



VILLAGE OF CAYUGA HEIGHTS

836 HANSHAW ROAD · ITHACA · NY · 14850
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ZONING OFFICER'S REPORT

DATE: November 20, 2024

TO: ZONING BOARD OF APPEALS

FROM: Brent A. Cross, Zoning Officer

RE: 408 Klinewoods Road

REPORT: An application to construct a new addition at the above referenced address has been denied. The addition is proposed to be located at approximately 6.1' from the rear property lines (see attached map), which is less than the 15' required by the Village of Cayuga Heights Zoning Ordinance Section 305-19.A: Yard Requirements. It should be noted that the existing house is located at 6.9' from the rear property line, which is a pre-existing/non-conforming condition that is "grandfathered" to remain.

The applicant (owner's agent) wishes to seek a variance to allow the proposed project to be built as proposed. Therefore, a public hearing will be held virtually (see meeting info below) on December 2, 2024 @ 7:00 pm to hear comments on the proposed project.

Zoom Meeting #97294127510 passcode #846267

Additional detailed information can be found on the Village website:
www.cayuga-heights.ny.us under the Department/ZBA pull down/tab.

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

5-4-14: Rebillard, 412 Klinewoods Road
5-4-15.1: Ejlertsen, 406 Klinewoods Road
5-4-15.2: Tamborelle, 408 Klinewoods Road
5-4-16: Donjie, 201 Midway Road
5-4-17: Gilbert, 201 Forest Drive
5-4-18: Alexander & How, 203 Forest Drive
5-4-19: Village of Cayuga Heights
5-4-20: Cramer, 301 Forest Drive
6-4-7: Brady, 315 Comstock Road
6-5-5: Siberstein, 204 Forest Drive
10-2-1: Milstein & Touesnard, 129 Midway Road
10-2-2: Cartmill, 408 Klinewoods Road
10-2-3.2: Sagan, 415 Klinewoods Road
10-2-4: Nelson, 1018 Triphammer Road

Enclosure: site plan layout, 408 Klinewoods Road

ZONING - RESIDENCE C-2

LCF = 20,264 S. SQFT
10% ALLOWABLE COVERAGE = 2,026 S. SQFT
EXIST. HOUSE = 2,659 S. SQFT (13%)

PROPOSED ADDITIONAL COVERAGE = 1,181 S. SQFT
TOTAL PROPOSED COVERAGE = 3,237 S. SQFT (16%)

