

Village of Cayuga Heights  
Zoning Board of Appeals  
Application Form

ZBA Application Fee: \$100

Check All That Apply:

- Area Variance  
 Use Variance  
 Interpretation Request

For Office Use Only	
Date Received	8/9/13
Cash or Check	1026763
Zoning District	MULTIPLE HOUSING
Applicable Section(s) of Village Code:	SECTION 6: YARDS

Property address: 511 KLINE RD Tax parcel: 15-6-2

Zoning Officer's determination: 6' HIGH SOLID FENCE TO BE LOCATED @ 1.5' FROM FRONT R WHICH IS LESS THAN 25' REQUIRED.

Requested variance or interpretation: \_\_\_\_\_

Reason(s) that the requested variance or interpretation should be granted:  
▫ See attached page for the criteria that the ZBA must use. ▫ Use additional sheets if necessary.  
- SEE ATTACHED

Please attach any additional information that will help the ZBA to evaluate your appeal, such as a narrative, survey map, photos, building plans, etc.

By filing this application, you grant permission for Village of Cayuga Heights ZBA Members and Village Staff to enter your property for inspections related to your appeal.

Owner/Applicant: ALEXANDER MERGOLD

Signature: [Signature] Date: 11.16.2013

Phone number(s): 646-610-0014

Email address: AM71@CORNELL.EDU

Dear Zoning Board of Appeals Members,

We respectfully request an area variance to construct a 6-foot high fence for privacy, safety and security located within the front setback, in line with the front facade of our house and connecting to the detached garage (see plan). The area variance is not substantial, since the sections of fence represent a small proportion compared to the length of the house and garage.

Our home was originally constructed (circa 1900's) prior to the imposition of the front yard setbacks (see plan). The resulting location of the house (which was built this way because we have a creek just behind it) greatly reduces our options for securing our privacy and safety. Plant-based screens, such as a dense planting of trees, would take a long time to grow (especially given how shaded the area is on the northeast side) and may interfere with overhead electrical wires; nor would they work for the portion of the proposed fence that runs along the gravel driveway between the house and garage.

While Kline Road is not a main artery, it is a fairly busy road, as drivers use it to get from Cayuga Heights to downtown Ithaca (particularly now with the extended construction on Cayuga Heights Road). In addition to cars, there are numerous joggers, dog walkers and pedestrians sharing a road that does not have any sidewalks. As a result, pedestrians and cars pass very close to our home and front door. They can look down onto our side patio. More importantly, the large kitchen windows on the ground floor face the road; the distance between them and the road is less than 10 feet. Especially as night with the lights on, anyone can see directly into the house from Kline Road and even potentially Highland Road (see attached photos).

We both work from home (though not always at the same time) and will soon have a child running around, so safety and security is paramount. In the past three years alone there have been two intruders passing through the property after incidents at the housing complex and fraternity located to the south. We recently added a wraparound back patio and pathway from the driveway to the rear entrance. As soon as it was finished, we had solicitors walking down the path to knock on our back door. A fence between the house and the garage would make it clear where the driveway ends, and would also prevent children from running into the driveway or road. Additionally, our yard has a creek that is only 15 feet from the rear of the house. Because this creek effectively limits the back yard (at least for children), the immediate area around our house becomes very important to protect.

In terms of impact, please note the fence will not be in front of the house; it will simply extend the north facade and turn south to connect to the east garage wall; as such, the existing clearance from the road will remain. We have no neighbors on the north side of the street (it's a steep bank), none to west (it's largely unbuildable land owned by the fraternity to the south), and our neighbor to the east already has a fence up around his property, so we do not feel we will negatively affect nearby properties. We understand the characteristic relationship of buildings to landscape that make Cayuga Heights unique, and we are fully invested in this community and property. As we continue to make improvements to the house and yard, we have the character of the Village in mind; for example, we plan to plant low shrubs and flowers in front of the fence portions that aren't in the driveway, so it will blend in with the rest of the landscape.

Thank you for your consideration.



Aleksandr Mergold & Denise Ramzy