requests are substantial only due to the existing variances on the property. The proposed variances requested are not a substantial change from the existing variances.

To whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – These proposed changes will not have an adverse effect on the neighborhood as it is not a substantial addition and renovation. There is no proposed grading required for the addition and will not have any impact on the neighboring properties.

To 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 – this difficulty was not self-created due to the several existing area variances in place on this existing undersized lot.

Thank you for considering our proposal.

