**GRINDLE DETERMINATION**

Mr. Wright moved, seconded by Mr. Peckham, that the area variance requested by Blain Grindle, 58 Stony Ridge Drive, Honeoye Falls, NY at said property, consisting of two acres and bearing tax account No. 204.04-1-52, located in an RA-5 zone, to construct a garage to house an RV, said garage to be attached to the existing garage, which will result in a side setback of approximately 9’6”, whereas Town Code requires a side setback of 20 feet, be approved based on the following findings of facts and conclusions of law:

**FINDINGS OF FACTS**

1. Blaine Grindle appeared before the Zoning Board of Appeals at the public hearing on December 11, 2014.
2. The Grindle property is a prior non-conforming lot. The area containing this property was rezoned to RA-5 after the lot was developed and the existing house and garage constructed.
3. The property has an existing accessory building that conforms to Town Code.
4. The proposed garage is not an additional accessory building because it will share one wall with the existing garage. The existing garage is an integral part of the home, not a stand-alone building.
5. No members of the general public appeared at the public hearing.

**CONCLUSIONS OF LAW**

1. The benefit Blaine Grindle is attempting to achieve cannot be achieved by other means.
2. The granting of this variance will not create an undesirable change in neighborhood character or to nearby properties.
3. The request is substantial.
4. The request will not have adverse physical or environmental effects.
5. The difficulty is self-created.
6. This is a Type II action under SEQR.