BOARD OF ZONING APPEALS (BZA)

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, Public Hearings will be held Tuesday, May 7, 2019 at 6:00 PM in Common Council Chambers, City Hall, 108 E. Green St., Ithaca, NY, to consider the following appeals:

APPEAL # 3125 310 W. STATE STREET

Appeal of Teresa Halpert Deschanes for an Area Variance from Section 325-8, Column 14/15, Rear Yard requirements of zoning ordinance. The applicant is in the process of constructing a single family carriage house at the property located at 310 W. State Street. The original plan for the building was to install the top of the basement a few inches above grade and have a ground level landing at the back door. Unfortunately, the water table was higher than expected and the contractor could not excavate to the depth that was originally proposed. Subsequently, the top of the foundation is approximately 18” above the grade and the applicant must now install a code compliant landing and stairs at the rear door. The new landing will be 36” x 40” and will encroach approximately 2 feet into the rear yard setback. This will reduce the rear yard setback to 8 feet of the 10 feet required by the ordinance.

The property is located in a CBD-60 use district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.

APPEAL # 3126 616 N. AURORA STREET

Appeal of Yael Levitte for an Area Variance from Section 325-8, Column 11, Front Yard and Column 13, Other Side Yard requirements of the Zoning Ordinance. The applicant proposes to construct a deck on the rear of the dwelling located at 616 S. Aurora Street. The 114 square foot deck will be positioned in line with the existing rear porch. The existing porch is 3’-6” from the side lot line and adding the new deck will exacerbating the side yard deficiency an additional 8 feet along the side yard. The zoning ordinance requires a minimum side yard setback of 5 feet. The property has an existing front yard deficiency that will not be exacerbated by the proposal.

The property is located in an R-2b residential use district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.

ACCESSIBILITY: If you have a disability and would like specific accommodation to participate, please contact the City Clerk’s Office at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

Gino Leonardi, Zoning Administrator
Secretary to the Board of Zoning Appeals
Publication Dates: May 1, 2019 and May 3, 2019
Appeal of Teresa Halpert Deschanes for an Area Variance from Section 325-8, Column 14/15, Rear Yard requirements of zoning ordinance. The applicant is in the process of constructing a single family carriage house at the property located at 310 W. State Street. The original plan for the building was to install the top of the basement a few inches above grade and have a ground level landing at the back door. Unfortunately, the water table was higher than expected and the contractor could not excavate to the depth that was originally proposed. Subsequently, the top of the foundation is approximately 18” above the grade and the applicant must now install a code compliant landing and stairs at the rear door. The new landing will be 36” x 40” and will encroach approximately 2 feet into the rear yard setback. This will reduce the rear yard setback to 8 feet of the 10 feet required by the ordinance.

The property is located in a CBD-60 use district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.
### City of Ithaca Board of Zoning Appeals Worksheet

**Appeal Number**: BZA-3125  
**Address**: 310 W. State Street  
**Use District**: CBD-60  
**Applicant**: Teresa Dechanes  
**Date**: 5/7/2019  
**Owner**: Teresa Dechanes  
**Application Type**: Area Variance

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**Notes:**
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [ ] AREA Variance
   - [ ] SPECIAL Permit
   - [ ] USE Variance
   - [ ] SIGN Variance
   - [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

   APPEAL #: 3125
   HEARING DATE: 5/7/2019
   BUILDING PERMIT #: 36784
   RECEIPT #: 59465

2. Property Address: 310 W. State St. Use District: CBD-60
   Owner’s Name: Teresa Halpert Deschane
   Owner’s Address: 209 S. Geneva St.
   City: Ithaca State: NY Zip: 14850-5415

3. Appellant’s Name: Owner
   Appellant’s Address: __________________________
   City: __________________________ State: __________ Zip: __________
   Telephone: 607-227-3312 E-Mail: teresahalpert@gmail.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   [ ] I have met/discussed this application with Zoning Division staff prior to submission.

   [ ] Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 14th day of March, 2019

Notary Public

Node the Notary Public available at City Hall.

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section being Appealed</th>
<th>Sign Ordinance Section being Appealed</th>
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<tbody>
<tr>
<td>§325-8 Column 14/15</td>
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<td>§272</td>
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2. Application of SEQR determination: _ Type 1  _ Type 2  _ Unlisted

3. Environmental Assessment form used:
   - [ ] Short Environmental Assessment Form
   - [ ] Long Environmental Form
   - [ ] Lead Agency
   - [ ] Determination of Significance
   - [ ] Completed by the Planning Division at preliminary hearing for SPR

4. A previous appeal [ ] has, [ ] has not, been made for this proposal:
   - Appeal No. ________, dated __________
   - Appeal No. ________, dated __________
   - Appeal No. ________, dated __________
   - Appeal No. ________, dated __________
   - Appeal No. ________, dated __________

5. Notes or Special Conditions:

__________________________________________________________________________
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NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3125

TO: Owners of Property within 200 feet of 310 W. State St. and others interested.

FROM: Teresa Halpert Deschanes applicable to property named above, in a(n) CDZO zone.

REGARDING: (check appropriate box)

[ ] Area Variance
[ ] Special Permit
[ ] Use Variance
[ ] Sign Variance
[ ] Action, Decision, or Interpretation of Zoning Officer

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review at the Zoning Division, City Hall, 108 E. Green St., Third Floor, beginning one week before the scheduled BZA meeting. This case has also been referred to the City's Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board's meeting regarding this appeal is also listed below.

The Planning Board will consider this case on 23 APR 19 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The Board of Zoning Appeals will consider this case on 7 MAY 19 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

Address

Date
Dear property owners within 200’ of 310 W. State St:

I own the historic house at 310 W. State St. I am now completing a new “carriage barn” to replace the one that was demolished in 2014.

Although the previous carriage house was built right at the rear and west property lines, we set the new house 10 feet from the rear line. (This 10-foot space accommodates the overhang of the house, so that the house itself is approximately 11 feet from the rear property line on the west side of the lot, and 14 feet from the rear line on the east side, where the line takes a jog back away from the house.) The house was set there so that it would meet the 10-foot rear-yard setback but also so that there would be some green space around the house and so that the first-floor windows would not directly abut the stockade privacy fence that will run along the property line, per the ILPC-approved design.

In order to look like an old carriage barn on a slab, the design was to incorporate a “hidden” underground basement so that the back kitchen door would open directly from the stoop onto the grade and the backyard, with no steps or landing needed. However the builders were not able to dig the basement as deep as planned because they ran into an underground stream. In consequence there will be 18” of exposed foundation, necessitating a couple of steps going down to the ground from the back door. While no railings are required for such a small height, the code does require a landing at the door. Therefore there will need to be a three-foot landing outside the back door. Since the back door is approximately 11 feet from the rear line, this landing will extend into the rear-yard setback by two feet, leaving 8 feet of the 10 required feet.

In consequence we will be requesting a single area variance from the zoning code governing the CDB-60 Zone, Section 325-8, Column 14/15, Rear Yard.

I don’t think anyone will be able to see anything different from beyond the privacy fence, compared to what they would have seen as originally planned. However, if you have any questions or concerns, feel free to contact me at 607-227-3312 to discuss. Or simply attend the BZA meeting where you can comment on the record when the BZA reviews this proposal. (You can also submit a comment in writing before the meeting.)

Sincerely,

Teresa Halpert Deschanes
Owner of 310 W State St
607-227-3312
teresahalpert@gmail.com
<table>
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<tr>
<th>Address</th>
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<tbody>
<tr>
<td>209 State Street Assoc, LLC</td>
<td>500700 71.-4-1.1</td>
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<tr>
<td>PO Box 6531</td>
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<tr>
<td>Newfield NY 14867</td>
<td>210 West State Street LLC</td>
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ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

I, TERESA HALPERT DESCHNES, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before 15 APRIL. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

(Appellant's Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
PLAN VIEW
interior

Detailed close-up

setback line

steps approx. 2' into setback

< 40"

36" landing

tread 36" x 14"

Kitchendoor

ELEVATION VIEW
NORTH FACADE

landing @ 18" above grade

2 steps
60" rise/ 14" run

4" steep

[ made of wood ]

grade

elevation from north

foundation

landing

foundation
T. C. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TOLL FREE: 877-377-8177

TITLE: SURVEY MAP
NO. 310 WEST STATE STREET

CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK

DATE: 10/17/2005
SCALE: 1"=20'
APPEAL # 3126

616 N. AURORA STREET

Appeal of Yael Levitte for Area Variance from Section 325-8, Column 11, Front Yard and Column 13, Other Side Yard requirements of the Zoning Ordinance. The applicant proposes to construct a deck on the rear of the dwelling located at 616 S. Aurora Street. The 114 square foot deck will be positioned in line with the existing rear porch. The existing porch is 3'-6" from the side lot line and adding the new deck will exacerbating the side yard deficiency an addition 8 feet along the side yard. The zoning ordinance requires a minimum side yard setback of 5 feet. The property has an existing front yard deficiency that will not be exacerbated by the proposal.

The property is located in an R-2b residential use district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.
### City of Ithaca Board of Zoning Appeals Worksheet

<table>
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<tr>
<th>Appeal Number</th>
<th>BZA-3126</th>
<th>Address</th>
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<td>R-2b</td>
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<td>Yael Levitte and Oren Falk</td>
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<td>Off-Street Loading</td>
<td>Lot Area (Sq. Feet)</td>
<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
<td>Height in Feet</td>
<td>% of Lot Coverage</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td>Other Side Yard</td>
<td>Rear yard: % of depth for number of feet, whichever is less</td>
<td>Minimum Building Height</td>
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<td>32'±</td>
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<td>9'</td>
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<td>60' or 46.7%</td>
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**NOTES:** The new deck will be 3'-6" from the side yard lot line and the existing house is 2 feet from the side lot line.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:

☐ AREA VARIANCE
☐ SPECIAL PERMIT
☐ USE VARIANCE
☐ SIGN VARIANCE
☐ ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

APPEAL #: 3126 (FILLED IN BY STAFF)
HEARING DATE: 5/7/2019
BUILDING PERMIT #: 38526 (REQUIRED)
RECEIPT #: 57466 (FILLED IN BY STAFF)

2. Property Address: 616 N. Aurora St. Use District: R-2b
Owner’s Name: Yael Leviite Owner’s Address: 616 N. Aurora St.
City: Ithaca State: NY Zip: 14850

3. Appellant’s Name: Yael Leviite Appellant’s Address: 616 N. Aurora St.
City: Ithaca State: NY Zip: 14850
Telephone: 607-277-1667 E-Mail: ylevitte@gmail.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

☐ I have met/discussed this application with Zoning Division staff prior to submission.

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 13th day of March, 2019

Notary Public

SARAH L. MYERS
Notary Public, State of New York
Registration No. 4974948
Qualified in Tompkins County
Commission Expires Nov. 26, 2022

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

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<td>§325-8 Column 11 and 13</td>
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2. Application of SEQR determination: _ Type 1 _X_ Type 2 ___Unlisted

3. Environmental Assessment form used:

- _X_ Short Environmental Assessment Form
- ___ Long Environmental Form
- ___ Lead Agency
- ___ Determination of Significance
- ___ Completed by the Planning Division at preliminary hearing for SPR

4. A previous appeal _ has, _X_ has not, been made for this proposal:
   - Appeal No. ________, dated __________
   - Appeal No. ________, dated __________
   - Appeal No. ________, dated __________
   - Appeal No. ________, dated __________
   - Appeal No. ________, dated __________

5. Notes or Special Conditions:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3126

TO: BOARD OF ZONING APPEALS (Ithaca, NY):

I (We) ___________ of ___________, ____________

(Name) (Street Address)

(City/Municipality) (State & Zip Code)

Owner of the property at ___________, ____________

(Street & Number)

☐ I am the sole owner of the above-mentioned property.

☐ This property is also owned by ____________,

and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize ___________ to appeal or request a

Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the

5/7/19

(Date)

(Signature)

STATE OF NEW YORK)

COUNTY OF TOMPKINS)

Sworn to this __________ day of

March __________, 2019

Notary Public

Note to those signing this form:

(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting

relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about

the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental

to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer

questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3126

TO: Owners of Property within 200 feet of 616 North Aurora and others interested.

FROM: Yael Levite applicable to property named above, in a(n) R-2b zone.

REGARDING:
- [ ] Area Variance
- [ ] Special Permit
- [ ] Use Variance
- [ ] Sign Variance
- [ ] Action, Decision, or Interpretation of Zoning Officer

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review at the Zoning Division, City Hall, 108 E. Green St., Third Floor, beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The Planning Board will consider this case on 4/23/19 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The Board of Zoning Appeals will consider this case on 5/7/19 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

Address

Date
April 16, 2019

Dear Neighbors,

We, Yael Levitte and Oren Falk, residing at 616 North Aurora are writing to notify you that we are applying for an area variance to the board of zoning appeals. We would like to add a 14x8 foot deck to the back of our house, level with the existing back porch (seen as deck on the attached survey). The new 114 square foot deck will be positioned in line with the existing rear porch as the drawing shows.

The zoning ordinance requires a minimum side yard setback of 5 feet between properties. The existing porch is 3'-6" feet from the adjacent property side lot line (618 North Aurora). Adding the new deck will extend the side yard deficiency an additional 8 feet along the property line separating 616 from 618 N Aurora. We are requesting a variance to allow us to waive the minimum side yard setback to align with the existing porch’s distance from the adjacent property.

We hope you do not object to this minor variance.

Sincerely,

Oren Falk and Yael Levitte
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<th>OWNER2</th>
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ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal # 3126

I, Yael Levine, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before 4/16/19. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

(Appellant’s Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
LEVITTE - FALK RESIDENCE
PROPOSED DECK

616 North Aurora Street
Ithaca, New York

LIST OF DRAWINGS:
T-1 TITLE SHEET / GENERAL NOTES
A-1 FLOOR PLAN
A-2 EXTERIOR ELEVATION - NORTH
A-3 EXTERIOR ELEVATION - SOUTH
A-4 EXTERIOR ELEVATION - WEST
A-5 EXTERIOR ELEVATION - WEST DECK

GENERAL NOTE:
These plans and specifications have been prepared for the exclusive use of the Owner and his/her Contractor to be used to complete the work shown on these drawings for the Property at 616 North Aurora Street, Ithaca, New York.

Both the Owner and the Contractor have the responsibility to comply with all applicable codes, laws, rules and regulations in the construction of this Deck. The Owner and/or Contractor are responsible for obtaining all necessary permits before work is begun.

The existing structure and roof of the existing porch are to remain in place and be protected during construction. The existing storm door, windows and screens are to be removed and replaced with removable screen and glass panels as shown on the drawings.

General:
1. All new work as outlined in these drawings shall comply with the Residential Code of New York State.

2. Dimensions are generally given to face of framing. Contractor to verify all dimensions in field before framing. The Contractor should verify unclear, inconsistent or missing dimensions with the Designer before proceeding.
**EXISTING FENCE**

- Verify location of existing trees.

**RECONFIGURE STAIR RAISE 1 1/2" to align with new location.**

**MATCH WIDTH OF EXISTING PORCH.**

**EXISTING PORCH**

- Existing roof, floor, and eave structure to remain.
- Existing windows and frames.

**EXISTING HOUSE**

**PROPOSED FLOOR PLAN**

- Proposed deck.
- Cedar rail and ballusters.
- New gate and posts.
- See south elevation.

**NEW STEPS AND HAND RAIL**

- New landing and existing porch floor.

**EXISTING ROOF TO REMAIN**

**PROPOSED DECK**

- 2x4 cedar posts.
- Raked to meet 2x4 beam 4" below grade minimum.
- 2x4 beam.
- Porch joists.
- Trex's decking.
- Run perpendicular to framing.

**EXISTING STAIRS AND LANDING PAVEMENT FOR NEW STAIRS AND LANDING AS SHOWN.**

**NEW STEPS AND RAIL RAIL**

**NEW LANDING AND EXISTING PORCH FLOOR**

**EXISTING PORCH**

- Existing roof, floor, and eave structure to remain.
- Existing windows and frames.

**EXISTING ROOF FLOOR AND EAVE STRUCTURE TO REMAIN.**

**SCALE: 1/4" = 1'-0"**

**NOTE:**

- 2x4 studs 2'-0" O.C. between existing floor plate and top plate.
- Studs continue to framing.
- Paint interior of stairs and eaves framed white to match existing.

**EXISTING ROOF FLOOR AND EAVE STRUCTURE TO REMAIN.**

- Existing windows and frames.
- Existing roof, floor, and eave structure to remain.
- Existing windows and frames.

**SCALE: 1/4" = 1'-0"**

**NOTE:**

- 2x4 studs 2'-0" O.C. between existing floor plate and top plate.
- Studs continue to framing.
- Paint interior of stairs and eaves framed white to match existing.
SOLIO PANEL PAINTED

CHEELED GLASS PANELS

SOLAR PANELS

SEE NORTH ELEVATION AND DETAIL OF SCREEN AND GLASS PANEL SYSTEMS

EXISTING DOOR WITH REMOVABLE PANEL OR SCREEN BAYION

TREKS DECKING PARALLEL TO HOUSE

EXISTING DOOR FROM KITCHEN TO PORCH

P.T. 2X8 LATTICE TO GATE

P.T. 2X8 LATTICE TO GATE WITH TO P.T. 2X8 LAB JOISTS FASTENED TO EXISTING MEMBERS

GARAGE

GATE

WELDED WIRE MESH FENCING WITH P.T. 2X4 HORIZ TOP RAIL

LATTICE BELOW DECK TO MATCH EXISTING PORCH LATTICE

Cedar 4x4 post on 12" x 12" concrete pier

MIN. 3 STRINGS R TOSTP AT BOTTOM AND BEAM AT TOP

1/4" = 1'-0"

SOUTH ELEVATION

DATE: 3-4-19

REVISIONS:

SHEET No. A3
 existing porch roof and structure to remain. Deck to be replaced.

Removable screen and glass panels in doors.

Existing posts to remain.

New deck at same height as porch.

Existing lattice panels and access to remain if practical. Verify with owner.

New steps with treads, risers and handrail. Pressure treated, stained. Framing and post, cedar, seal. Pailing detail with owner. Laying on floor with existing porch floor.

PT 4X4 post on 12" dia. concrete, 2'-0" below grade. Typical.

Existing entrance to basement to remain.

West Elevation - Porch

1/4" = 1'-0"
NEW STEPS AND LANDING
TO REPLACE EXISTING
STEPS AND LANDING. 8" MAX.
STEPS ARE LEVEL. 10" DIA.
POSTS AND 2x4 RAILINGS
AT FRAMES AND CEDAR
POSTS AND RAILS

EXISTING PORCH
BOARDS WITH NEW
SCREEN DOORS

STEPS TO GARDEN
8" MAN ROUGH WEIGHT
CLOSED RISERS, TRUCKS
SQUARE AND Angles
POSTS AND CEDAR

P.T. 4x4 POST
ON 12" H3C
COMPOSITE FIBER
10" DIA. BLOW
GRADE TYPICAL
BASE MUST
SITES AT BOTTOM
OF NEW STEPS

WEST ELEVATION - DECK

1/4" = 1'-0"