

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>7/25/22</u>
Cash or Check	<u>5099.08 HCSO</u>
Zoning District	<u>RESIDENCE</u>
Applicable Section(s) of Village Code:	<u>§ 305-19 YARD REGULATIONS</u> <u>§ 305-20 LOT COVERAGE</u>

Property address: 108 Warwick Place, Ithaca, NY 14850 Tax parcel: 4-2-8

Zoning Officer's determination: NA

Requested variance or interpretation: 15% lot coverage : side yard < 15ft

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.

Thank you for your time and consideration. My wife and I have lived in Ithaca our entire lives. We purchased this home at 108 Warwick to move closer to our children and grandchildren. As we began making plans for the home, we quickly realized that we would need to make improvements to the main floor to accommodate for wheelchair accessibility and ramps to be installed when necessary. Due to my increasing physical limitations from Parkinson's disease, we anticipate that home care will be required sooner than we both would have initially predicted. We are respectfully requesting that the Zoning Board approve the variance for a lot coverage of 15% and side yard distance of 12.3' at the back of the garage. The garage will provide reasonable space for a wheelchair van. We are committed to maintaining the aesthetic and integrity of the neighborhood and feel these changes will have no adverse effect on the physical and/or environmental conditions of the area.

**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: Linda & Richard Leonardo

Signature: Richard J. Leonardo Date: July 25, 2022

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