



VILLAGE OF CAYUGA HEIGHTS

836 HANSHAW ROAD · ITHACA · NY · 14850
(607) 257-1238 · FAX: (607) 257-4910

ZONING OFFICER'S REPORT

DATE: March 24, 2022

TO: VILLAGE OF CAYUGA ZONING BOARD OF APPEALS

FROM: Brent A. Cross, Zoning Officer

RE: 506 Hanshaw Road

REPORT: A permit application to build a deck addition on the existing house located at the above referenced address, has been denied because the proposed 12.5' side yard setback is less than the 15' setback required by Cayuga Heights Zoning Ordinance Section 305-38: Building Setbacks. The owner/agent of this property is seeking a variance to allow the deck to be built with the reduced setback.

It should be noted that the proposed deck is intended to align with the side of the existing house that is already located at 12.5' from the side property line. Since the original house was constructed in 1960, this is a pre-existing non-compliant condition that was legally in existence prior to the Village of Cayuga Heights Zoning being changed in 1962 from 12' min side yard setback to 15' side yard setback.

Therefore, a public hearing will be conducted on April 4, 2022 at 7:00 at **Fire Station, 194 Pleasant Grove Road, Ithaca, NY 14850** pm to seek comments on the proposed variance. Documents about this project can be viewed on the Village website: www.cayuga-heights.ny.us You may also view/participate in the meeting virtually by going to the following link:

<https://zoom.us/j/98927204332?pwd=dXVWY2JuQkZRUmI4MUFNTVBXZDlaQT09>

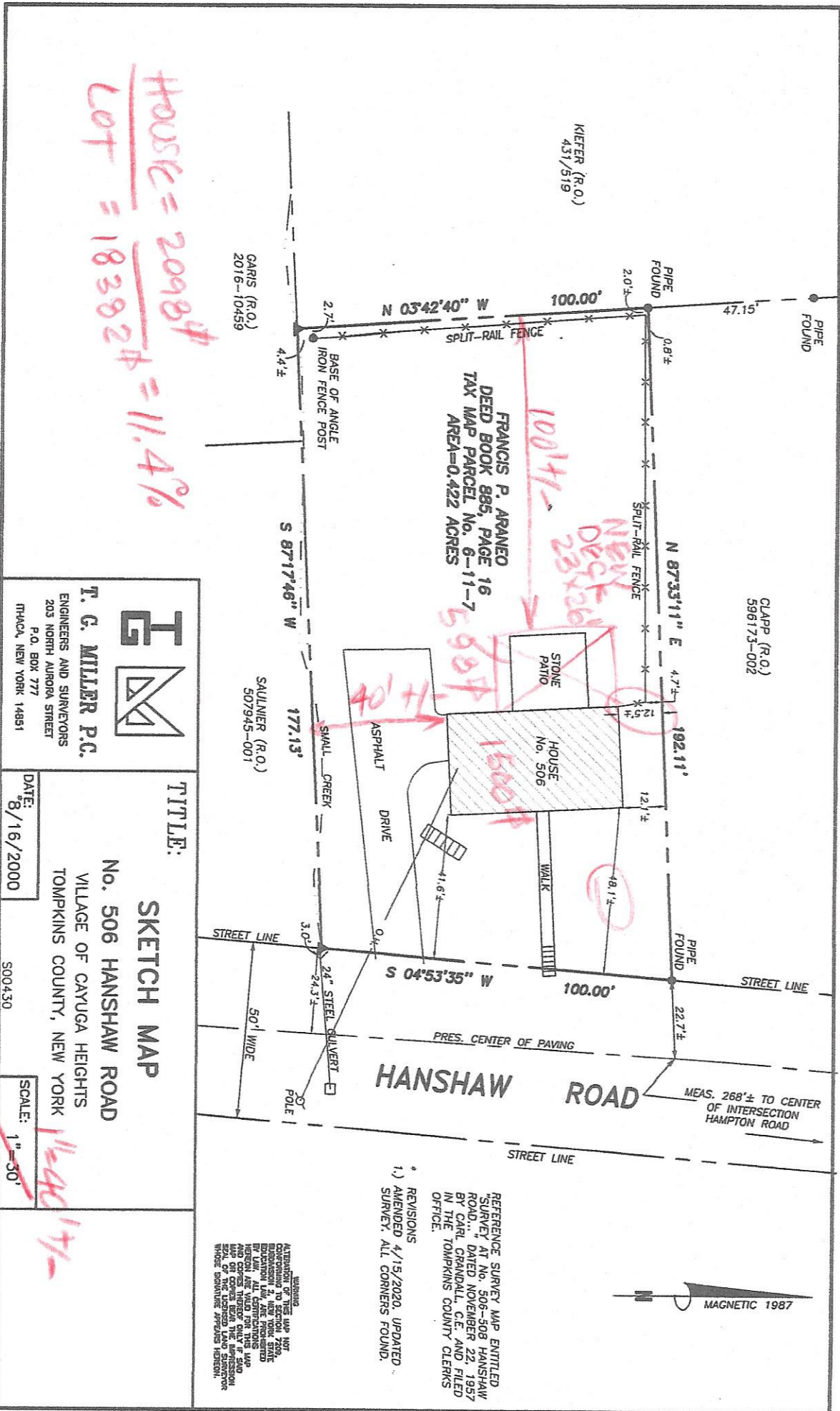
Meeting ID: 989 2720 4332 Passcode: 080917

One tap mobile +19292056099, 98927204332# US (New York)

The following properties are located within 200' and will receive this notice by mail:

6-11-7: Murray, 506 Hanshaw Road
6-11-6: Clapp, 508 Hanshaw Road
6-8-9: Riley & Holm, 507 Hanshaw Road
6-11-8: Saulnier, 504 Hanshaw Road
6-8-8: Plocharczyk & Callander, 501 Hanshaw Road
6-8-3: Brutsaert, 220 Comstock Road
9-3-1: Szegletes & Rabb, 500 Hanshaw Road
6-11-9: Mokhtarian, 627 Highland Road
6-11-10: Read, 629 Highland Road
6-11-11: Schneider & Bussan, 631 Highland Road
6-11-5: Muhlberger & Huang, 510 Hanshaw Road
9-3-11: McMurray, 625 Highland Road
9-3-2: Gilmore, 424 Hanshaw Road

File: Zr040422murray



$\frac{\text{HOUSE} = 2098\text{ft}}{\text{LOT} = 18382\text{ft}} = 11.4\%$

T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 P.O. BOX 777
 THACA, NEW YORK 14851

TITLE:
SKETCH MAP
 No. 506 HANSHAW ROAD
 VILLAGE OF CAYUGA HEIGHTS
 TOMPKINS COUNTY, NEW YORK

DATE:
 8/16/2000
 S00430

SCALE:
 1" = 30'
 11-40-15-

WARNING:
 ATTENTION OF THE JURY NOT BEING DRAWN TO THE FACTS OF THIS SURVEY, THE SURVEYOR HAS PROVIDED THIS WARNING AS REQUIRED BY SECTION 320 OF THE EASELERS AND SURVEYORS ACT AND HAS ADVISED THE JURY OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

REVISIONS
 1.) AMENDED 4/15/2020, UPDATED SURVEY, ALL CORNERS FOUND.

