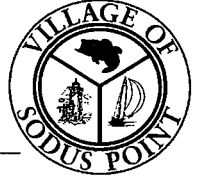


VILLAGE OF SODUS POINT BOARD REFERRAL



ZONING DISTRICT: _____ R _____

DATE: _____ 3/1/2023 _____

Please mark all applicable boards for review and approval of application:

ZONING BOARD PLANNING BOARD _____ COUNTY BOARD _____ STATE BOARD

Fee: **Variance** (\$40.00) **Special Permit** (\$50.00) _____ **Subdivision** (\$50.00) _____ **Site Plan** (\$50.00)
(To be paid upon filing this application)

Location _____ 7579 Fourth Street _____

(Give street number, name)

_____ Peter Hallagan _____

(Name of Applicant)

Tax Map ID: _____ 71119-14-490274 _____

_____ _____
(Name of Property Owner)

(Owner fills out to best of ability)

Neighbor to the North:

_____ 7581 Fourth Street. _____

Neighbor to the West:

_____ 7576 Fifth Street. _____

Neighbor to the East:

_____ 7578 Fourth Street. _____

Neighbor to the South:

_____ 7573 Fourth Street. _____

_____ 585-704-6550 _____

(Telephone Number of Owner)

_____ _____
(Email Address of Owner)

_____ Same _____

(Telephone number of Applicant)

Nature of work (check which is applicable):

New Building Addition _____ Alteration _____ Repair _____ Removal _____ Demolition _____ ESTIMATE: _____ 14,000 _____

Description of work to be done: _____ to deconstruct and then reconstruct a front porch on the exact same footprint with a 2' extension to the north that is 3.9' from the north property line where 5' is required and 14.8' from front property line where 25' is required allowing 39.7% lot coverage where 30% is allowed.. _____

HARDSHIP OR REASON FOR REFERRAL:

190-11. Density Control.

190-49. Site Plan Review.

Proposed Porch Addition for: Hallagan Cottage

Pete Hallagan
7579 Fourth Street
Sodus Point, New York 14555
585.704.6550

Architect:

Daniel Pope Architect, PLLC

59 Summit Street
Fairport, New York 14450
585.223.6495
dpope15250@gmail.com



Building Department:

Village of Sodus Point

8356 Bay Street
Sodus Point, New York 14555
315.483.9881
Kevin Druschel: Code Enforcement Officer
315.310.0534

Zoning & Property Info

Zone: R1 Residential

Tax Map #1119-14-490214
0.103 Acres

MAXIMUM LOT COVERAGE = 30%

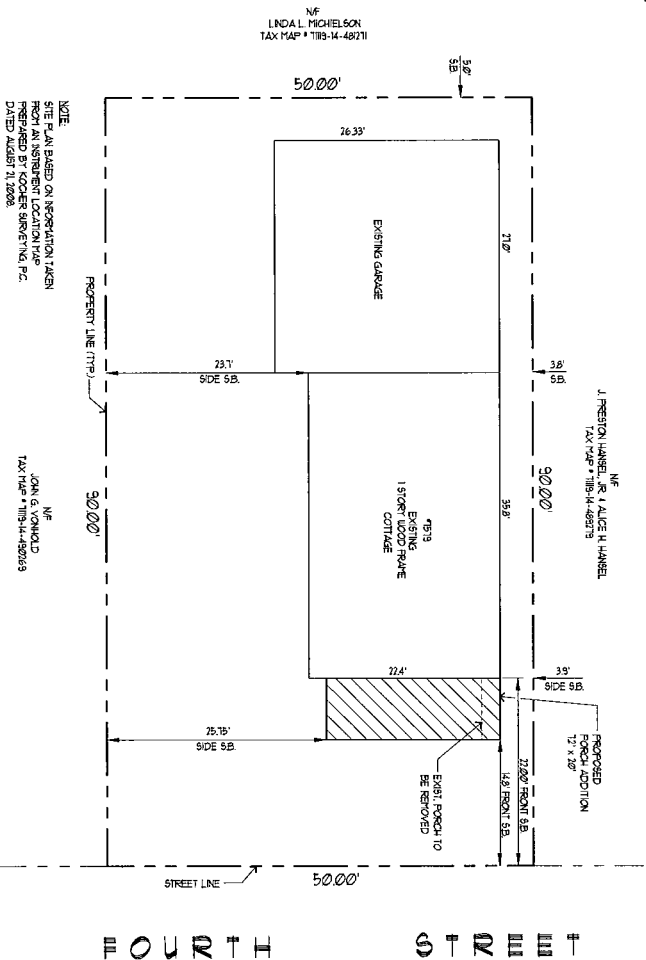
Existing Lot: 4500± SF, @ 30% = 1350 SF.
Existing Building w/ Garage Footprint: 1643± SF.
Proposed New Porch Footprint: 146± SF.
Total: 1789± SF. = 39.1% Lot Coverage

MINIMUM YARD DEPTH REQUIREMENTS

Under-size Lot per code Ref. 190-15
Front Yard: 25' Actual: 14.8'
Side & Rear Yards: 10' Lot Width = 5'
Actual Side Yards: 3.8' & 25.75'
Actual Rear Yard: 5'-0"

MAXIMUM BUILDING HEIGHT

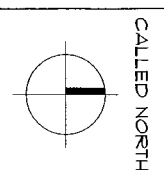
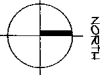
2.5 Story 30'-0"
Proposed Porch =



NOTE:
SITE PLAN BASED ON INFORMATION TAKEN
FROM AN INSTRUMENT LOCATION MAP
PREPARED BY KOCOR SURVEYING PC
DATED MARCH 11, 2008.

PREPARED BY
JOHN G. VONKALD
TAX MAP # 1119-14-490214

PROPOSED SITE PLAN



HALLAGAN COTTAGE
7579 FOURTH STREET
SODUS POINT, NEW YORK 14555
PROPOSED SITE PLAN

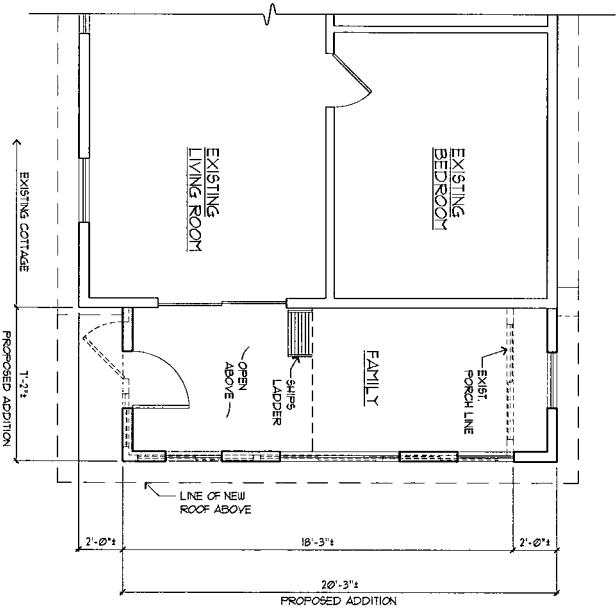
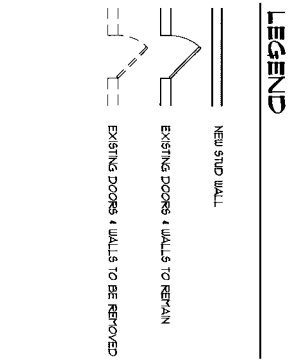
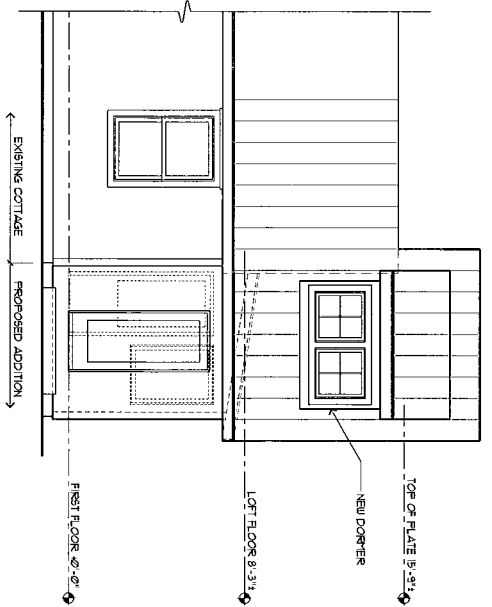
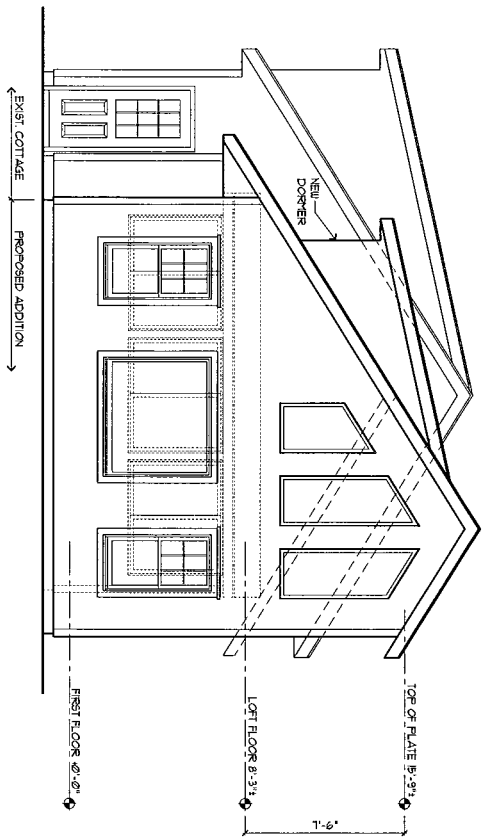
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DATE: 3/31/2023
DRAWN BY: D. POPE
CHECKED BY: AS NOTED
SCALE: REVISIONS

A0



Daniel Pope Architect
& Associates, PLLC
59 Summit Street
Fairport, New York 14450
585.223.6495

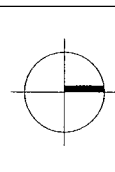


REGISTERED ARCHITECT

DONALD ROPER

12331

STATE OF NEW YORK



This set of drawings is an outcome of a design process that has involved the use of computer-aided design and construction methods. The use of such methods is a condition of the contract and the use of such methods is a condition of the contract. The use of such methods is a condition of the contract.

22
NITRONINA
DESIGN BY
3.31.2023
DATE
D. FOPE
CREATED BY
AS NOTED
SCALE
REVISIONS

HALLAGAN COTTAGE
7579 FOURTH STREET
SODUS POINT, NEW YORK 14555

PROPOSED FLOOR PLAN
EXTERIOR ELEVATIONS



100 Stewart Avenue
Sodus Point, NY 14555
Phone: 315.727.3475

A1

45 | 45 | 45 | 45

HIRD STREET (49.5)

4	100	50	50	50	50	50	80.04
3	90	6 512285	8 512280	10 513275	12 513270	14 513266	16 514258
2	100	27	50	50	50	50	50
1	63	90	50	50	50	50	50
		5	7	9	11	13	15
		503285	503280	503275	504270	504265	504260
		90	90	90	90	90	90
		50	50	50	50	50	50
							17
							505255
							90

3	490298	10' R.O.W.	50	50	50	50	50
2	486297	45.00	6 489284	8 489279	10 490274	12 490269	14 490264
1	482293	45	50	50	50	50	50
	477296	90	5	7	9	11	13
		45	480279	481271	481263	482258	482254
		50	90	90	90	90	90
			50	50	50	50	50
							15
							482254
							17
							482254
							18
							491254

FIFTH STREET (49.5)

44(S)	465298	90	100	50	50.0	50	50
130(S)	459291	230(S)	4	6	8	10	12
	455296	225(S)	3	4	5	6	7
			466285	466278	467273	467268	467263
			90	90	90.0	90	90
			100	50	50.0	50	50
			455285	458277	458272	458267	458262
			10' R.O.W.	90	90	90	90
			45	5	7	9	11
			50	458277	458272	458267	458262
				90	90	90	90
				50	50	50	50
							13
							459255
							90
							14
							468258
							90
							16
							468258
							15
							468253

SIXTH STREET (49.5)

208(S)	443289	90	50	50	20	80	100
190(S)		6	8	10	12	14	
		444276	444270	444263	444254		
		90	90	90	90		
		50	50	20	80		100

