OVERSIZE

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OCT 26 2026

TOWN OF PERINTON

TOWN OF PERINTON

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8798
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

NUMBER 45. 2026 FEE $ 100-
(verify fee with staff)

MEETING DATE 11/23/26

APPLICATION FORM -AREA VARIANCE - **RESIDENTIAL**

Please see Zoning Board of Appeals Procedures and Application Requirements

1. APPLICANT

Name Marcus Merriman Phone [redacted]

Mailing address 1 Cobblestone Dr. City Fairport Zip 14450

Interest in Property: Owner X Lessee _____ Other _____

2. PROPERTY OWNER (if other than applicant)

Name N/A Phone _____

Mailing address _____ City _____ Zip _____

3. ATTORNEY (if represented)

Name N/A 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 X

If yes, who?

Name _____ Address _____

INTEREST (explain):

_____

5. **LOCATION:** Street Address OR tax id # if no street address given

1 Cobblestone Dr.

6. **SIZE OF PARCEL:** 1.3 Acres

7. **PRESENT USE OF PROPERTY:** Residential

8. **ZONING DISTRICT:** Res. A **TAX ACCOUNT #** 165.15-2-60.2

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

208-14R(1) - code allows detached garages to be 900 ft² and 20 ft. tall

208-14R(3) - code allows 1 garage

10. **DESCRIBE SPECIFICALLY THE NATURE OF YOUR REQUEST:**

Want to build a garage to store our vehicles; 2 or 3 cars, pontoon boat, lawn tractor, and misc. garden + lawn equipment, Kayaks (4).

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

Residential property at # 2 Cobblestone and residential property at 143 Kraag Rd. Property bounded by RT. 31 and canal as well. Residential property @ 131 Kraag Rd much greater than 100'.

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

CODE REQUIRES: 900 ft² & 20' height (208-14R(1)) || 1 Garage on Property (208-14R(3))

REQUEST IS: 1,200 ft², 24' height* || 2ND Garage on Property (1ST is attached)

(* to confirm - maybe < 20')

13. **WILL GRANTING YOUR REQUEST RESULT IN AN INCRESASE IN POPULATION DENSITY?**

NO X **YES** ___ **IF YES, WHAT EFFECT WILL THIS HAVE ON AVAILABLE GOVERNMENT FACILITIES?**

14. WILL YOUR REQUEST RESULT IN A SUBSTANTIAL CHANGE IN CHARACTER OR BE DETRIMENTAL TO SURROUNDING PROPERTIES? NO X YES____

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

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

We wish to provide protection for internal storage of personal vehicles, pontoon boat + trailer, lawn equipment, snow removal equipment and lawn furniture etal during the winter months.

17. IS THIS PROPERTY IN A LIMITED DEVELOPMENT DISTRICT? NO X 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: Marcus Merriman Date 10/22/2026

Printed name of Applicant Marcus Merriman

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_____

Peggy and Marcus Merriman

1 Cobblestone Drive

Res. A., Tax Acct. # 165.15-2-60.2

Garage Proposal

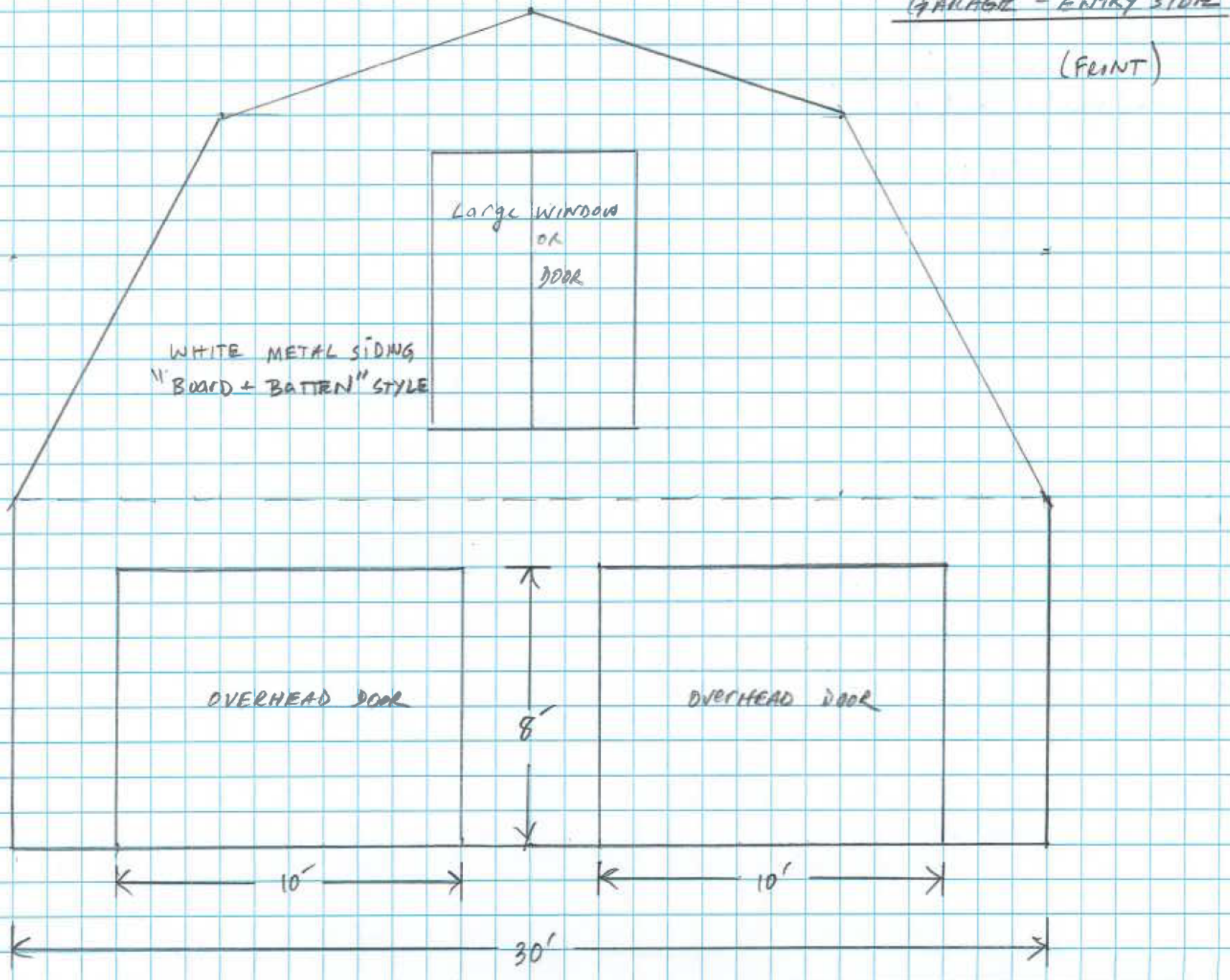
General Description: 30 ft x 40 ft, 2-door garage.

- White metal siding all around with black trim around windows and doors. Board & batten siding pattern.
- Gambrel roof with black metal, standing seam, roofing.
- Two 10 ft wide x 8 ft tall garage doors on front facing side.
- Man doors – one wide door on inside (right side) wall and a door above garage doors for accessing a possible deck.
- Windows – likely 6 windows planned. Two along the outside (left side) long side, 2 on inside (right side). Two on rear facing wall.
- Concrete floor

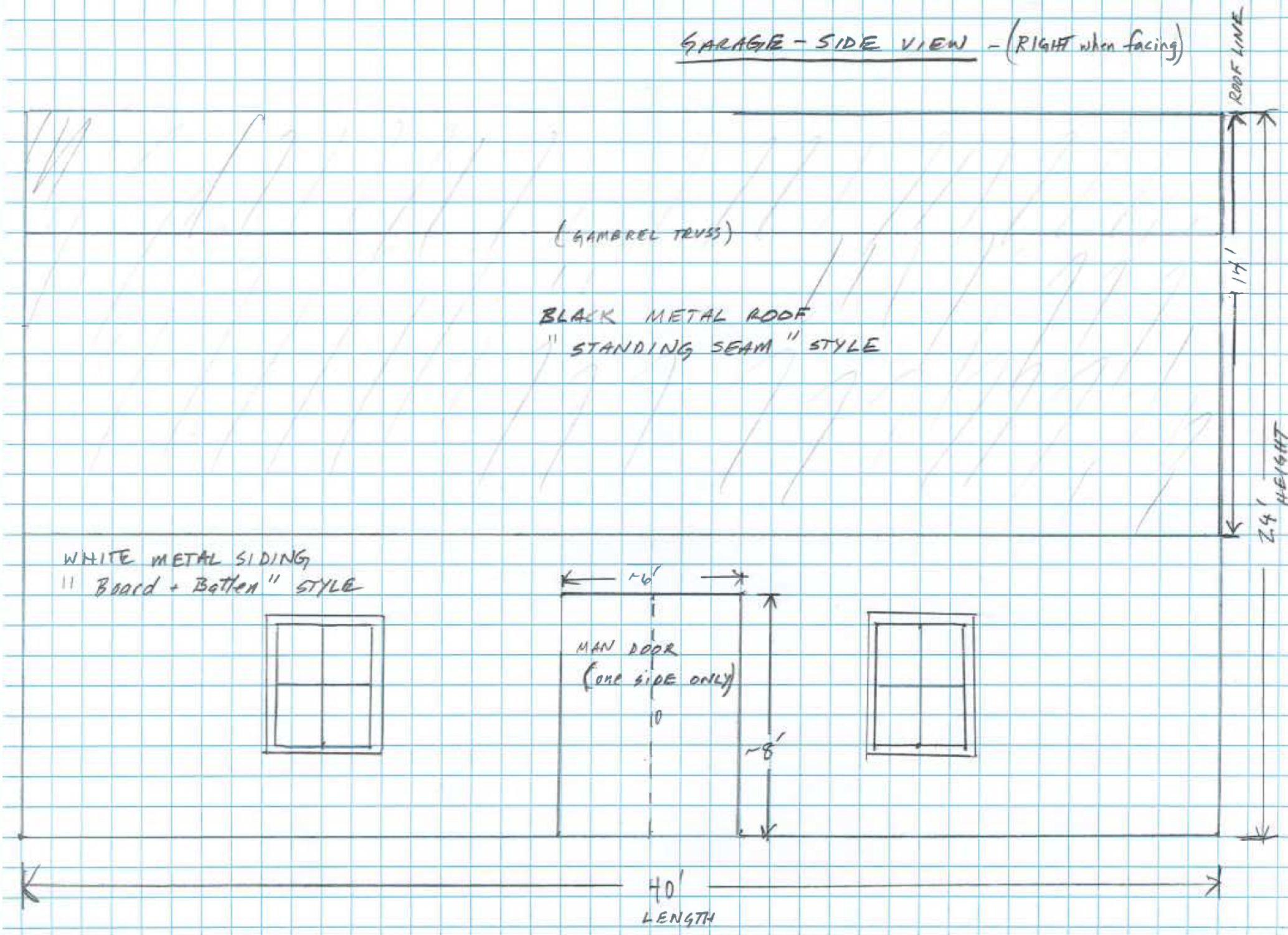


GARAGE - ENTRY SIDE

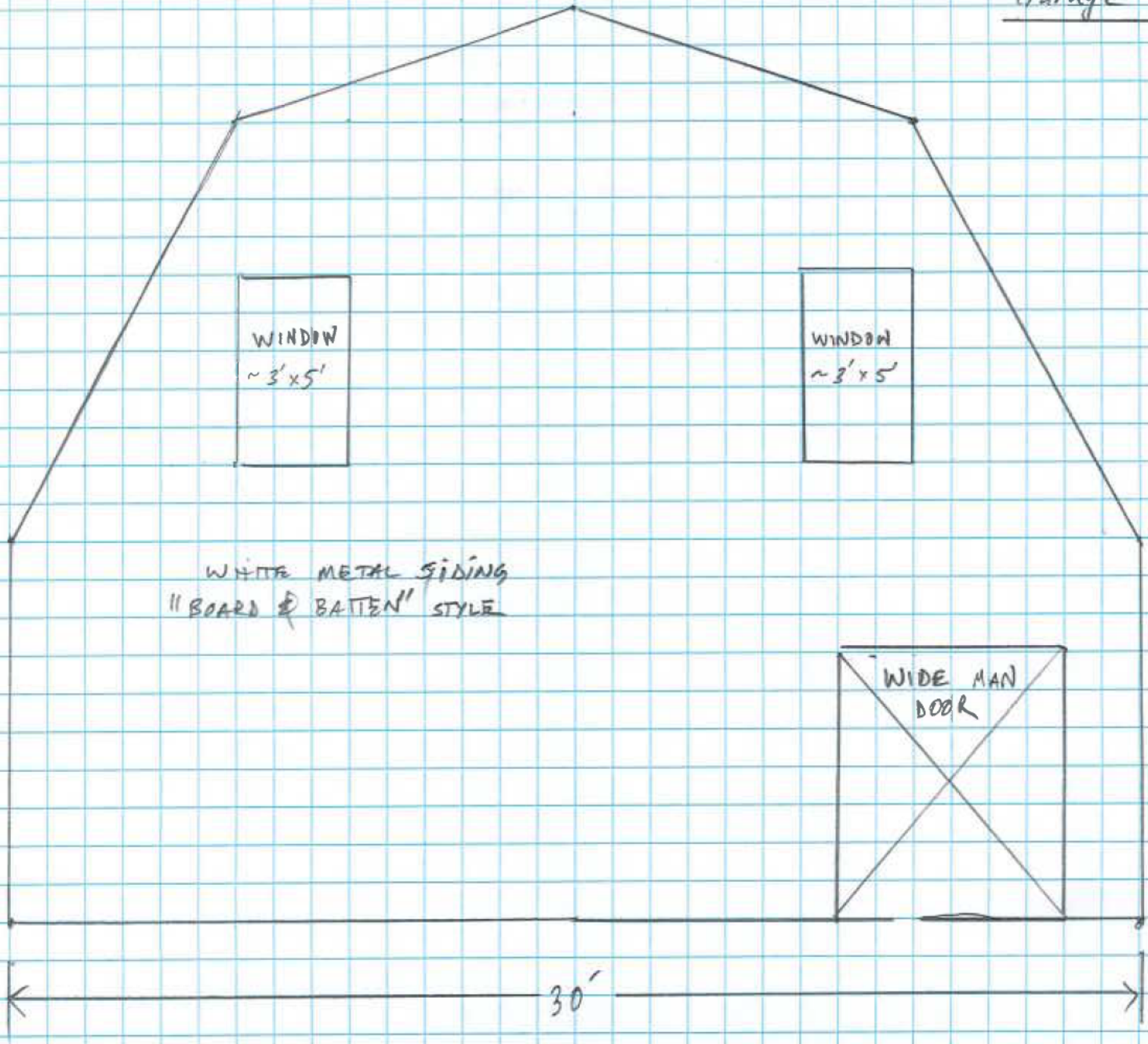
(FRONT)



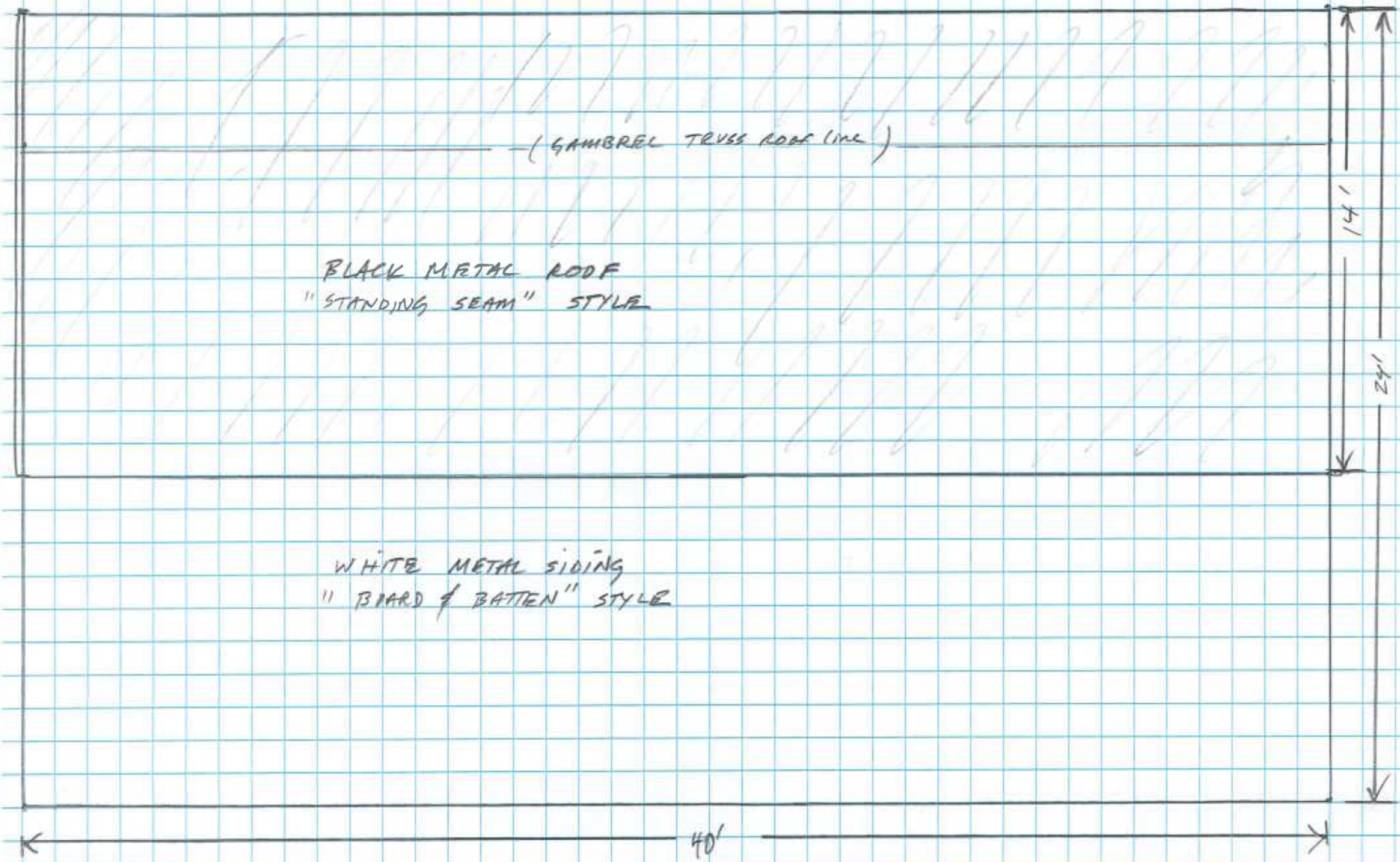
GARAGE - SIDE VIEW - (RIGHT when facing)



Garage - REAR

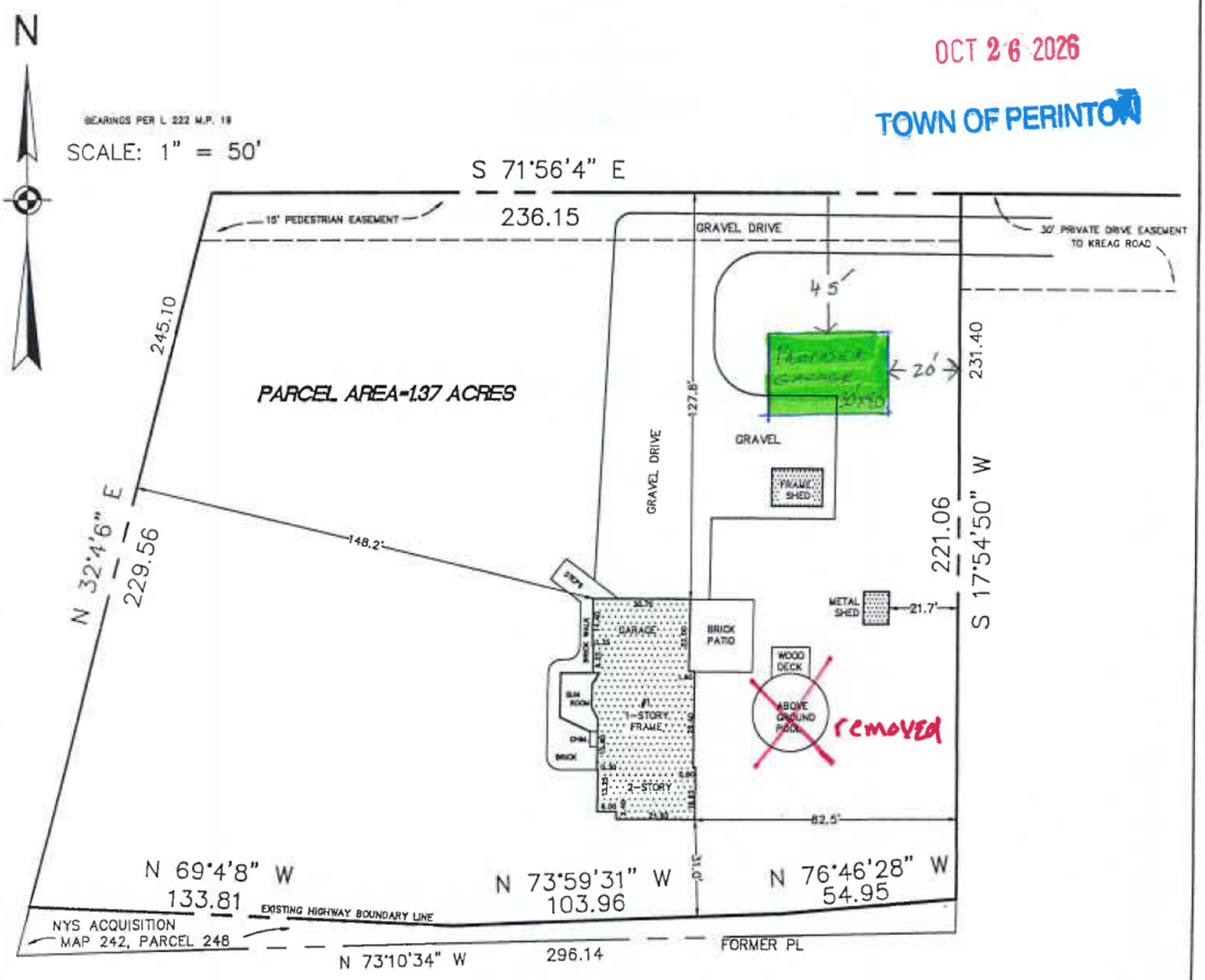

WINDOW
~3'x5'
WINDOW
~3'x5'
WHITE METAL SIDING
"BOARD & BATTEN" STYLE
WIDE MAN DOOR
30'

GARAGE SIDE VIEW (LEFT WHEN FACING)



INSTRUMENT LOCATION SURVEY MAP SHOWING LOT 1 OF THE COBBLESTONE SUBDIVISION, SITUATED IN THE TOWN OF PERINTON, MONROE COUNTY, NEW YORK

RECEIVED
OCT 26 2026
TOWN OF PERINTON



PITTSFORD-PALMYRA ROAD

(WIDTH VARIES)

CERTIFY TO:

1) BANK OF AMERICA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
2) BARRETT GREISBERGER DOLLINGER FLETCHER PEARTREE & TALLON, LLP
3) NEW YORK TITLE AGENCY SERVICES, INC.
4) MARCUS C. MERRIMAN AND MARGARET M. MERRIMAN
5) TREVETT, LENWEAVER & SALZER, P.C.

REFERENCES

1) LIBER 6396 DEEDS, PAGE 299
2) NYS ACQUISITION MAPS MAP NO.242, PARCEL NO.248
3) AN ABSTRACT OF TITLE WAS NOT PROVIDED
4) LIBER 225 MAPS, PAGE 19 COBBLESTONE SUBDIVISION

SURVEY CERTIFICATION

WE, JAMES H. MISSELL AND ASSOCIATES CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CURRENT STANDARDS JOINTLY ADOPTED BY GENESEE VALLEY LAND SURVEYORS ASSOCIATION AND THE MONROE COUNTY BAR ASSOCIATION AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED ON OCTOBER 28, 2004.

STATE OF NEW YORK
JAMES H. MISSELL
NO. 049777
Licensed Land Surveyor

REVISED 12/3/04 CERTS

JAMES H. MISSELL AND ASSOCIATES

PROFESSIONAL LAND SURVEYING SERVICES
900 JEFFERSON ROAD—ADMIN. BLDG. #104
ROCHESTER, NEW YORK 14623
TEL. 585-340-2315 FAX 585-340-2316