



CITY OF ITHACA

108 E. Green Street — 3rd Floor Ithaca, NY 14850-5690

DEPARTMENT OF PLANNING, BUILDING, ZONING, & ECONOMIC DEVELOPMENT

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AGENDA & LEGAL NOTICE

CITY OF ITHACA BOARD OF ZONING APPEALS (BZA): Notice is hereby given, pursuant to Section 325-40. B. (2) (g) of City of Ithaca Zoning Ordinance, that Public Hearings will be held **Tuesday, June 7, 2016**, at 7:00 PM in Common Council Chambers, City Hall, 108 E. Green St., Ithaca, NY to consider the following appeals:

APPEAL #3024

**312-314 WEST SPENCER ROAD
(STREAM COLLABORATIVE)**

Appeal of Noah Demarest, STREAM Collaborative, for owner, Giuliano Lucatelli, Jr., for Area Variance from Section 325-8, Column 11, Front Yard, requirement of the Zoning Ordinance. Applicant proposes to consolidate two parcels located at 312 and 314 W. Spencer Road and re-subdivide the lot into three new parcels. One parcel will contain existing buildings at 312 and 314 W. Spencer Rd. The other two parcels will be configured as two buildable lots. However, the building located at 314 W. Spencer Road has an existing front yard deficiency, having 16.5 feet of the 25-foot front yard setback required by the Zoning Ordinance.

The property at 314 W. Spencer Rd. is located in an R-2b Zoning District where proposed use is permitted; however, General Municipal Law, Article 3, Section 33, states a subdivided plat must comply with a municipality's Zoning Ordinance. Compliance can therefore only be achieved if the BZA grants this variance for front yard deficiency.

APPEAL #3025

**201 COLLEGE AVENUE
(STREAM COLLABORATIVE)**

Appeal of Noah Demarest, STREAM Collaborative, on behalf of Visum Development Group for Area Variance from Section 325-8, Column 14/15, Rear Yard, and 325-45.2 G. (1) (C), Functioning Entry Distance, requirements of the Zoning Ordinance. Applicant proposes to demolish existing building located at 201 College Avenue and construct 5-story, 44-unit apartment building. As part of the building design, applicant proposes to increase sidewalk width from 8' to 12' along pedestrian thoroughfare on College Avenue. Applicant would like to maintain proposed square footage of the building and move the building east toward rear property line to accommodate increase in sidewalk width. This will result in a rear yard reduction to 5'1" of the 10' required by the Ordinance.

The proposed building is located on the corner of College Avenue and Bool Street. The building façade along Bool Street is required to have a maximum of 35' between functioning entries. Applicant proposes to install one main entry along Bool Street in a recessed courtyard, approximately 57' from the building corner. Due to sloping topography of Bool Street, adding 2 additional entry points would require installing one elevated entry and steps, and one excavated entry to an already constrained site condition.

The property at 201 College Avenue is located in a MU-1 Zoning District where the proposed apartment building is a permitted use; however, Section 325-38 requires variances be granted before a Building Permit can be issued.

APPEAL #3026

**125 FARM STREET
(RICHARD FORD)**

Appeal of Richard Ford on behalf of 125 Farm Street Land Trust for Area Variance from Section 325-8, Column 4, Parking, Column 10, Percentage of Coverage, Column 11, Front Yard, and Column 12/13, Side Yard, requirements of the Zoning Ordinance. The property located at 125 Farm Street is a two-family dwelling consisting of a 3-bedroom apartment on the first floor and a 1-bedroom apartment on the second floor. Applicant proposes to reconfigure the interior of the two-family dwelling and create two 3-bedroom apartments. The reconfiguration will increase occupancy from 5 to 6 unrelated individuals for the building. The property has no on-site parking and the interior changes will not exacerbate existing deficiencies in parking, percentage of lot coverage, front yard, or side yards.

The property at 125 Farm Street is located in an R-2b residential zone district, in which the proposed use is permitted; however, Section 325-38 requires Zoning Variances be granted before a Building Permit can be issued.

APPEAL #3027

**220 COBB STREET
(SUE COSENTINI)**

Appeal of Sue Cosentini on behalf of owner Daniel Barbash for Area Variance from Section 325-8, Column 11, Front Yard Dimension, of the Zoning Ordinance. Applicant proposes to construct an addition on the building located at 220 Cobb Street. Addition will consist of a sunroom, storage space, and a mudroom that will be constructed on south side of existing home. A portion of the addition will extend into the front yard. Existing dwelling has a front yard deficiency, having 17.5' of the 25' required by the Ordinance. The new addition will encroach into required front yard approximately 2', leaving 23.1' of the 25' required by the Ordinance.

The property is located in an R-1b residential use district, in which the proposed use is permitted. However, Section 325-38 requires a variance be granted before a Building Permit is issued.

APPEAL #3028

**339 CENTER STREET
(MEGHAN PRICHARD)**

Appeal of Meghan Prichard on behalf of Andrew Lunn for a service commercial facility Special Permit as required by Section 325-9 C. (1)(e), and a variance from Section 325-8, Column 4, Off Street Parking, Column 11, Front Yard, Column 12, Other Front Yard, and Column 14/15, Rear Yard, requirements of the Zoning Ordinance. The applicant proposes to re-establish a home salon in basement area of property located at 339 Center Street. Between 1937 and 1978, a salon was operating in the basement by the original owner Lillian Morgan. Since that time, the salon equipment in the basement remained and is still fully operational. Resuming the business requires no new construction to re-establish the home salon. The applicant resides in one of the apartments in the 2-family home and would like to utilize existing equipment to start a salon business.

The property at 339 Center Street has two parking spaces on site and lacks one parking space for the business, as required by the Zoning Ordinance. There are existing area deficiencies in the front yard, other front yard, and rear yard that will not be exacerbated by this proposal. This property is located in an R-2b use district where a service commercial facility is permitted; however, Section 325-9 requires a Special Permit and Area Variance be granted before a Certificate of Occupancy is issued.

ACCESSIBILITY: If you have a disability requiring special arrangements for you to fully participate in the hearing, please contact the Clerk's Office, 274-6570, by the Friday before the meeting.

Phyllis Radke
Director of Zoning Administration
Secretary to the Board of Zoning Appeals

Publication Dates: May 18, 2016 & May 20, 2016