

VILLAGE OF CAYUGA HEIGHTS

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

ZONING OFFICER'S REPORT

DATE: September 20, 2023

TO: VILLAGE OF CAYUGA HEIGHTS ZONING BOARD OF APPEALS

FROM: Brent A. Cross, Zoning Officer

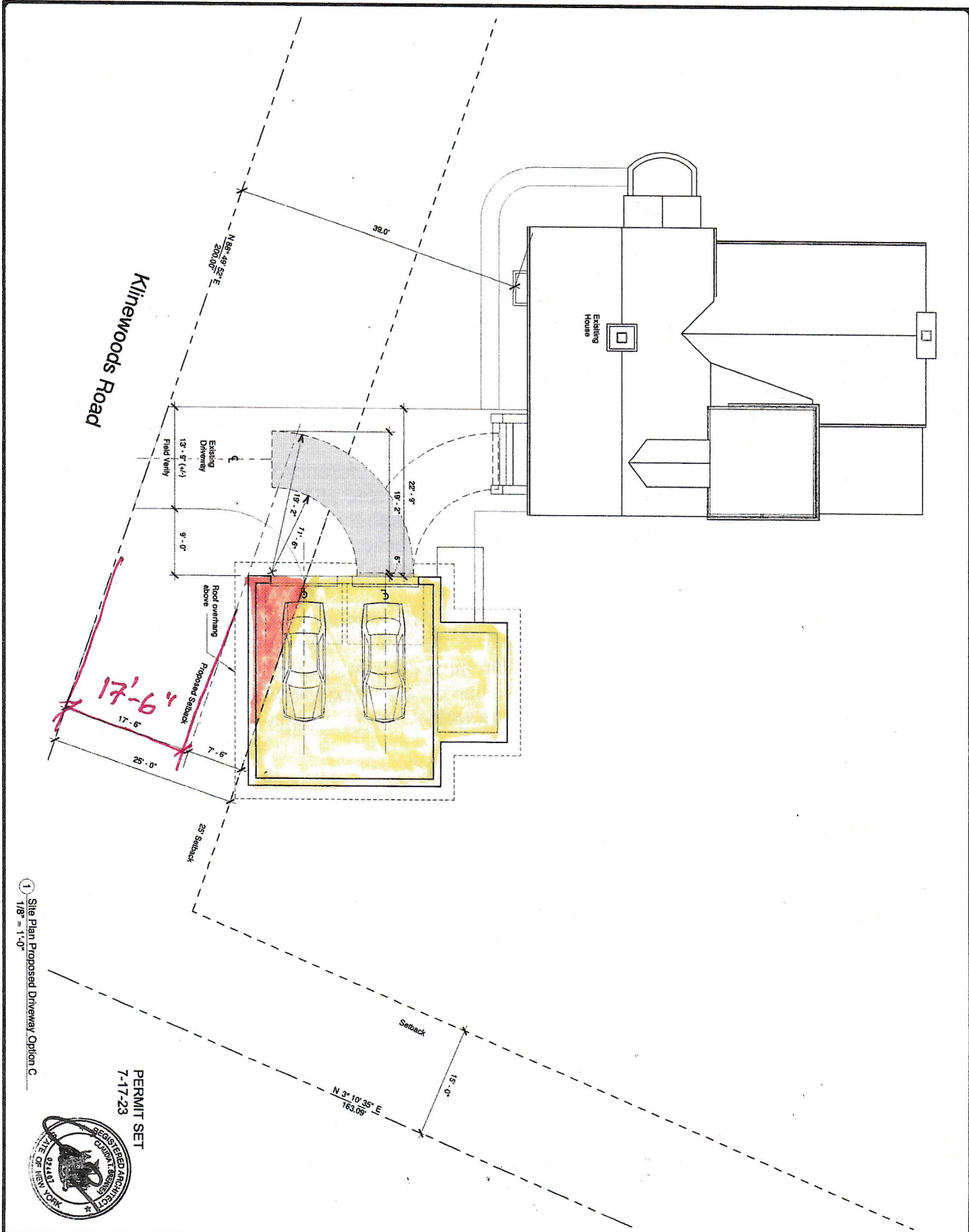
RE: 501 Hanshaw Road

REPORT: An application to build a new garage at the above referenced address, has been denied because one corner of the structure would be located at 17.5' from the front property line on the Klinewoods Road side. This is less than the minimum of 25' required by the Village of Cayuga Heights Zoning Ordinance Section 305-19.A.1. The applicant is seeking an area variance to allow the garage to be built as proposed.

Therefore, a public hearing will be conducted (in-person) at Marcham Hall, 836 Hanshaw Road, Ithaca, NY on October 2, 2023 @ 7:00 pm to hear comments on the proposed project. The meeting will also be open to the public virtually. For virtual access, please find the sign-in information on the Village website. Additional detailed information can be found on the Village website: www.cayuga-heights.ny.us under the Department/Planning Board pull down/tab.

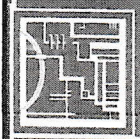
The following properties are located within 200' and will receive this notice by mail:

- 6-8-3: Brutsaert, 220 Comstock Road, Ithaca, NY
- 6-8-4: Strausser, 210 Comstock Road, Ithaca, NY
- 6-8-5: Howard, 204 Comstock Road, Ithaca, NY
- 6-8-6: Kuruvilla & Huq, 200 Comstock Road, Ithaca, NY
- 6-8-7: Szekely, 104 Klinewoods Road, Ithaca, NY
- 6-8-8: Plocharczyk & Callander, 501 Hanshaw Road, Ithaca, NY
- 6-8-9: Riley & Holm, 507 Hanshaw Road, Ithaca, NY
- 6-11-6: Clapp, 508 Hanshaw Road, Ithaca, NY
- 6-11-7: Murray, 506 Hanshaw Road, Ithaca, NY
- 6-11-8: Saulnier, 504 Hanshaw Road, Ithaca, NY
- 6-11-9: Mokhtarian, 627 Highland Road, Ithaca, NY
- 9-3-1: Szegletes & Rabb, 500 Hanshaw Road, Ithaca, NY
- 9-3-2: Gilmore, 424 Hanshaw Road, Ithaca, NY
- 9-3-3: Bartell, 420 Hanshaw Road, Ithaca, NY
- 9-4-1: Wanderstock, 101 Klinewoods Road, Ithaca, NY
- 9-4-2: Mason, 112 Comstock Road, Ithaca, NY
- 9-4-5: Musser & Wilmer, 425 Hanshaw Road, Ithaca, NY



1 Site Plan Proposed Driveway Option C
1/8" = 1'-0"



C1-C	DATE June 12, 2023	DRAWN BY ATM CTB	CHECKED BY ATM CTB	Garage/Studio Beth Plocharczyk & Geoff Callander 501 Hanshaw Road Ithaca, NY 14850	 CLAUDIA BRENNER architect 421 North Aurora St. #7 Ithaca, NY 14850 607-275-0715
	REVISION # REVISION DATE	V3-6	Site Plan - Proposed Garage and Driveway		