PLANNING & DEVELOPMENT BOARD
Project Review & Design Review Committee

NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: October 4, 2018
SUBJECT: Agenda for Project Review Committee Meeting: WEDNESDAY, OCTOBER 10, 2018

The Project Review Committee Meeting is scheduled to begin at 10:30 a.m. in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

10:30 Project: Fall Park Apartments (74 Units)
   Location: 121-125 Lake Street
   Applicant: IFR Development LLC
   Anticipated Board Action(s) in October: Declaration of Lead Agency

Project Description: The applicant proposes to build a 133,000 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 74-unit, age-restricted apartment building will be a mix of one and two bedroom units and will include 7,440 SF of amenity space and 85 parking spaces (20 surface spaces and 65 covered spaces under the building). Site improvements include an eight foot wide public walkway located within the dedicated open space on adjacent City Property (as required per agreements established between the City and the property owner in 2007) and is to be constructed by the project sponsor. The project site is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur the applicant is required to remediate the site based on soil cleanup objectives for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in August 2018. The project is in the R-3a Zoning District and requires multiple variances. This is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11)

11:00 Project: Major Subdivision & Construction of a Public Road
   Location: Cherry Street, Tax Parcel # 100.-2-21
   Applicant: Nels Bohn for the Ithaca Urban Renewal Agency (IURA)

   Project: Production & Warehouse Building (Emmy’s Organics)
   Location: Cherry Street, Tax Parcel # 100.-2-21
   Applicant: Ian Gaffney for Emmy’s Organics

   Anticipated Board Action(s) in October: Consideration of Preliminary Subdivision Approval and Consideration of Preliminary and Final Site Plan Approval for Road a and Production Facility

“An Equal Opportunity Employer with a commitment to workforce diversification.”
Project Description: The IURA is proposing to subdivide the 6-acre parcel into four lots and extend Cherry Street by 400 feet. Lot 1 will measure 1.012 acres, Lot 2 will measure 1.023 acres, Lot 3 will measure 2.601 acres, and Lot 4 will measure .619 acres. Lot 3 will be sold to Emmy’s Organics (see below) and developed as a manufacturing facility, Lot 4 will be left undeveloped for potential future trail use, and Lots 1 & 2 will be marketed and sold for future development. The project is in the Cherry District which has no requirements lot size or street frontage, 5- and 10-foot side yards, and 10 feet for rear yard. The road will be built to City standards with a 65-foot ROW, 5-foot sidewalks and tree lawn, and will be turned over to the City upon completion. Emmy’s Organic’s is proposing to construct a production facility of up to 34,000 SF, with a loading dock, parking for 22 cars, landscaping, lighting, and signage. The project will be in two phases: Phase one, which will include a 14,000 SF building and all site improvements; and Phase two, (expected in the next 5 years) which will include an addition of between 14,000 and 20,000 SF. As the project site is undeveloped, site development will include the removal of 2 acres of vegetation including 55 trees of various sizes. The 2.6-acre project site is part of a larger 6-acre property owned by the Ithaca Urban Renewal Agency (IURA) that is in the process of subdivision (see above). The projects are in the Cherry District. These actions combined constitute a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1) (c) and (j) and B(4) the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11), for which the Lead Agency made a Negative Determination of Environmental Significance on September 23, 2018.

11:10 Project: Apartments (12 Units)
Location: 327 W Seneca Street
Applicant: Noah Demarest for Visum Development
Anticipated Board Action(s) in October: Design Review and Recommendation to BZA

Project Description: The applicant is proposing to construct a three-story apartment building with 12 units. Project development requires the removal of the exiting building and parking area. The project will include exterior bike storage, a trash enclosure, walkways, landscaping, signage, and lighting. The project is in the B2-d Zoning District and requires variances for front-, side-, and rear-yard setbacks. A small portion at the rear of the property is in the CDB-60 District. The project is subject to Design Review. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”) for which the Lead Agency made a Negative Determination of Environmental Significance on September 23, 2018.

The Downtown Design Guidelines can be found online at:

11:25 Project: North Campus Residential Expansion (NCRE)
Location: Cornell University Campus
Applicant: Trowbridge Wolf Michaels for Cornell University
Anticipated Board Action(s) in October: Review of FEAF Parts 2 & 3 (October 30 Special Meeting)

Project Description: The applicant proposes to construct two residential complexes (one for sophomores and the other for freshmen) on two sites on North Campus. The sophomore site will have four residential buildings with 800 new beds and associated program space totaling 299,900 SF and a 1,200-seat, 66,300 SF dining facility. The sophomore site is mainly in the City of Ithaca with a small portion in the Village of Cayuga Heights; however, all buildings are in the City. The freshman site will have three new residential buildings (each spanning the City and Town line) with a total of 401,200 SF and 1,200 new beds and associated program space – 223,400 of which is in the City, and 177,800 of which is in the Town. The buildings will be between two and six stories using a modern aesthetic. The project is in three zoning districts: the U-I zoning district in the City in which the proposed five stories and 55 feet are allowed; the Low Density Residential District (LDR) in the Town which allows for the proposed two-story residence halls (with a special permit); and the Multiple Housing District within Cayuga Heights in which no buildings are proposed. This has been determined to be a Type I
If you have a disability & would like specific accommodations to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.
APPEAL # 3108

327 W. SENECA STREET

Appeal of STREAM Collaborative on behalf of the owner, Estate of Orson Ledger, for an Area Variance from Section 325-8, Column 11, Front Yard, Column 12, Side Yard, Column 13, Other Side Yard, and Column 14/15, Rear Yard requirements of the Zoning Ordinance. The applicant proposes to demolish the existing 2 story building and construct a new 3 story building at the property located at 327 W. Seneca Street. The new building will contain 12 units and the applicant would like to optimize construction costs to meet the rental market of 70%-80% of the area median income rate. To achieve the affordable rental rates, the building needs to contain 18 bedrooms to make the project financially viable. The applicant proposes to utilize the interior of the building for the essential elements needed for the 12 apartments. Entry canopies, bike storage, and trash enclosures will be used along the perimeter of the building to provide the tenants with these amenities. The applicant proposes to have a front yard building setback of approximately 7 feet and the front canopy will encroach into the front yard an additional 4 feet, leaving approximately 3 feet of the 10 required by the ordinance. The west side of the building will be 10 feet from the property line although, the installation of the canopy will reduce the setback to 6 feet of the 10 feet required by the ordinance. The canopy on the east side of the building will also encroach in the required side yard leaving 1 foot of the 5 feet required. The zoning ordinance requires the rear yard to be 15% of the lot depth and the applicant proposes to place the building 10 feet from the averaged rear lot line. The ordinance requires a 13 –3” rear yard.

The property is located in a B-2d business 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 3108 
** Address: ** 327 W. Seneca Street 
** Use District: ** B-2d 
** Date: ** 11/6/2018 
** Applicant: ** STREAM Collaborative 
** Owner: ** Estate of Orson R Ledger 
** Application Type: ** Area Variance 

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<tr>
<th>Column Number</th>
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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 #: 3108 (FILLED IN BY STAFF)
   HEARING DATE: 
   BUILDING PERMIT #: 37570 (REQUIRED)
   RECEIPT #: 57959 (FILLED IN BY STAFF)

2. Property Address: 327 West Seneca St  Use District: B2d
   Owner’s Name: Estate of Orson R Ledger  Owner’s Address: 2099 Ellis Hollow Rd
   City: Ithaca  State: NY  Zip: 14850

3. Appellant’s Name: Noah Demarest  Appellant’s Address: 108 West State/MLK
   City: Ithaca  State: NY  Zip: 14850
   Telephone: 607.216.8802  E-Mail: noah@streamcolab.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 16th day of August, 2018

Notary Public

Julie Conley Holcomb
Notary Public, State of New York
No. 4975598
Qualified in Tioga County
Term expires Dec. 10, 2018

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:

Zoning Ordinance Section being Appealed

- §325- 8  Column 11, 12, 13, and 14/15

Sign Ordinance Section being Appealed

- §272-

2. Application of SEQR determination:  \( \Box \) Type 1  \( \_ \) Type 2  \( \_ \) Unlisted

3. Environmental Assessment form used:

- \( \_ \) Short Environmental Assessment Form
- \( \_ \) Long Environmental Form
- \( \_ \) Lead Agency
- \( \_ \) Determination of Significance
- \( \Box \) Completed by the Planning Division at preliminary hearing for SPR

4. A previous appeal \( \square \) has,  \( \Box \) has not, been made for this proposal:

   Appeal No. \( \_ \_ \_ \_ \_ \_ \_ \), dated \( \_ \_ \_ \_ \_ \_ \_ \)

   Appeal No. \( \_ \_ \_ \_ \_ \_ \_ \), dated \( \_ \_ \_ \_ \_ \_ \_ \)

   Appeal No. \( \_ \_ \_ \_ \_ \_ \_ \), dated \( \_ \_ \_ \_ \_ \_ \_ \)

   Appeal No. \( \_ \_ \_ \_ \_ \_ \_ \), dated \( \_ \_ \_ \_ \_ \_ \_ \)

5. Notes or Special Conditions:


CITY OF ITHACA  
108 East Green Street — 3rd Floor  Ithaca, New York  14850-5690  
DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT  
Gino Leonardi, Board of Zoning Appeals Secretary  
Telephone: 607-274-6550  Fax: 607-274-6558  Email: gleonardi@cityofithaca.org  

ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/SIGNED BY SOMEONE OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3108  
DATE: 7/17/2018

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

I (We) The estate of Orson Ledger of 2099 Ellis Hollow Rd  
(Name)  
City/Municipality  Ithaca  
(State & Zip Code) NY 14850

Owner of the property at 327 West Seneca St, Ithaca NY  
(Street & Number)

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

☒ This property is also owned by The estate of Orson Ledger  
and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize Noah Demarest, for Visum Development to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the ___________ meeting of the Board of Zoning Appeals.

(Date)

Signature

STATE OF NEW YORK)  
COUNTY OF TOMPKINS)

Sworn to this 13th day of September, 2018.

JOSEPH W. ALLEN  
Notary Public - State of New York  
No. 02AL5000530  
Qualified in Tompkins County  

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.
327 West Seneca St – Reason for appeal

7.17.2018

Applicant is proposing to demolish an existing 2-story house and construct a 3-story 12-unit apartment building that will be affordable to renters earning 70%-80% AMI. Applicant is requesting relief from the following sections of the zoning ordinance in order to increase the buildable footprint and thus allow for more livable dwelling units within a cost-effective building envelope. (See full narrative below)

325-8 column 11: Front yard setback (from 10’ to 3’)
325-8 column 12: side yard setback (from 10’ to 6’)
325-8 column 13: other side yard setback (from 5’ to 1’)
325-8 column 14/15: rear yard setback (from 13.3’ to 10’)

Zoning variance Narrative

To achieve rental rates affordable to households earning 70%-80% AMI, the floor plan layout and construction of the proposed building at 327 West Seneca must be as cost effective as possible, and the owner needs 18 bedrooms to make the project financially viable. The small size of the lot presents a number of challenges in this regard. Though four stories are allowed in this zoning district, the building footprint would be consumed by the two fire stairs required in a 4-story wood framed building, leaving space for only three apartments per floor, hence yielding 12 dwelling units despite maximizing the allowable building height. In addition, a four story wood framed building requires additional fire rating of the structure, increasing costs further. Since an elevator would be space and cost prohibitive, there would also be three units that are fourth-floor walk-ups, which are more difficult to rent and could present physical challenges to many potential renters.

If 12 units is the limit within the height and footprint restrictions of the zoning on this site, the more economical way to deliver 12 units to the housing market is to construct a three-story building, which is allowed to have only one fire stair (with provision of emergency escape windows). This leaves more space in the building footprint and allows four apartments per floor. The layout also provides the 18 bedrooms required for financial viability, and a desirable unit mix (six efficiencies and six 2-bedroom units) These units are small however, and barely exceed the minimum requirements of the City housing code. Therefore several reasonable area variances are being requested to increase the size and livability of these apartments.

To accomplish four units per floor in plan, space in the building envelope could not be wasted on recessed entries, however it is desirable to have protection from rain and ice over the doorways. As such, all the entries have canopies suspended from the building and projecting into the side and front yard setbacks. The building wall itself does NOT violate the side yard setback. To provide reasonable cover over the doorways the canopies must be 4’ deep, exceeding the allowable 2 foot projection limit. These canopies will require front yard and side yard setback variances.

As previously mentioned, the apartments possible within the allowable building footprint just barely exceed the City housing code’s minimum total habitable space requirements. In such small apartments, a few extra square feet can make a big difference in livability. This is less of an issue in the efficiencies which are large open spaces which can be more flexible, than in the 2 bedroom units which are divided
into separate smaller rooms. If built within the required front and rear yard setbacks the building would be 65’ long resulting in the bedrooms in the 2-bedroom unit being very narrow (8’-3”) See EX-2 Alternate floor plan), given that the efficiency apartment needs to be a certain size to meet the 250sf minimum living area requirement in the building code. These narrower bedrooms would make it difficult to place furniture and would be potentially difficult for a disabled person to navigate around a bed. The living rooms of the 2-bedroom units would also end up being quite small for the activities of two working people.

Therefore to increase the liveability of these units, we are proposing to lengthen the building by 6 feet. This will allow the efficiency units to reach the required size in a narrower width, thus allowing the bedrooms of the 2-bedroom units to each be a foot wider (9’-3”) as shown on the floor plan. It will also allow for longer bedrooms and longer living room spaces in these units. This slight change in length will not significantly increase the overall cost of the building.

To achieve the additional length and livability, the following variances are requested in addition to the side yard variances for the canopies:

Rear yard setback
A rear yard setback of 10’ is requested in lieu of the 13.3’ (15% of average depth) required. Ten feet is the stated minimum required setback if 15% of a lot comes out to less than 10’. If 10’ is acceptable in these cases, it is reasonable in this case. In addition, a four-story building is allowed in this zone, and we are proposing three stories. The lower building height more than mitigates the impact of moving the back of the building 3.3’ closer to the rear property line. The new condition will also improve upon the existing condition, where the back of the existing building is about 5’ from the average depth line, and only 6’ away from the building on the adjacent property.

Front yard setback
A front yard setback of 7’ to the main building face is requested in lieu of the required 10’ setback. (the front canopy will still project 4’ into this) The main building faces of the adjacent buildings (exclusive of their porches or stairs) are closer to the front property line than 10’. To the west, the front face is +/-6’-10” from the property line, and to the east it is +/-9’-0” from the property line. The average of these two is +/-8’. As is the case with the rear yard, we are proposing a much shorter building than what is allowed, which mitigates the impact on the street of the reduced front yard setback. Overall, the proposed condition (3-stories 7’ from the property line) will be less impactful than the allowed condition (4-stories, 10’ from the property line), and will be in keeping with the conditions on adjacent properties.

Note that all the variances requested are slightly larger than what is required to construct the building, to allow for possible variations in wall thickness and/or finish materials as detailed construction documents are developed.
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3108

TO: Owners of Property within 200 feet of 327 West Seneca St and others interested.

Noah Demarest on behalf of
Visum Development applicable to property named above, in a(n) B2d zone.

FROM:

(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 9/25/18 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 10/2/18 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

108 West State/MLK St, Ithaca NY 9.17.2018
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

I, ________________________________, 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 10/16/2018. 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
TITLE INFORMATION

E/O ORSON R. LEDGER
DEED BOOK 550 PAGE 1179
TAX MAP No. 71-2-2.1
AREA= 4608 SQ. FT

WEST SENECA STREET

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.050996, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: ___________________________  DATED: ___________________________

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
303 NORTH AURORA STREET
ITHACA, NEW YORK 14850
T.EL. (607)272-8877

TITLE:
SURVEY MAP
NO. 327 WEST SENECA STREET
CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK

DATE: 5/29/2018
SCALE: 1"=12'

REVIEWED

S18411
APPEAL # 3109

210 PARK PLACE

Appeal of Susan Gutierrez for area variance from Section 325-8, Column 7, Lot Width, Column 10, Percentage of Lot Coverage, Column 11, Front Yard, Column 12, Side Yard, and Column 13, Other Side Yard requirements of the Zoning Ordinance. The applicant proposes to construct a carport on the south side of the home located at 210 Park Place. The applicant would like to construct the carport to keep her camper and vehicle out of the weather and protect them from falling branches from nearby trees. The proposed carport will be positioned in line with the front of the home and extend to the south property line. The installation of the carport will increase the lot coverage by buildings from 35.5% to 44.3% of the 35% permitted by the ordinance. The carport will also exacerbate the south side yard deficiency. The existing side yard is 7' and the installation of the carport will reduce the side yard to 0' of the 10' required by the ordinance. The property has existing deficiencies in lot width, front yard, and other side yard 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

**Appeal Number**: BZA-3109  
**Address**: 210 Park Place  
**Use District**: R-2b  
**Date**: 11/06/18  
**Applicant**: Susan Gutierrez  
**Owner**: Susan Gutierrez  
**Application Type**: Area Variance

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<td>% of Lot Coverage</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td>Other Side Yard</td>
<td>Rear yard: % of depth or number of feet, whichever is less</td>
<td>Minimum Building Height</td>
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<tr>
<td>Existing Condition and Use</td>
<td>One Family Dwelling</td>
<td>1</td>
<td></td>
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<td>3168</td>
<td>32</td>
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<td>District Regulations for Existing</td>
<td>One-Two Family Zone</td>
<td>1</td>
<td>None Required</td>
<td></td>
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<td>3,000</td>
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<td>OK</td>
<td>N/A</td>
<td>OK</td>
<td>N/A</td>
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<td>Def.</td>
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<tr>
<td>Note Non-Conforming Conditions for Proposal</td>
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<td>N/A</td>
<td>OK</td>
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<td>OK</td>
<td>Def.</td>
<td>OK</td>
<td>OK</td>
<td>*Def.</td>
<td>Def.</td>
<td>**Def.</td>
<td>Def.</td>
<td>OK</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Notes**:  
* The carport is considered an extension of the building footprint because it is attached to the dwelling.  
** The carport will be on or at the south property line and it is the owners responsibility to keep footings, overhang, or other portions of the structure on her property.
CITY OF ITHACA
108 E. Green St. — Third Floor  Ithaca, NY  14850-5690
DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT
Gino Leonardi, Board of Zoning Appeals Secretary
Telephone: 607-274-6550  Fax: 607-274-6558  E-Mail: gleonardi@cityofithaca.org

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 #: 3109  (FILLED IN BY STAFF)
HEARING DATE: 11/6/2018
BUILDING PERMIT #: 37757  (REQUIRED)
RECEIPT #: 58013  (FILLED IN BY STAFF)

2. Property Address: 210 PARK PL  Use District: R-2b

Owner’s Name: SUSAN M. GUTIERREZ  Owner’s Address:

City: ITHACA  State: NY  Zip: 14850

3. Appellant’s Name: SUSAN GUTIERREZ  Appellant’s Address: 210 PARK PL

City: ITHACA  State: NY  Zip: 14850

Telephone: 607-272-0432  E-Mail: SusieeVegan@icloud.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 11 day of September, 2018

Notary Public

Sarah J. Allison
Notary Public, State of New York
No. 01AL6355177
Qualified in Tompkins County
Commission Expires February 27, 2021

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>
</tr>
</thead>
<tbody>
<tr>
<td>• §325- 8 Column 7, 10, 11, 12, and 13</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
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<td>• §325-</td>
<td>• §272-</td>
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<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
</tbody>
</table>

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,  ☑ has not, been made for this proposal:

   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________

5. Notes or Special Conditions:

_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________
<table>
<thead>
<tr>
<th><strong>CITY OF ITHACA SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Information</strong> (to be completed by applicant or project sponsor)</td>
</tr>
<tr>
<td><strong>1. Applicant/Sponsor:</strong></td>
</tr>
<tr>
<td>SUSIE GUTIERREZ</td>
</tr>
<tr>
<td><strong>3. Project Location:</strong></td>
</tr>
<tr>
<td>SOUTH SIDE OF 210 PARK PL MY HOME</td>
</tr>
<tr>
<td><strong>5. Describe project briefly:</strong></td>
</tr>
<tr>
<td>CEPFORT ON SOUTH SIDE OF HOUSE OVER EXISTING CONCRETE</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Initially: 280 Acres or Sq. Ft</td>
</tr>
<tr>
<td><strong>8. Will proposed action comply with existing zoning or other existing land use restrictions?</strong></td>
</tr>
<tr>
<td>If no, describe briefly: NOT COMPLIANT WITH SIDEYARD SET BACK</td>
</tr>
<tr>
<td><strong>9. What is present land use in vicinity of project:</strong></td>
</tr>
<tr>
<td>☐ Residential ☐ Industrial ☐ Agricultural ☐ Parkland/Open Space</td>
</tr>
<tr>
<td>☐ Commercial ☐ Other</td>
</tr>
<tr>
<td>Describe:</td>
</tr>
<tr>
<td><strong>10. Does action involve a permit/approval or funding, now or ultimately, from governmental agency (federal/state/local):</strong></td>
</tr>
<tr>
<td>Code Enforcement Building Code</td>
</tr>
<tr>
<td><strong>11. Does any aspect of the action have a currently valid permit or approval?</strong></td>
</tr>
<tr>
<td>If yes, list agency name and permit/approval type:</td>
</tr>
<tr>
<td><strong>12. As a result of proposed action, will existing permit/approval require modification?</strong></td>
</tr>
<tr>
<td><strong>I certify the information provided above is true to the best of my knowledge.</strong></td>
</tr>
<tr>
<td>PREPARER'S SIGNATURE: SUSIE GUTIERREZ</td>
</tr>
<tr>
<td>PREPARER'S TITLE: Owner</td>
</tr>
</tbody>
</table>
SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)

Part II
(to be completed by staff)

In order to answer the questions in this Short Environmental Assessment Form (SEAF), the preparer is to use currently available information concerning the project and the likely impacts of the action.

PROJECT NAME: 210 Park Place

1. Will project result in a large physical change to the project site or physically alter more than one acre of land? □ Yes □ No X

2. Will there be a change to any unique or unusual land form found on the site or to any site designated a unique natural area or critical environmental area by a local or state agency? □ Yes □ No X

3. Will the project alter or have any effect on an existing waterway? □ Yes □ No X

4. Will the project have an impact on groundwater quality? □ Yes □ No X

5. Will the project affect drainage flow on adjacent sites? □ Yes □ No X

6. Will the project affect any threatened or endangered plant or animal species? □ Yes □ No X

7. Will the project result in an adverse effect on air quality? □ Yes □ No X

8. Will the project have an effect on visual character of the community or scenic views or vistas known to be important to the community? □ Yes □ No X

9. Will the project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated a local landmark or in a landmark district? □ Yes □ No X

10. Will the project have an effect on existing or future recreational opportunities? □ Yes □ No X

11. Will the project result in traffic problems or cause a major effect to existing transportation systems? □ Yes □ No X

12. Will the project cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation during construction or after completion? □ Yes □ No X

13. Will the project have any impact on public health or safety? □ Yes □ No X

14. Will the project affect the existing community by directly causing a growth in permanent populations of more than 5 percent over a one-year period OR have a negative effect on the character of the community or neighborhood? □ Yes □ No X

15. Is there public controversy concerning the project? □ Yes □ No X

If any question has been answered YES, a completed Full Environmental Assessment Form (FEAF) is necessary.

PREPARER'S SIGNATURE: [Signature]

DATE: 10/3/2018

PREPARER'S TITLE: Secretary, Board of Zoning Appeals

REPRESENTING: City of Ithaca
September 21, 2018

City of Ithaca
Department of Planning, Building, Zoning & Economic development
Board of Zoning Appeals Secretary
108 East Green Street – 3rd Floor
Ithaca, NY 14850-5690

RE: City of Ithaca Variance Request

Dear City of Ithaca Zoning Board:

I would like to request a variance for a proposed construction of a carport. Here is the description of Variance Request and notification of proposed change to property:

Request for a carport on the south side of my property (210 Park Place, Ithaca). It will extend from the front corner of my house to my existing fence. It will extend to, but not encroach upon, Gary Lindenbaum’s property line which is on the corner of Court Street and Park Place.

The dimensions of the structure will be 280 square feet and it will be attached permanently to my home and be supported by three posts. The carport will also have a metal roof. For curb appeal, I will have it paneled to match my house’s aesthetics.

The addition of this carport will make my home non-compliant with the zoning ordinance, as it will be on my property line. The existing side yard is ten feet but the proposed structure will be zero of the 10 feet side yard set back.

This carport will be for personal use only, and not be used for commercial or business purposes.

The justifications for this structure are (1) Protect my vehicle and camper from snow – This saves me time when needing to move my vehicle, and it covers my camper that is in my driveway during the winter months; and (2) My camper is at risk of being damaged by a large tree that hangs over the driveway. This carport will serve as a barrier if/when the tree falls.

Attached is a site plan showing the footprint and location of the proposed structure. Please note that it will cover the area of the existing driveway. I currently hold a permit for construction issued by the City of Ithaca Building Department. I will be using a licensed and insured builder. This proposed construction meets all other zoning requirements.

Respectfully,

Susie Gutierrez
Encl: Blueprint, Property Lines

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>200 Block of Park Place addition to the City of Ithaca Tompkins County, New York</td>
<td>Susie M. Gutierrez</td>
</tr>
<tr>
<td>210 Park Place</td>
<td>210 Park Place</td>
</tr>
<tr>
<td>Ithaca, NY 14850</td>
<td>phone: 607-351-7674</td>
</tr>
</tbody>
</table>
**9/28/2018**

Susan Gutierrez  
210 Park Place  
Ithaca NY 14850

---

**CITY OF ITHACA**  
108 East Green Street  Ithaca, New York 14850-5690  
BUILDING DIVISION - 4TH Floor  
Telephone: 607 274-6508  Fax: 607 274-6521

---

**Receipt#58013**  
210 Park Place Appeal # 3109

---

<table>
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<tr>
<th>Code</th>
<th>Qty</th>
<th>Description</th>
<th>Permit #</th>
<th>Price</th>
<th>Extended Price</th>
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<td>Area Variance (1-2 Fam.)</td>
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**Total Price**  
$100.00

---

**Date**  
9/28/2018  
**Check #**  
1930  
**Payment**  
$100.00

---

**Total Payment**  
$100.00  
**Balance Due**
APPEAL # 3110

208-12 W. BUFFALO STREET

Appeal of Anthony Salerno of Artcraft Home Improvement, on behalf of the owner Martha Catalfamo for area variance from Section 325-8, Column 11, Front Yard, Column 12, Other Front Yard, and Column 14/15, Rear Yard requirements of the Zoning Ordinance. The property at 208-12 W. Buffalo Street is a mixed use building containing one apartment and a dental office. The property received an area variance in 1978 for the dental office. At that time, the zone district was R-3a, which allowed medical and dental offices as a permitted primary use.

The applicant proposes to remove an old set of cement stairs and install a new deck and wheelchair lift on the rear of the building located at 208-12 W. Buffalo Street. The new deck and lift will be constructed within the required rear yard. The property has an existing rear yard deficiency having 11 feet of the 20 feet required by the ordinance. Although, the new deck is set back approximately 16” from the outermost rear portion of the building, it is exacerbating the rear yard deficiency in length along the rear property line. The property has existing deficiencies in front yard and other front yard 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 by variance. 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>
<thead>
<tr>
<th>Appeal Number</th>
<th>BZA-3110</th>
<th>Address</th>
<th>208-12 W. Buffalo Street</th>
<th>Date</th>
<th>11/06/18</th>
<th>Applicant</th>
<th>Anthony Salerno</th>
<th>Owner</th>
<th>Martha Catalifamo</th>
<th>Application Type</th>
<th>Area Variance</th>
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</table>

<table>
<thead>
<tr>
<th>Column Number</th>
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<th>3</th>
<th>4</th>
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<th>8</th>
<th>9</th>
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<th>13</th>
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<tr>
<td>Column Title</td>
<td>Use</td>
<td>Accessory Use</td>
<td>Off-Street Parking</td>
<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>Other Front Yard</td>
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<td>Minimum Building Height</td>
</tr>
<tr>
<td>Existing Condition and Use</td>
<td>One Family Dwelling</td>
<td>5</td>
<td>6245</td>
<td>90.96'</td>
<td>2</td>
<td>28'±</td>
<td>28.4%</td>
<td>3'</td>
<td>1.5'</td>
<td>58'-6&quot;</td>
<td>11' or 16%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Regulations for Existing</td>
<td>Two Family Zone</td>
<td>5</td>
<td>None Required</td>
<td>3,000</td>
<td>35</td>
<td>3</td>
<td>35</td>
<td>35%</td>
<td>10</td>
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<td>5</td>
<td>25% or 50' but not less than 20'</td>
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<tr>
<td>Note Non-Conforming Conditions</td>
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<td>N/A</td>
<td>OK</td>
<td>N/A</td>
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<td>OK</td>
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<td>Def.</td>
<td>Def.</td>
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<td>Def.</td>
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<td>OK</td>
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<td>Def.</td>
<td>Def.</td>
<td>OK</td>
<td>* Def.</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

### Notes:
* The new deck and lift will be constructed in the required rear yard. This will exacerbate the rear yard deficiency by extending the structure parallel to the rear property line. The existing addition located at the rear of the building is 13'-6" and is in the required 20' setback rear yard setback. The new deck and lift, although set back an additional 16" from the existing addition, will further extend the deficiency along the rear property 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 #: 3110 (FILLED IN BY STAFF)
   HEARING DATE: 11/6/2018
   BUILDING PERMIT #: 37794 (REQUIRED)
   RECEIPT #: 58012 (FILLED IN BY STAFF)

2. Property Address: 212 west buffalo St  Use District: R-2B
   Owner’s Name: Martha Catalfamo  Owner’s Address: 212 west buffalo st
   City: Ithaca  State: NY  Zip: 14850

3. Appellant’s Name: Anthony Salerno (Artcraft Home Improvements)
   Appellant’s Address: 1 Gulf Hill rd box 149
   City: Mclean  State: NY  Zip: 13102
   Telephone: 607-279-2141  E-Mail: Asalernooii.as@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 25th day of September, 2018

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 remain the basis of the appeal unless specifically modified by the applicant.
1. Ordinance Section(s) for the Appeal:

Zoning Ordinance Section being Appealed

- §325-8 Column 11, 12, and 14/15
- §325- 
- §325- 
- §325- 
- §325- 
- §325- 

Sign Ordinance Section being Appealed

- §272- 
- §272- 
- §272- 
- §272- 
- §272- 
- §272- 

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 ____________

5. Notes or Special Conditions:

____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
____________________________________________________________________
SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)

Part II
(to be completed by staff)

In order to answer the questions in this Short Environmental Assessment Form (SEAF), the preparer is to use currently available information concerning the project and the likely impacts of the action.

PROJECT NAME: **208-12 W. Buffalo Street**

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will project result in a large physical change to the project site or physically alter more than one acre of land?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Will there be a change to any unique or unusual land form found on the site or to any site designated a unique natural area or critical environmental area by a local or state agency?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Will the project alter or have any effect on an existing waterway?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>4. Will the project have an impact on groundwater quality?</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>9. Will the project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated a local landmark or in a landmark district?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>10. Will the project have an effect on existing or future recreational opportunities?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>11. Will the project result in traffic problems or cause a major effect to existing transportation systems?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>12. Will the project cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation during construction or after completion?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>13. Will the project have any impact on public health or safety?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>14. Will the project affect the existing community by directly causing a growth in permanent populations of more than 5 percent over a one-year period <strong>OR</strong> have a negative effect on the character of the community or neighborhood?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>15. Is there public controversy concerning the project?</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

If any question has been answered **YES**, a completed **Full Environmental Assessment Form (FEAF)** is necessary.

PREPARER'S SIGNATURE: [Signature]  
DATE: **10/4/2018**

PREPARER'S TITLE: **Secretary, Board of Zoning Appeals**  
REPRESENTING: **City of Ithaca**
# CITY OF ITHACA SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)

**Project Information**
(to be completed by applicant or project sponsor)

<table>
<thead>
<tr>
<th>1. Applicant/Sponsor:</th>
<th>2. Project Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anthony Salerno</td>
<td>Catalano Handicap Access</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Project Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>208-212 Buffalo St West</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Is Proposed Action:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ New</td>
</tr>
<tr>
<td>☐ Expansion</td>
</tr>
<tr>
<td>☐ Modification/Alteration</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Describe project briefly:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove old stairs to back door</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Precise Location (road intersections, prominent landmarks, etc., or provide map):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intersection of N Albany St &amp; West Buffalo</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. Amount of Land Affected:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initially: 32 Acres or Sq. Ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8. Will proposed action comply with existing zoning or other existing land use restrictions?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Yes ☐ No If no, describe briefly:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9. What is present land use in vicinity of project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Residential ☐ Industrial ☐ Agricultural ☐ Parkland/Open Space</td>
</tr>
<tr>
<td>☐ Commercial ☐ Other ____________________________</td>
</tr>
<tr>
<td>Describe:</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>10. Does action involve a permit/approval or funding, now or ultimately, from governmental agency (federal/state/local):</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Yes ☐ No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>If yes, list agency name and permit/approval type:</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Ithaca Building Permit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. Does any aspect of the action have a currently valid permit or approval?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Yes ☐ No</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>If yes, list agency name and permit/approval type:</th>
</tr>
</thead>
</table>

<table>
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<tr>
<th>12. As a result of proposed action, will existing permit/approval require modification?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes ☑ No</td>
</tr>
</tbody>
</table>

---

*I certify the information provided above is true to the best of my knowledge.*

**PREPARER’S SIGNATURE:** [Signature]  **DATE:** 9/25/18

**PREPARER’S TITLE:** Sales Manager

**REPRESENTING:** Martha Catalano
ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/SIGNED BY SOMEONE OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3110

DATE: 9/25/18

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

I (We) Martha D and James L Catalano of 212 W Buffalo St, Ithaca, NY 14850

Home 25 Cayuga St, Trumansburg, NY 14886

Owner of the property at 212 W Buffalo St, Ithaca, NY 14850

☐ 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 Anthony Solerno to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the meeting of the Board of Zoning Appeals. 11/0/18

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 25th day of September, 2018

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. 3110

TO: Owners of Property within 200 feet of 208-212 W Buffalo St. and others interested.

(property address)

FROM: Artcraft Home Improvement applicable to property named above, in a(n) R-2b zone.

(name of person or organization making appeal)

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 10/23/2018 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 11/6/2018 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant  Address  Date

1 Guild Hill Rd. Box 149 P.O. Box 71202 Ithaca 9/25/18
500700  60.2.8
Ithaca City School District
400 Lake St
Ithaca NY 14850

500700  60.2.7.1
City of Ithaca
108 E Green St
Ithaca NY 14850

500700  61.1.14
Finegan, Edward J
Stein, Dennis W
403 E Seneca St
Ithaca NY 14850

500700  60.4.10
Gelinas, Robert
Gelinas, Jamie
221 N Albany St
Ithaca NY 14850

500700  60.5.11
Nash, Ralph
216 N Albany St
Ithaca NY 14850

500700  60.3.7
Downing, William S III
Downing, Diane K
4766 Coquina Crossing Dr
Elkton FL 320334002

500700  60.3.8
Mulcahy, Vincent
Livermore, Cynthia
3 Fountain Pl
Ithaca NY 14850

500700  60.3.12
Bercuvitz, Jeffrey Michael
Langwick, Stacey Ann
309 N Albany St
Ithaca NY 14850

500700  61.1.12
Tompkins Learning Partners Inc
124 W Buffalo St
Ithaca NY 14850

500700  61.6.1
Stackman, Jody M
40 Whig St
Trumansburg NY 14886

500700  60.2.7.2
Ithaca City School District
400 Lake St
Ithaca NY 14850

500700  61.1.13
Finegan, Emily A
Finegan, Edward J
403 East Seneca Street
Ithaca NY 14850

500700  60.4.2
Gillam, Joseph W
8624 SE 17th Ave, Apt 203
Portland OR 97202

500700  60.4.1
Sroosty, Eric
PO Box 392
Ithaca NY 14851

500700  60.4.4
Choong, Hwa Suk
210 N Geneva St
Ithaca NY 14850

500700  60.4.3
Dennis, Jane
Smith, Jeb
510 S Plain St
Ithaca NY 14850

500700  60.5.10
Carpenter, Carl T
241 Elm St
Ithaca NY 14850

500700  60.3.14
Kahn, Benjamin O
Anggiamurni, Yunetta
316 N Geneva St
Ithaca NY 14850

500700  60.3.9.1
Archin, Dara Lee
304 N Geneva St
Ithaca NY 14850

500700  60.3.10
Catalfamo, Martha D DMD
Catalfamo, James L
PO Box 576
Trumansburg NY 14886

500700  60.3.11
Waack, Amanda
Kempf, Stephen
307 N Albany St
Ithaca NY 14850

500700  60.3.13
Mundell, Helen M
59 Sapsucker Woods Rd
Ithaca NY 14850
Artcraft Home Improvements will be removing an old set of cement stairs on the back entrance of the dentist office at 208-212 west buffalo st. and installing a new pressure treated deck with a wheelchair lift on one side to allow handicap access into the building.

We will be removing the old stairway using a jackhammer for a couple of hours on the first day.

We will follow this up by digging holes and framing out the deck, stairs, and railings. A concrete pad will be placed on one side of the deck to allow for a wheelchair lift to be installed.

The current stairwell is already within 20ft of the rear property line. And the new one will exacerbate this issue. This is the reason for the city requiring us to get a variance. The new deck will follow a similar distance back from the property line except the stairs which will land 2ft closer to the rear property line than the current set of stairs.
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals  
Zoning Appeal # 3110

I, ________________________________, 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 _____________________. 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
WEST BUFFALO STREET

TITLE INFORMATION

RICHARD B. RHODES
DEED BK.563, PG.1013
TAX MAP NO.60-3-10
AREA=0.143 ACRES
March 8, 1978

Dr. Richard B. Rhodes
121 East Seneca Street
Ithaca, New York 14850

Re: Board of Zoning Appeals
Meeting of March 7, 1978
Appeal No. 1190

Dear Dr. Rhodes:

The decision of the Board is as follows:

Motion was made that the area variance in Case 1190 be granted.

Findings of Fact:

1. Since the lab will be used only in connection with Dr. Rhodes' practice no use variance is required.

2. The building was located on the lot before present zoning requirements were enacted and the change in use should have no significant impact on the neighborhood. Testimony presented on the nature of Dr. Rhodes' practice indicates that it will not generate heavy traffic.

3. There is adequate off-street parking on the property.

Vote: 5 Yes; 0 No.

Area variance granted.

Very truly yours,

Thomas D. Hoard, Secretary
Board of Zoning Appeals

TDH:br
cc: Robert Williamson, Esq.
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 #: 3111 (FILLED IN BY STAFF)  
HEARING DATE: 11/6/2018 (REQUIRED)  
BUILDING PERMIT #: ____________ (REQUIRED)  
RECEIPT #: 58023 (FILLED IN BY STAFF)

2. Property Address: 2 Fountain Place  
Use District: R-2a

Owner’s Name: Ithaca College  
Owner’s Address: 953 Danby Road

City: Ithaca  
State: NY  
Zip: 14850

3. Appellant’s Name: Jason K. Demarest on behalf of Ryan & Ashleigh Zimmerman  
Appellant’s Address: 950 Danby Rd Suite 105

City: Ithaca  
State: NY  
Zip: 14850

Telephone: 607-330-4555  
E-Mail: team@jkdarchitect.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.

[Signature]  
Appellant Signature

STATE OF NEW YORK  
COUNTY OF TOMPKINS

Sworn to this 28th day of September 2018  
[Signature]  
Notary Public

Notary Public, State of New York  
Registration No. 497434  
Qualified in Tompkins County  
Commission Expires Nov. 25, 2018

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.
**CITY OF ITHACA SHORT ENVIRONMENTAL ASSESSMENT FORM (SEAF)**

**Project Information**
(to be completed by applicant or project sponsor)

<table>
<thead>
<tr>
<th>1. Applicant/Sponsor:</th>
<th>2. Project Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ryan Zimmerman</td>
<td>B&amp;B Inn</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Project Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Fountain Pl</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Is Proposed Action:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ New</td>
</tr>
<tr>
<td>☑ Expansion</td>
</tr>
<tr>
<td>☑ Modification/Alteration</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. Describe project briefly:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conversion from Single-Family Home to B&amp;B Inn</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Precise Location (road intersections, prominent landmarks, etc., or provide map):</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Fountain Pl</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. Amount of Land Affected:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initially: <em>0</em> Acres or Sq. Ft.</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>8. Will proposed action comply with existing zoning or other existing land use restrictions?</th>
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<tbody>
<tr>
<td>☑ Yes</td>
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</table>

<table>
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<tr>
<th>9. What is present land use in vicinity of project:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Residential</td>
</tr>
<tr>
<td>☑ Agricultural</td>
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<tr>
<td>☑ Parkland/Open Space</td>
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</tbody>
</table>

Describe:

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<th>10. Does action involve a permit/approval or funding, now or ultimately, from governmental agency (federal/state/local):</th>
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<tbody>
<tr>
<td>☑ Yes</td>
</tr>
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</table>

If yes, list agency name and permit/approval type: City of Ithaca - Special Permit; Health Dept

<table>
<thead>
<tr>
<th>11. Does any aspect of the action have a currently valid permit or approval?</th>
</tr>
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<tbody>
<tr>
<td>☑ Yes</td>
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If yes, list agency name and permit/approval type:

<table>
<thead>
<tr>
<th>12. As a result of proposed action, will existing permit/approval require modification?</th>
</tr>
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<tbody>
<tr>
<td>☑ Yes</td>
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</table>

I certify the information provided above is true to the best of my knowledge.

PREPARER’S SIGNATURE: [Signature] DATE: 9/21/18

PREPARER’S TITLE: Architect

REPRESENTING: Ryan & Ashleigh Zimmerman
OWNER'S AUTHORIZATION FORM

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
____________________ meeting of the Board of Zoning Appeals.

____________________
(Signature)

STATE OF NEW YORK
COUNTY OF TOMPKINS)

Sworn to this ____________________ day of ____________________, 2018

____________________
Notary Public

THERESA H. KLINGER
Notary Public, State of New York
No. 4819766
Qualified in Tompkins County
Commission Expires August 31, 2023

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. 341

TO: Owners of Property within 200 feet of 2 Fountain Place and others interested.

(property address)

FROM: Ryan Zimmerman applicable to property named above, in a(n) R2a zone.

(name of person or organization making appeal)

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 10/23/18 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 11/6/18 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

[Signature of Appellant]  [Box 555, Hookey CA 17033]  [9/30/18 Date]
To: Board of Zoning Appeals  
City of Ithaca  
108 East Green Street  
Ithaca, NY 14850  

From: Jason K. Demarest, AIA  

Date: 9/28/2018  

Re: 2 Fountain Pl. – Use Variance

On behalf of the Applicant, Ryan & Ashleigh Zimmerman, please consider the following summary of the variance requests that have been submitted for the properties at 2 Fountain Pl. & 2 Willets Pl.

The Owner is proposing to convert the existing three-story single-family home at 2 Fountain Pl. into a bed-and-breakfast Inn. The property is located in an R-2a zoning district, where a bed-and-breakfast home is a use allowed by special permit, but a bed-and-breakfast Inn is not allowed. The bed-and-breakfast home use allows up to four (4) guestrooms, whereas the bed-and-breakfast Inn allows up to ten (10) guestrooms. The proposed use consists of a common area throughout the first floor, and up to (10) guest rooms/suites on the second floor and third floors. The variance request is to convert from a one-family dwelling to a bed-and-breakfast Inn.

The Owner is also proposing to convert the existing one-story two-family home at 2 Willets Pl. into a bed-and-breakfast Inn. This property will function as three (3) additional guest rooms for the bed-and-breakfast Inn at 2 Fountain Pl. This will result in a total of thirteen (13) guestrooms total for the business. This property and the existing structure, which is original carriage house, originally belonged to 2 Fountain Pl. property, but the property was sub-divided.

The surrounding neighborhood is Zoned R-3 (where B&B Inns are permitted). It appears that the Zoning was written as spot-zoning for this area to preserve the historic structures. The house is much larger & has a much higher market value than most of the surrounding properties, which equates to a limited buyer market for the permitted uses of one or two-family home. We have determined that the property is not a feasible investment if used as either of the primary permitted uses; one-family or two-family home.

There will be no alteration of the essential character of the neighborhood, because no exterior changes are proposed. Additionally, the property is in a historic district and therefore, ILPC has oversight to limit alterations to the building. The previous use of the building, which was the home of the Ithaca College President, had similar characteristics including transient use.

This hardship is not self-created, because the applicant does not own the property yet (sale is contingent upon approval). The Zoning law went into effect after the house was built. The house is a large mansion that is protected by exclusionary zoning. Continuing to use this property as a one-family home is not feasible because the modern cost of living limits who can live here. The property has been used as the Ithaca College President’s House since 1938. The property has been on the market for six (6) months and has been vacant for the last eighteen (18) months.

Sincerely,

Jason K. Demarest
## FINANCIAL SUMMARY

<table>
<thead>
<tr>
<th>Address of property:</th>
<th>2 Fountain Place (1-family)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appeal No.:</td>
<td></td>
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</table>

### CASH FLOW PROJECTIONS

<table>
<thead>
<tr>
<th>COMMENTS</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 6</th>
<th>YEAR 7</th>
<th>YEAR 8</th>
<th>YEAR 9</th>
<th>YEAR 10</th>
<th>YEAR 11</th>
<th>YEAR 12</th>
<th>YEAR 13</th>
<th>YEAR 14</th>
</tr>
</thead>
</table>

Assumes inflation/year of: 1.5%

### RENT TOTALS


Less Vacancy Allowance 5% | $5,400 | $5,481 | $5,563 | $5,647 | $5,731 | $5,817 | $5,905 | $5,993 | $6,083 | $6,174 | $6,267 | $6,361 | $6,456 | $6,553 |

### EFFECTIVE GROSS INCOME

|          | $102,600 | $104,139 | $105,701 | $107,287 | $108,866 | $110,529 | $112,187 | $113,870 | $115,578 | $117,312 | $119,071 | $120,858 | $122,670 | $124,510 |

### EXPENSES

<table>
<thead>
<tr>
<th>Accounting &amp; Legal 1% of revenue</th>
<th>$1,000</th>
<th>$1,015</th>
<th>$1,030</th>
<th>$1,046</th>
<th>$1,061</th>
<th>$1,077</th>
<th>$1,093</th>
<th>$1,110</th>
<th>$1,126</th>
<th>$1,143</th>
<th>$1,161</th>
<th>$1,178</th>
<th>$1,196</th>
<th>$1,214</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank Charges</td>
<td>$600</td>
<td>$609</td>
<td>$618</td>
<td>$627</td>
<td>$636</td>
<td>$646</td>
<td>$656</td>
<td>$666</td>
<td>$676</td>
<td>$686</td>
<td>$696</td>
<td>$707</td>
<td>$717</td>
<td>$728</td>
</tr>
<tr>
<td>Insurance 5%</td>
<td>$5,130</td>
<td>$5,207</td>
<td>$5,285</td>
<td>$5,364</td>
<td>$5,445</td>
<td>$5,526</td>
<td>$5,609</td>
<td>$5,694</td>
<td>$5,779</td>
<td>$5,866</td>
<td>$5,954</td>
<td>$6,043</td>
<td>$6,134</td>
<td>$6,226</td>
</tr>
<tr>
<td>Lawn &amp; ground maintenance $4,500</td>
<td>$4,568</td>
<td>$4,636</td>
<td>$4,706</td>
<td>$4,776</td>
<td>$4,848</td>
<td>$4,920</td>
<td>$4,994</td>
<td>$5,069</td>
<td>$5,145</td>
<td>$5,222</td>
<td>$5,301</td>
<td>$5,380</td>
<td>$5,461</td>
<td>$5,541</td>
</tr>
<tr>
<td>Maintenance supplies</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
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<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
</tr>
<tr>
<td>Snow Removal</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
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<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
</tr>
<tr>
<td>Repairs</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
<td>see above</td>
</tr>
<tr>
<td>Management fee 10%</td>
<td>$10,260</td>
<td>$10,414</td>
<td>$10,570</td>
<td>$10,729</td>
<td>$10,890</td>
<td>$11,053</td>
<td>$11,219</td>
<td>$11,387</td>
<td>$11,558</td>
<td>$11,731</td>
<td>$11,907</td>
<td>$12,086</td>
<td>$12,267</td>
<td>$12,451</td>
</tr>
<tr>
<td>Property Taxes $1.5 M assessment x 38.72/$1000</td>
<td>$53,580</td>
<td>$54,543</td>
<td>$55,543</td>
<td>$56,543</td>
<td>$57,543</td>
<td>$58,543</td>
<td>$59,543</td>
<td>$60,543</td>
<td>$61,543</td>
<td>$62,543</td>
<td>$63,543</td>
<td>$64,543</td>
<td>$65,543</td>
<td>$66,543</td>
</tr>
<tr>
<td>Utilities (Electric &amp; Gas) $8,000</td>
<td>$8,120</td>
<td>$8,242</td>
<td>$8,365</td>
<td>$8,491</td>
<td>$8,618</td>
<td>$8,748</td>
<td>$8,879</td>
<td>$9,012</td>
<td>$9,147</td>
<td>$9,284</td>
<td>$9,424</td>
<td>$9,565</td>
<td>$9,708</td>
<td>$9,851</td>
</tr>
<tr>
<td>Reserves 2%</td>
<td>$2,052</td>
<td>$2,083</td>
<td>$2,114</td>
<td>$2,146</td>
<td>$2,178</td>
<td>$2,212</td>
<td>$2,244</td>
<td>$2,277</td>
<td>$2,312</td>
<td>$2,346</td>
<td>$2,381</td>
<td>$2,417</td>
<td>$2,453</td>
<td>$2,490</td>
</tr>
<tr>
<td>Telephone/Internet</td>
<td>$600</td>
<td>$609</td>
<td>$618</td>
<td>$627</td>
<td>$636</td>
<td>$646</td>
<td>$656</td>
<td>$666</td>
<td>$676</td>
<td>$686</td>
<td>$696</td>
<td>$707</td>
<td>$717</td>
<td>$728</td>
</tr>
<tr>
<td>Trash Removal</td>
<td>$500</td>
<td>$508</td>
<td>$516</td>
<td>$523</td>
<td>$531</td>
<td>$539</td>
<td>$547</td>
<td>$555</td>
<td>$563</td>
<td>$572</td>
<td>$580</td>
<td>$589</td>
<td>$598</td>
<td>$607</td>
</tr>
<tr>
<td>WATER &amp; SEWER</td>
<td>$500</td>
<td>$508</td>
<td>$515</td>
<td>$523</td>
<td>$531</td>
<td>$539</td>
<td>$547</td>
<td>$555</td>
<td>$563</td>
<td>$572</td>
<td>$580</td>
<td>$589</td>
<td>$598</td>
<td>$607</td>
</tr>
<tr>
<td>TOTAL EXPENSES</td>
<td>$87,248</td>
<td>$89,716</td>
<td>$92,229</td>
<td>$94,749</td>
<td>$97,277</td>
<td>$99,813</td>
<td>$102,357</td>
<td>$104,909</td>
<td>$107,470</td>
<td>$109,043</td>
<td>$110,616</td>
<td>$112,202</td>
<td>$113,797</td>
<td>$115,401</td>
</tr>
</tbody>
</table>

### NET OPERATING INCOME:


### DEBT SERVICE

| First Mortgage                    | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 |
| Second Mortgage (construction)    | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     | N/A     |

### DEBT SERVICE TOTAL

|          | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 | $84,000 |

### CASH FLOW AFTER DEBT SERVICE

## FINANCIAL SUMMARY

### Address of property:
2 Fountain Place (2-family)

### Appeal No.:

### CASH FLOW PROJECTIONS

<table>
<thead>
<tr>
<th>COMMENTS</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 6</th>
<th>YEAR 7</th>
<th>YEAR 8</th>
<th>YEAR 9</th>
<th>YEAR 10</th>
<th>YEAR 11</th>
<th>YEAR 12</th>
<th>YEAR 13</th>
<th>YEAR 14</th>
</tr>
</thead>
</table>

### REVENUES

5 bedroom unit & 4 bedroom unit $1000/room/month

- Assumes inflation/year of: 1.5%

### RENT TOTALS

- $108,000
- $109,620
- $111,264
- $112,933
- $114,627
- $116,347
- $118,092
- $119,863
- $121,661
- $123,486
- $125,338
- $127,218
- $129,127
- $131,064

### EFFECTIVE GROSS INCOME

- $102,660
- $104,139
- $105,701
- $107,287
- $108,896
- $110,529
- $112,187
- $113,870
- $115,578
- $117,312
- $119,071
- $120,868
- $122,679
- $124,519

### EXPENSES

### Accounting & Legal
- 1% of revenue
- $1,000
- $1,015
- $1,030
- $1,046
- $1,061
- $1,077
- $1,093
- $1,110
- $1,126
- $1,143
- $1,161
- $1,178
- $1,196
- $1,214

### Bank Charges
- 1%
- $600
- $609
- $618
- $627
- $637
- $646
- $656
- $666
- $676
- $686
- $696
- $707
- $717
- $728

### Insurance
- 5%
- $5,130
- $5,207
- $5,285
- $5,364
- $5,445
- $5,526
- $5,609
- $5,694
- $5,779
- $5,866
- $5,954
- $6,043
- $6,134
- $6,226

### Lawn & Ground Maintenance
- $4,500
- $4,568
- $4,636
- $4,706
- $4,776
- $4,848
- $4,920
- $4,994
- $5,069
- $5,145
- $5,222
- $5,301
- $5,380
- $5,463

### Maintenance Supplies
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above

### Snow Removal
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above

### Repairs
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above
- see above

### Management fee
- 10%
- $10,260
- $10,414
- $10,570
- $10,729
- $10,890
- $11,053
- $11,219
- $11,387
- $11,558
- $11,731
- $11,907
- $12,086
- $12,267
- $12,453

### Property Taxes
- 1.5 M assessment x $.35/72/1000
- $53,580
- $54,315
- $54,135
- $54,135
- $54,135
- $54,135
- $54,135
- $54,135
- $54,135
- $54,135
- $54,135
- $54,135
- $54,135
- $54,135

### Utilities (Electric & Gas)
- $8,080
- $8,120
- $8,242
- $8,365
- $8,491
- $8,618
- $8,748
- $8,879
- $9,012
- $9,147
- $9,284
- $9,424
- $9,565
- $9,708

### Reserves
- 2%
- $2,052
- $2,083
- $2,114
- $2,146
- $2,178
- $2,211
- $2,244
- $2,277
- $2,312
- $2,346
- $2,381
- $2,417
- $2,453
- $2,490

### Telephone/Internet
- $600
- $609
- $618
- $627
- $637
- $646
- $656
- $666
- $676
- $686
- $696
- $707
- $717
- $728

### Trash Removal
- $500
- $508
- $516
- $523
- $531
- $539
- $547
- $555
- $563
- $572
- $580
- $589
- $598
- $607

### TOTAL EXPENSES
- $87,248
- $88,288
- $89,801
- $94,321
- $98,849
- $103,858
- $108,929
- $114,481
- $120,742
- $127,111
- $134,118
- $141,647
- $149,793
- $158,573

### NET OPERATING INCOME:

- $15,352
- $20,851
- $21,900
- $22,966
- $24,047
- $25,144
- $26,258
- $27,389
- $28,536
- $29,701
- $30,883
- $32,083
- $33,301
- $34,538

### DEBT SERVICE

### First Mortgage
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000
- $84,000

### Second Mortgage (construction)
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000
- $8,000

### DEBT SERVICE TOTAL
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000
- $92,000

### CASH FLOW AFTER DEBT SERVICE

- $(76,648)
- $(77,149)
- $(77,100)
- $(69,034)
- $(67,953)
- $(66,850)
- $(65,742)
- $(64,631)
- $(63,504)
- $(62,799)
- $(61,117)
- $(59,917)
- $(58,699)
- $(57,461)
1 Existing Site Plan

1" = 60'-0"

Ryan Zimmerman
B&B Conversion & Renovations
Project No: ZIMR01
Date: 09/21/18
Drawn: BAD Checked: JKD 1" = 60'-0"
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   [ ] AREA VARIANCE
   [ ] SPECIAL PERMIT
   [X] USE VARIANCE
   [ ] SIGN VARIANCE
   [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICIAL

   APPEAL #: 3112 (FILLED IN BY STAFF)
   HEARING DATE: 11/6/2018
   BUILDING PERMIT #: (REQUIRED)
   RECEIPT #: 58029 (FILLED IN BY STAFF)

2. Property Address: 2 Willets Place
   Use District: R-2a/ Partial R-3a

   Owner’s Name: Ithaca College
   Owner’s Address: 953 Danby Road

   City: Ithaca
   State: NY
   Zip: 14850

3. Appellant’s Name: Jason K. Demarest on behalf of Ryan & Ashleigh Zimmerman
   Appellant’s Address: 950 Danby Rd Suite 105

   City: Ithaca
   State: NY
   Zip: 14850

   Telephone: 607-330-4555
   E-Mail: team@jkdarchitect.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.

   [X] 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 28th day of September, 2018

Notary Public

Notary Public, State of New York
Registration No. 4974943
Qualified in Tompkins County
Commission Expires Nov. 25, 2018

1 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. Applicant/Sponsor: Ryan Zimmerman  
2. Project Name: B&B Inn

3. Project Location: 2 Willets Pl

4. Is Proposed Action:  
   - □ New  
   - □ Expansion  
   - ☑ Modification/Alteration

5. Describe project briefly: Conversion from Single-Family Home to B&B Inn

6. Precise Location (road intersections, prominent landmarks, etc., or provide map):  
   2 Willets Pl

7. Amount of Land Affected:  
   Initially: ___ Acres or Sq. Ft.  
   Ultimately: ___ Acres or Sq. Ft.

8. Will proposed action comply with existing zoning or other existing land use restrictions?  
   - □ Yes  
   - ☑ No  
   If no, describe briefly: Seeking a use variance for a B&B Inn

9. What is present land use in vicinity of project:  
   - ☑ Residential  
   - □ Industrial  
   - □ Agricultural  
   - □ Parkland/Open Space  
   - □ Commercial  
   - □ Other  
   Describe:

10. Does action involve a permit/approval or funding, now or ultimately, from governmental agency (federal/state/local):  
    - ☑ Yes  
    - □ No  
    If yes, list agency name and permit/approval type: City of Ithaca - Special Permit; Health Dept

11. Does any aspect of the action have a currently valid permit or approval?  
    - □ Yes  
    - ☑ No  
    If yes, list agency name and permit/approval type:

12. As a result of proposed action, will existing permit/approval require modification?  
    - □ Yes  
    - ☑ No

I certify the information provided above is true to the best of my knowledge.

PREPARER'S SIGNATURE: [Signature]  
DATE: 9/21/18

PREPARER'S TITLE: Architect

REPRESENTING: Ryan & Ashleigh Zimmerman
CITY OF ITHACA
108 East Green Street — 3rd Floor  Ithaca, New York  14850-5690
DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT
Gino Leonardi, Secretary to the Board of Zoning Appeals
Telephone: 607-274-6550  Fax: 607-274-6558
E-mail: gleonardi@cityofithaca.org

ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/SIGNED BY
SOMEBODY OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3112  DATE: 9.27.18

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

I (We) ___________________________ of ___________________________
(Name)  953 DANBY RD.
(Street Address)

ITHACA ___________________________ NY 14850
(City/Municipality)  (State & Zip Code)

Owner of the property at 2 WILLETS PLACE
(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

11/6/18
(Date)

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this __27__ day of __Sept__, 2018

Theresa H. Klinge
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.

D Notary Public available at City Hall

THERESA H. KLINGE
Notary Public, State of New York
No. 4319766
Qualified in Tompkins County
Commission Expires August 31, 2023
NOTICE OF APPEAL

REGARDING ZONING OR SIGN ORDINANCE

CITY OF ITHACA, NEW YORK

APPEAL NO. 3112

TO: Owners of Property within 200 feet of 2 Willets Place and others interested.

(property address)

FROM: Ryan Zimmerman applicable to property named above, in a(n) R2a zone.

(name of person or organization making appeal)

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 10/23/18 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 11/6/18 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

Box 555, Hohenwurtz, CA 17235

Date 9/21/18
To: Board of Zoning Appeals  
City of Ithaca  
108 East Green Street  
Ithaca, NY 14850

From: Jason K. Demarest, AIA  
Date: 9/28/2018  
Re: 2 Willets Pl. – Use Variance

On behalf of the Applicant, Ryan & Ashleigh Zimmerman, please consider the following summary of the variance requests that have been submitted for the properties at 2 Fountain Pl. & 2 Willets Pl.

The Owner is proposing to convert the existing three-story single-family home at 2 Fountain Pl. into a bed-and-breakfast Inn. The property is located in an R-2a zoning district, where a bed-and-breakfast home is a use allowed by special permit, but a bed-and-breakfast Inn is not allowed. The bed-and-breakfast home use allows up to four (4) guestrooms, whereas the bed-and-breakfast Inn allows up to ten (10) guestrooms. The proposed use consists of a common area throughout the first floor, and up to (10) guest rooms/suites on the second floor and third floors. The variance request is to convert from a one-family dwelling to a bed-and-breakfast Inn.

The Owner is also proposing to convert the existing one-story two-family home at 2 Willets Pl. into a bed-and-breakfast Inn. This property will function as three (3) additional guest rooms for the bed-and-breakfast Inn at 2 Fountain Pl. This will result in a total of thirteen (13) guestrooms total for the business. This property and the existing structure, which is original carriage house, originally belonged to 2 Fountain Pl. property, but the property was sub-divided.

The surrounding neighborhood is Zoned R-3 (where B&B Inns are permitted). It appears that the Zoning was written as spot-zoning for this area to preserve the historic structures. The house is much larger & has a much higher market value than most of the surrounding properties, which equates to a limited buyer market for the permitted uses of one or two-family home. We have determined that the property is not a feasible investment if used as either of the primary permitted uses; one-family or two-family home.

There will be no alteration of the essential character of the neighborhood, because no exterior changes are proposed. Additionally, the property is in a historic district and therefore, ILPC has oversight to limit alterations to the building. The previous use of the building, which was the home of the Ithaca College President, had similar characteristics including transient use.

This hardship is not self-created, because the applicant does not own the property yet (sale is contingent upon approval). The Zoning law went into effect after the house was built. The house is a large mansion that is protected by exclusionary zoning. Continuing to use this property as a one-family home is not feasible because the modern cost of living limits who can live here. The property has been used as the Ithaca College President's House since 1938. The property has been on the market for six (6) months and has been vacant for the last eighteen (18) months.

Sincerely,  

Jason K. Demarest
## FINANCIAL SUMMARY

Address of property: 2 Willets Place (1-family)

### Appeal No.: 

### CASH FLOW PROJECTIONS

<table>
<thead>
<tr>
<th>COMMENTS</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 6</th>
<th>YEAR 7</th>
<th>YEAR 8</th>
<th>YEAR 9</th>
<th>YEAR 10</th>
<th>YEAR 11</th>
<th>YEAR 12</th>
<th>YEAR 13</th>
<th>YEAR 14</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 bedroom house</td>
<td>$36,000</td>
<td>$36,540</td>
<td>$37,088</td>
<td>$37,644</td>
<td>$38,209</td>
<td>$38,782</td>
<td>$39,364</td>
<td>$39,954</td>
<td>$40,554</td>
<td>$41,162</td>
<td>$41,779</td>
<td>$42,406</td>
<td>$43,042</td>
<td>$43,688</td>
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</table>

Assumes inflation/year of: 1.5%

### RENT TOTALS

<table>
<thead>
<tr>
<th>%</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Less Vacancy Allowance</td>
<td>5%</td>
<td>$1,800</td>
<td>$1,827</td>
<td>$1,854</td>
<td>$1,882</td>
<td>$1,910</td>
<td>$1,939</td>
<td>$1,968</td>
<td>$1,998</td>
<td>$2,028</td>
<td>$2,058</td>
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### EFFECTIVE GROSS INCOME

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</thead>
<tbody>
<tr>
<td>$34,200</td>
<td>$34,713</td>
<td>$35,234</td>
<td>$35,762</td>
<td>$36,299</td>
<td>$36,843</td>
<td>$37,396</td>
<td>$37,957</td>
<td>$38,526</td>
<td>$39,104</td>
<td>$39,690</td>
<td>$40,286</td>
<td>$40,890</td>
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### EXPENSES

<table>
<thead>
<tr>
<th>Account</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounting &amp; Legal</td>
<td>$500</td>
</tr>
<tr>
<td>Advertising</td>
<td>$342</td>
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<tr>
<td>Bank Charges</td>
<td>$200</td>
</tr>
<tr>
<td>Insurance</td>
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<tr>
<td>Lawn &amp; Ground Maintenance</td>
<td>$1,500</td>
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<tr>
<td>Maintenance Labor</td>
<td>see above</td>
</tr>
<tr>
<td>Maintenance Supplies</td>
<td>see above</td>
</tr>
<tr>
<td>Snow Removal</td>
<td>see above</td>
</tr>
<tr>
<td>Repairs</td>
<td>see above</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$3,420</td>
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<tr>
<td>Property Taxes</td>
<td>$450 K assessment x $55.72/1000</td>
</tr>
<tr>
<td>Utilities (Electric &amp; Gas)</td>
<td>$2,400</td>
</tr>
<tr>
<td>Reserves</td>
<td>$684</td>
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<tr>
<td>Telephone/Internet</td>
<td>$600</td>
</tr>
<tr>
<td>Trash Removal</td>
<td>$300</td>
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</table>

### TOTAL EXPENSES

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<tr>
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<tbody>
<tr>
<td>$27,830</td>
<td>$28,899</td>
<td>$29,078</td>
<td>$29,260</td>
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<td>$29,632</td>
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<td>$30,014</td>
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<td>$30,409</td>
<td>$30,610</td>
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<td>$31,023</td>
<td>$31,234</td>
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### NET OPERATING INCOME:

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</thead>
<tbody>
<tr>
<td>$6,370</td>
<td>$5,814</td>
<td>$6,155</td>
<td>$6,502</td>
<td>$6,854</td>
<td>$7,212</td>
<td>$7,574</td>
<td>$7,942</td>
<td>$8,316</td>
<td>$8,695</td>
<td>$9,080</td>
<td>$9,471</td>
<td>$9,867</td>
<td>$10,270</td>
<td></td>
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</tr>
</tbody>
</table>

### DEBT SERVICE

| First Mortgage | $29,000 |
| Second Mortgage (construction) | $4,000 |

### DEBT SERVICE TOTAL

<table>
<thead>
<tr>
<th>$</th>
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</tr>
</thead>
<tbody>
<tr>
<td>$33,000</td>
<td>$33,000</td>
<td>$33,000</td>
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<td>$33,000</td>
<td>$33,000</td>
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<td>$33,000</td>
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</tbody>
</table>

### CASH FLOW AFTER DEBT SERVICE

### Financial Summary

**Address of Property:** 2 Willets Place (2-family)

**Appeal No.:**

#### Cash Flow Projections

<table>
<thead>
<tr>
<th>YEAR</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>YEAR 1</td>
<td>YEAR 2</td>
</tr>
<tr>
<td>-------</td>
<td>---------</td>
</tr>
<tr>
<td>REVENUES</td>
<td></td>
</tr>
<tr>
<td>2 unit house</td>
<td>$1200/unit/month</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Assumes inflation/year of:</td>
<td>1.5%</td>
</tr>
<tr>
<td>RENT TOTALS</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Less Vacancy Allowance</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>EFFECTIVE GROSS INCOME</td>
<td></td>
</tr>
</tbody>
</table>

| EXPENSES | | | | | | | | | | | | | |
| Accounting & Legal | $500 | $508 | $515 | $523 | $531 | $539 | $547 | $555 | $563 | $572 | $580 | $589 | $598 | $607 |
| Advertising | 1% of revenue | $274 | $278 | $282 | $286 | $290 | $295 | $299 | $304 | $308 | $313 | $318 | $322 | $327 | $332 |
| Bank Charges | $300 | $305 | $309 | $314 | $318 | $323 | $328 | $333 | $338 | $343 | $348 | $353 | $359 | $364 |
| Insurance | 5% | $1,368 | $1,389 | $1,409 | $1,430 | $1,452 | $1,474 | $1,496 | $1,518 | $1,541 | $1,564 | $1,588 | $1,611 | $1,636 | $1,660 |
| Lawn & ground maintenance | $1,500 | $1,523 | $1,545 | $1,569 | $1,592 | $1,616 | $1,640 | $1,665 | $1,690 | $1,715 | $1,741 | $1,767 | $1,793 | $1,820 |
| Maintenance labor | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above |
| Maintenance supplies | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above |
| Snow Removal | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above |
| Repairs | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above | see above |
| Management fee | | | | | | | | | | | | | |
| Property Taxes | 10% | $2,736 | $2,777 | $2,819 | $2,861 | $2,904 | $2,947 | $2,992 | $3,037 | $3,082 | $3,128 | $3,175 | $3,223 | $3,271 | $3,320 |
| Reserves | 2% | $547 | $555 | $564 | $572 | $581 | $589 | $598 | $607 | $616 | $626 | $635 | $645 | $654 | $664 |
| Telephone/Internet | | $600 | $609 | $618 | $627 | $637 | $646 | $656 | $666 | $676 | $686 | $696 | $707 | $717 | $728 |
| Trash Removal | | | | | | | | | | | | | |
| Water & Sewer | $300 | $305 | $309 | $314 | $318 | $323 | $328 | $333 | $338 | $343 | $348 | $353 | $359 | $364 |
| TOTAL EXPENSES | | $26,399 | $25,864 | $26,024 | $26,187 | $26,352 | $26,519 | $26,689 | $26,862 | $27,037 | $27,215 | $27,395 | $27,579 | $27,765 | $27,953 |

**Net Operating Income:**

| | |
| $761 | $2,313 |

**Debt Service**

| | |
| First Mortgage | $29,000 |
| Second Mortgage (construction) | N/A |

**Debt Service Total**

| | |
| $29,000 | $29,000 |

**Cash Flow After Debt Service**

| | |
1 Existing Site Plan
1" = 60'-0"

Ryan Zimmerman
B&B Conversion & Renovations
Project No: ZIMR01
Date: 09/21/18
Drawn: BAD  Checked: JKD  1" = 60'-0"
2 Willets Pl. First Floor Plan
1/16" = 1'-0"