

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	<u>3/22/22</u>
Cash or Check	<u>\$150 \$589852</u>
Zoning District	<u>RESIDENCE</u>
Applicable Section(s) of Village Code:	<u>305-38: SETBACKS</u>

Property address: 506 Hanshaw Tax parcel: 6-11-7

Zoning Officer's determination: _____

Requested variance or interpretation: Applying for 12'6" distance from lot line to new deck structure instead of 15'. Home is 12'6" from lot line and want to follow home for deck structure

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.

We have letter from neighbor agreeing to variance application.

Following existing home line with new deck structure

We don't believe this variance affects any of the listed criteria.

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: Kathy Murray

Signature: _____ Date: 3/22/2022

Phone number(s): 919-402-6282

Email address: kmurray36@frontier.com

Contractor Mark Martinek Green Scene Lawn & Garden
231-735-1271
mark@greenscenelg.com

Area Variance Considerations

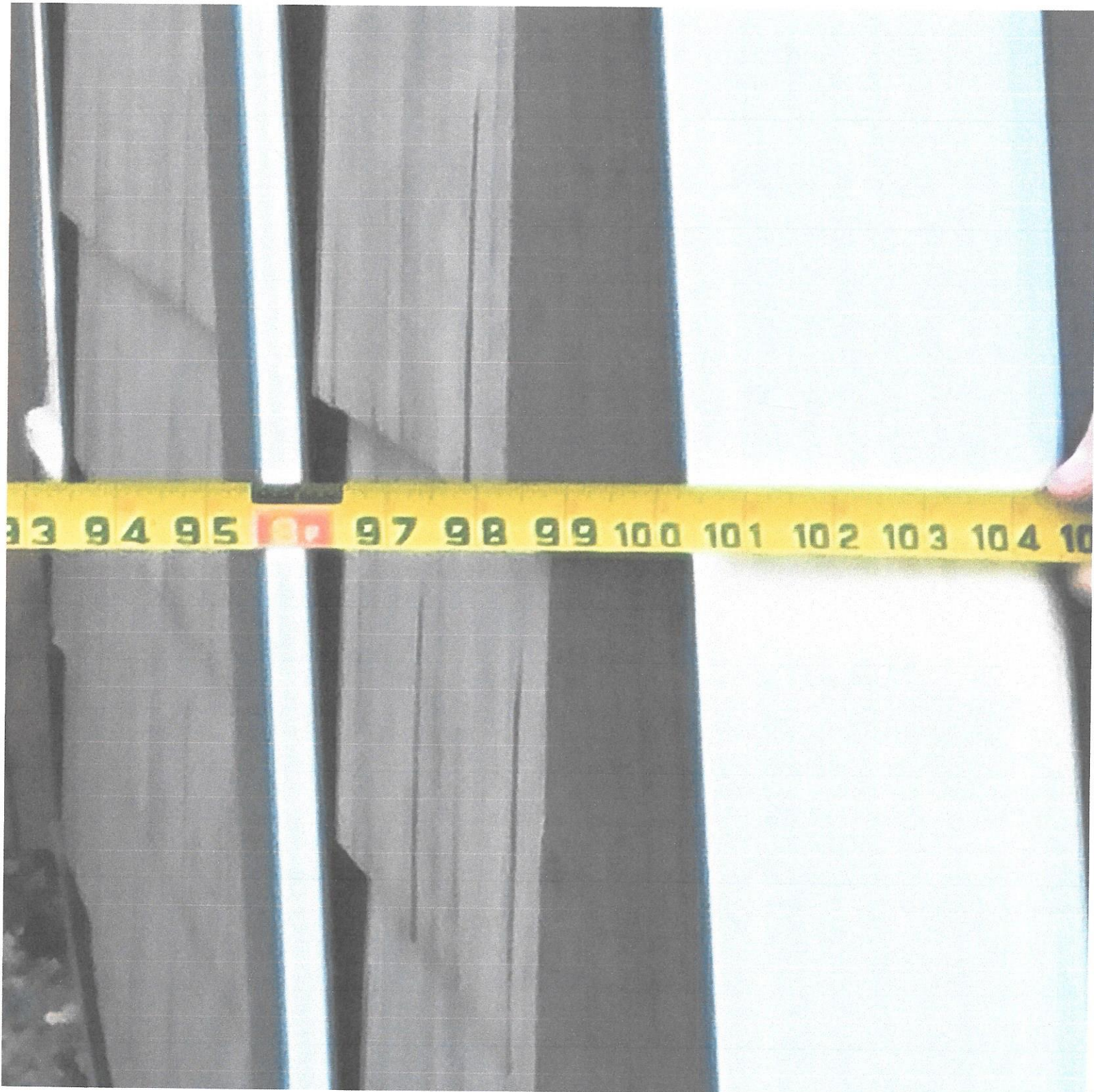
- ① The variance would not produce an undesirable change to neighborhood. Deck to follow existing home line.
- ② We do not see any other method to construct new deck structure without variance.
- ③ The requested area is an unused section of land between neighbor and Kathy. $2'6" \times 23'$ is what is asked for.
- ④ We do not believe the variance and new deck structure will have any adverse effect.
- ⑤ We do not believe this was self-created. Following existing home line that was grandfathered.

New fence is 8'2" from home
As you can see variance line is brush
cut lot line

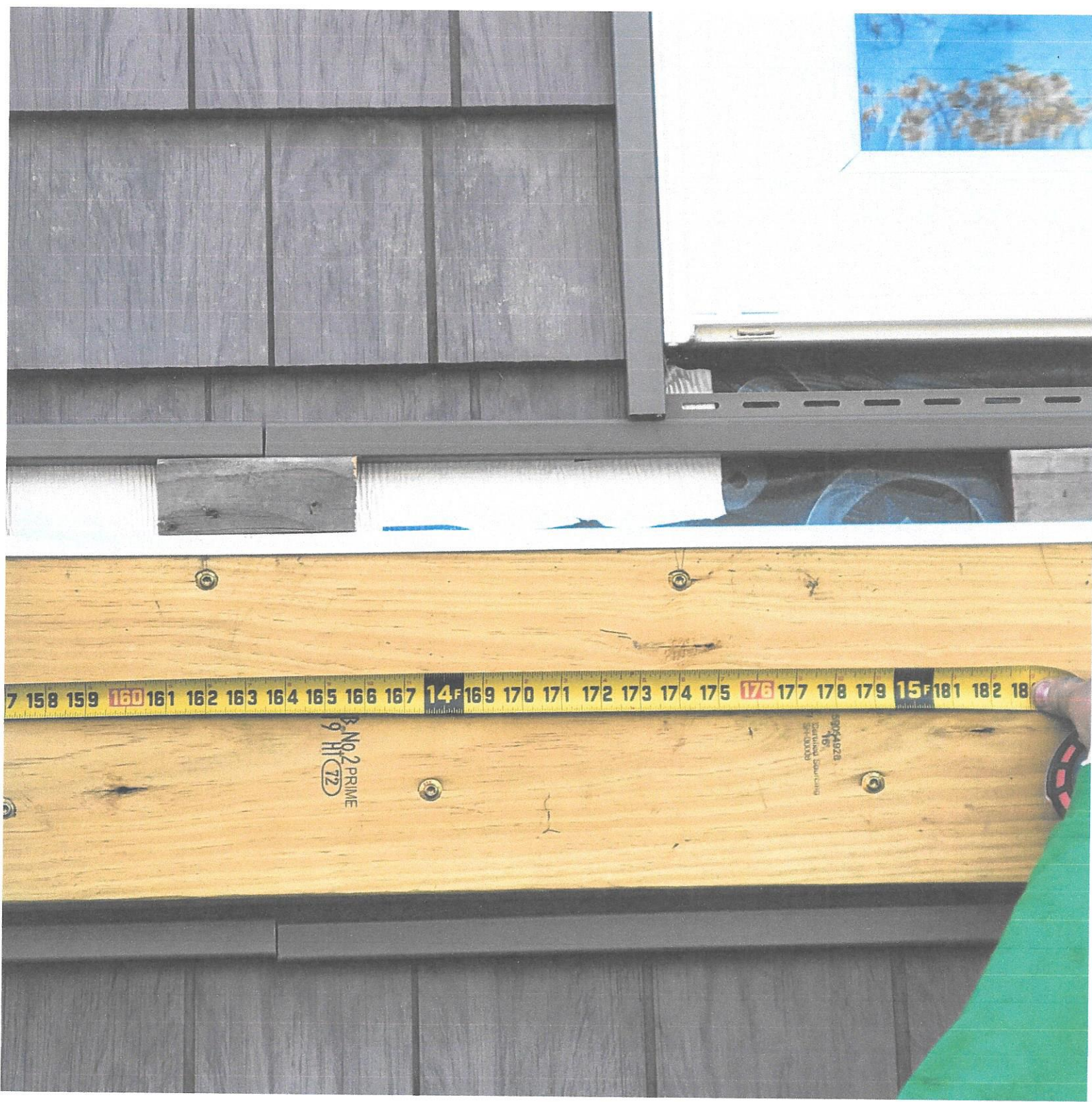


Plus or minus 7' further towards
neighbor is brush as shown in photo

Existing Fence ~~Gate~~ Distance



15' Setback code would put new deck structure +/- 6" into new slider



Holding Tape at 12'6" at corner
of existing home.

