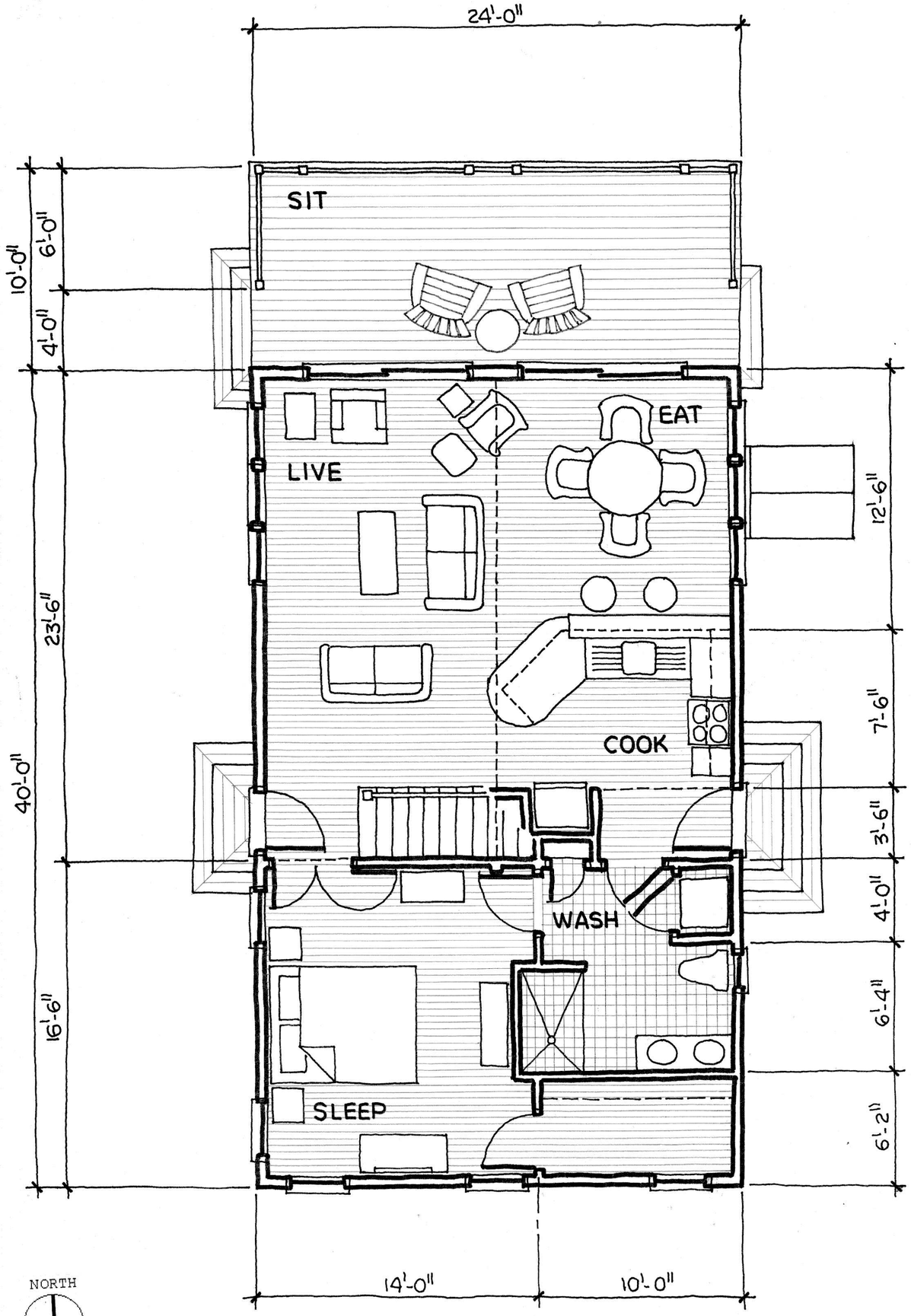
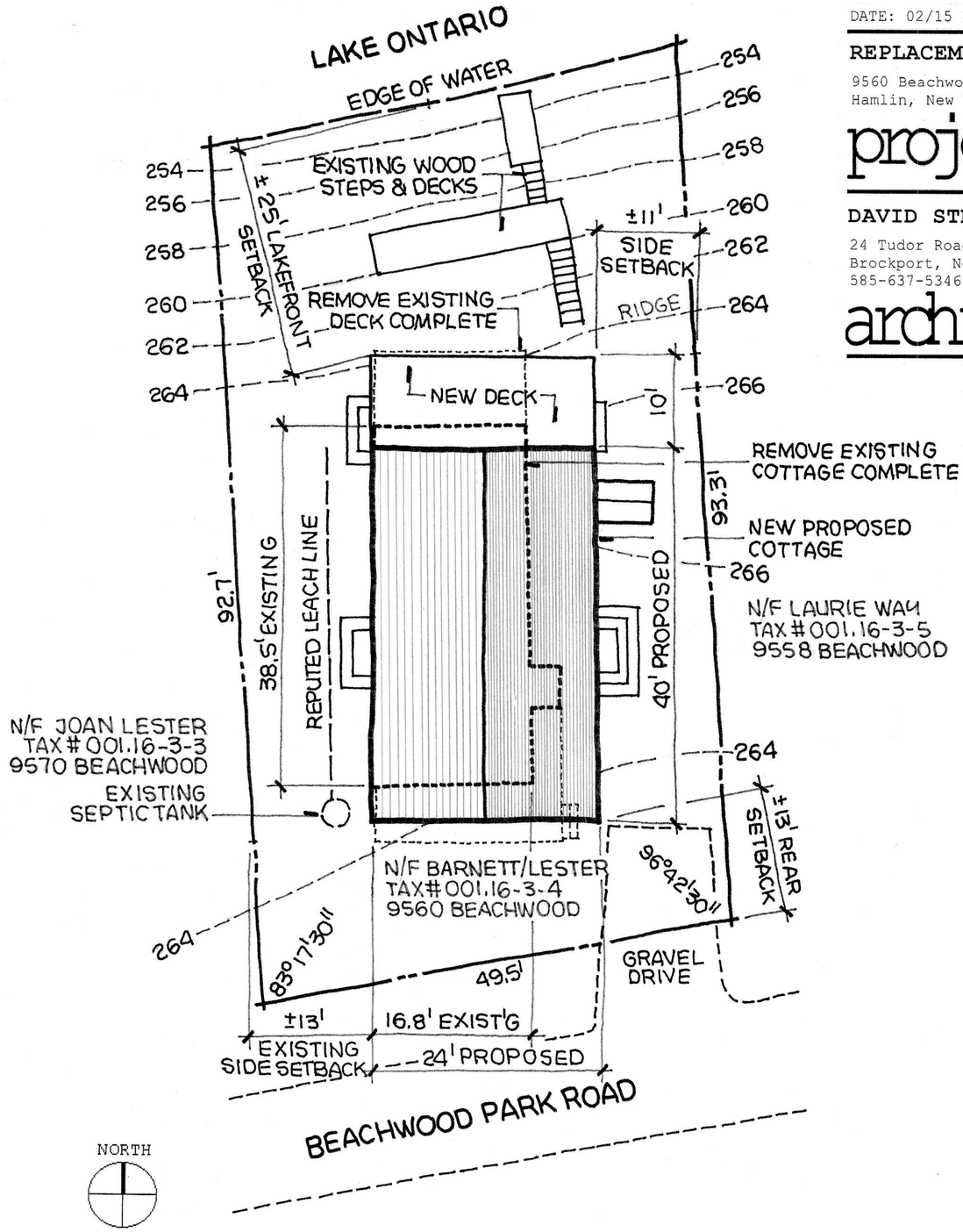


floor plan

0' 2' 4'



site plan

0' 5' 10'

SUMMARY OF ZONING COMPLIANCE - SR SHORELINE RESIDENTIAL DISTRICT - 9560 BEACHWOOD PARK ROAD					
Zoning Section	Attribute	Required	Existing	Proposed	Non-Conformance
§520-21-C-1-A	Minimum Lot Size	2 Acres	0.21 Acre	0.21 Acre	Pre-Existing Lot Too Small - No Change Proposed
§520-21-C-1-B	Minimum Lot Width	150' min	49.5'	49.5'	Pre-Existing Lot Too Narrow - No Change Proposed*
§520-21-C-2-A	Rear Yard (Road) Setback	35' min	13'	13'	Pre-Existing Too Close to Road - No Change Proposed*
§520-21-C-2-B	Side Yard Setback	6' min / 15' max	13' & 16'	13' & 11'	Pre-Existing Too Far From East Side - Proposed Conforms*
§520-21-C-2-C	Front Yard (Lake) Setback	35' min OR No Closer Than Existing	25'	25' - No No Closer Than Exist	Pre-Existing - No Closer Than Existing - Proposed Conforms
§520-21-C-3	Minimum Building Size	1,200 SF	661 SF	960 SF	Pre-Existing Bldg Too Small - Proposed Closer to Conforming*
§520-21-C-5	Maximum Lot Coverage	15%	14% Bldg 4% Decks 18% Total	20% Bldg 6% Decks 26% Total	Pre-Existing Too Much Coverage - Proposed 8% More Coverage*

* Required Variance

DATE: 02/15 SHEET: 1 OF 2

REPLACEMENT COTTAGE

9560 Beachwood Park
Hamlin, New York

project

DAVID STRABEL R.A.

24 Tudor Road
Brockport, New York 14420
585-637-5346

architect

DATE: 02/15 SHEET: 2 OF 2

REPLACEMENT COTTAGE

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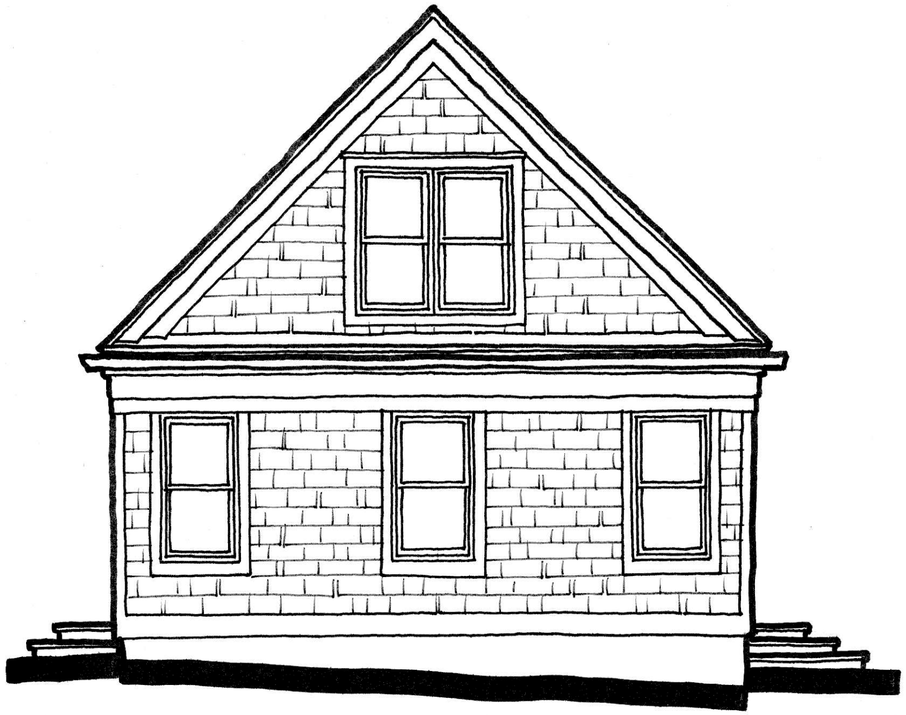
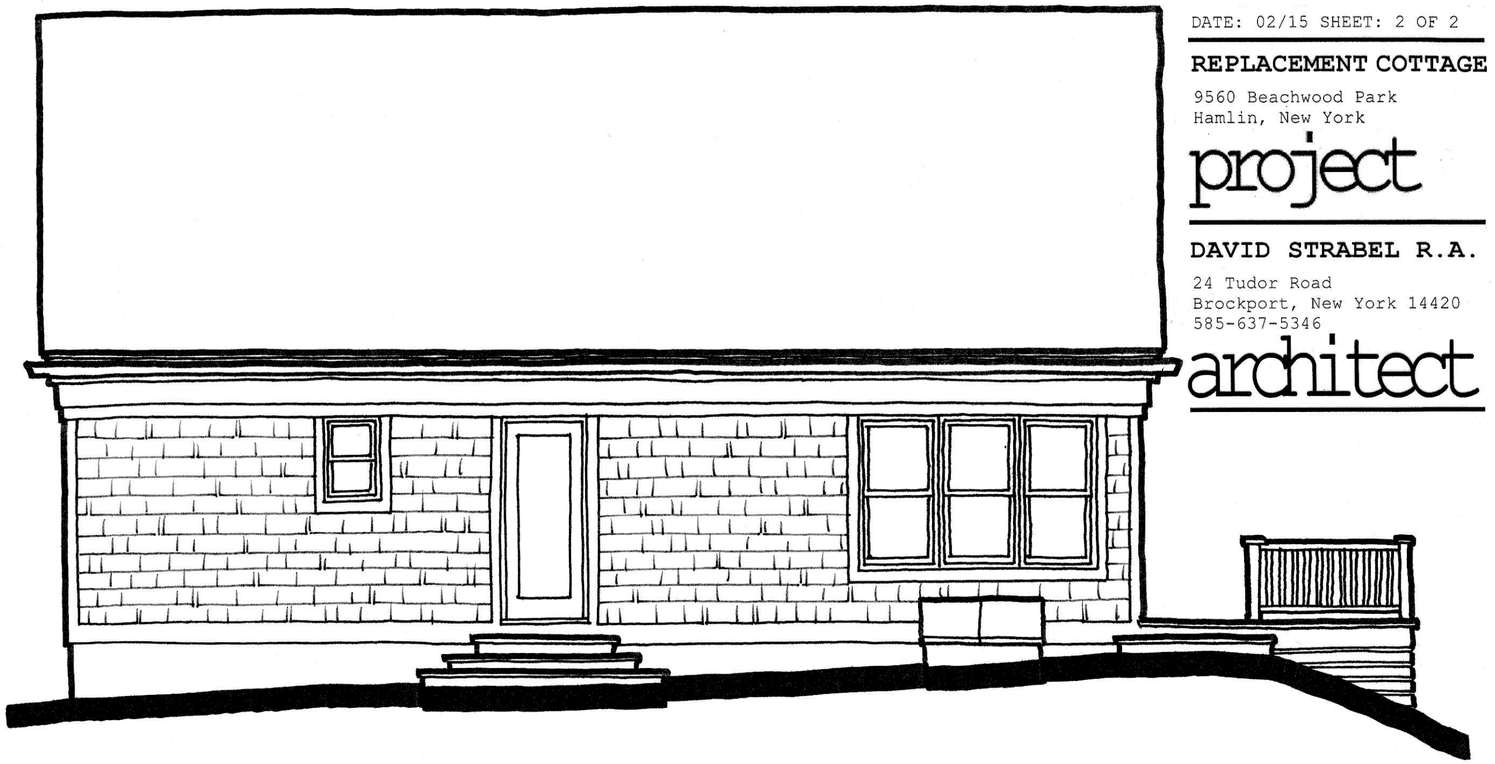
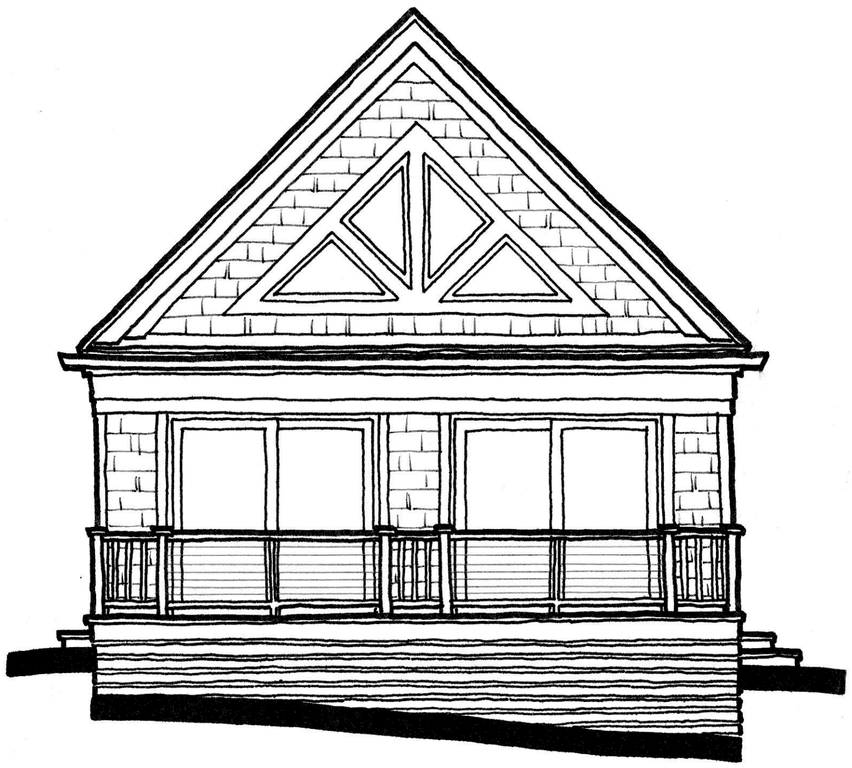


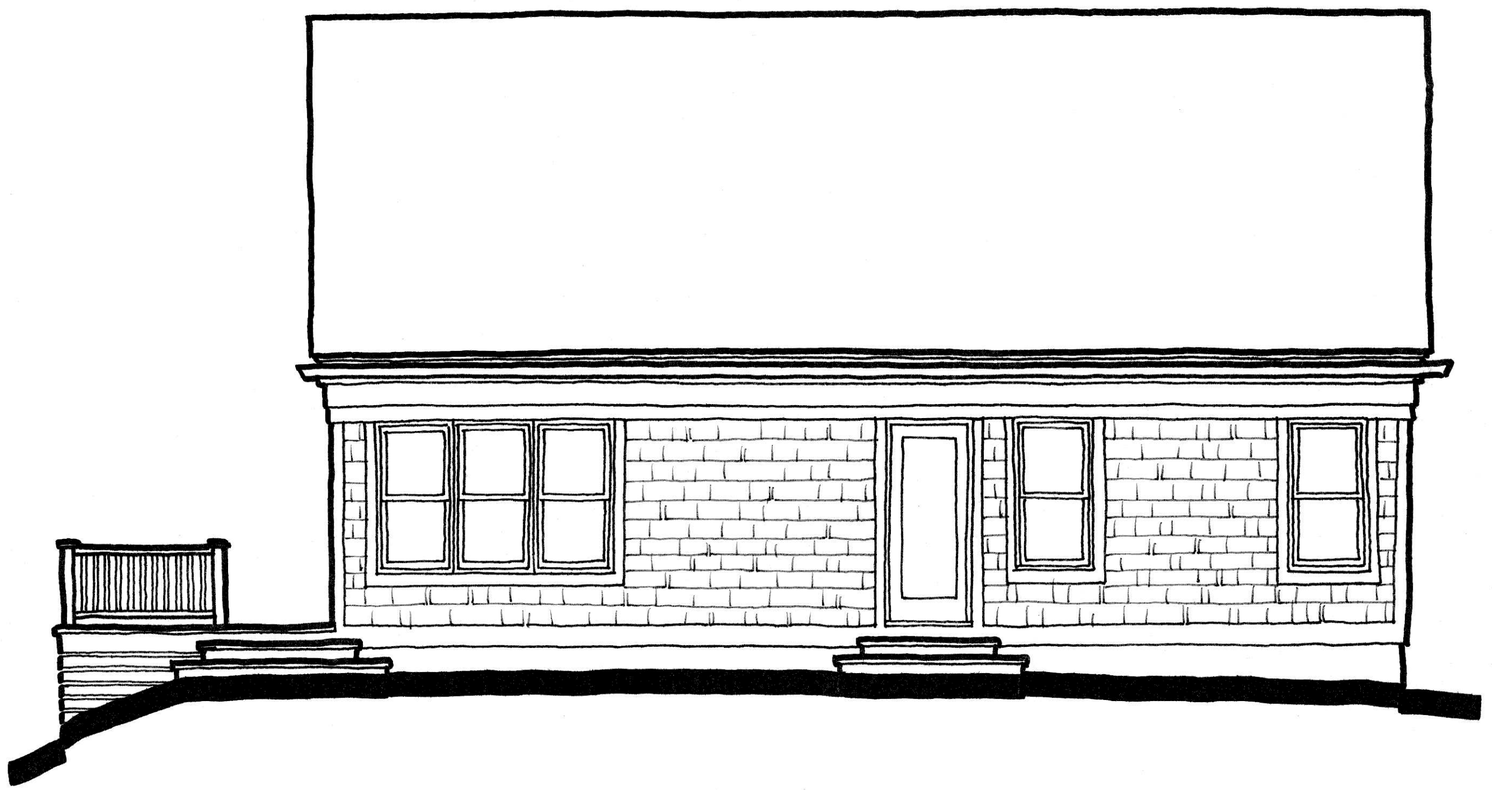
south elevation 0' 2' 4'



east elevation 0' 2' 4'



north elevation 0' 2' 4'



west elevation 0' 2' 4'