

March 16, 2022

Thank you for hearing our request for a special permit to continue operating our Bed and Breakfast, Inn on Columbia.

The Inn on Columbia is a compound of 3 renovated and new Greek Revival buildings; the Carriage House, a one bedroom self contained suite, the Gazebo suite, and a king room in the Main House.

We provide accommodations for weddings and family gatherings on par with luxury hotels but with the feel of a private retreat. We are pet and family friendly. The Inn is conveniently located to take advantage of Ithaca's attractions and is minutes from Ithaca College and Cornell University.

My wife, Madeline, and I have been operating the Inn on Columbia for over 22 years. Our website is <https://protect-us.mimecast.com/s/0kh3CNkWJ0S0jLLmHmSIEw?domain=columbiabb.com>. It has photos of our spaces to rent as well as prices and links to other attractions in the area.

Inn on Columbia is listed on the Tompkins County Visitors' Center website, https://protect-us.mimecast.com/s/_ACZCPNWLQUK3ggEC1mmBO?domain=expedia.com, TripAdvisor, and AirBNB. We have been open throughout the pandemic as an essential business as all of our accommodations are separate and we offer contact-free check in and check out. The Inn can house up to nine people during the warmer months but the Gazebo is a seasonal accommodation giving us a maximum capacity of 6 between Thanksgiving and April. We are most often filled for weekends but can also be busy during weekdays as well during the active summer and fall months. We have onsite parking as well as overflow parking spaces on our two adjacent properties. On street parking is abundant in our neighborhood when the students are away for the summer. Madeline provides a daily variety of full breakfasts for guests and snacks in the common room. We have two part time housekeepers and one part time handyperson. For the past financial year we have paid \$4858 in Room Tax to the county , \$4670 in Tax for the new convention center , \$3379 in city property tax, \$ 3628 countyproperty tax, \$8763 in school tax, \$8136 in sales tax to the State of NY , \$2550 Income tax to State of NY and \$6000 Federal income tax. We are members of the South Hill Civic Society , the Tompkins County Visitors Bureau and the Landlords Association of Tompkins County.

Thank you for your consideration.

Kenn and Madeline Young

228 Columbia St

Roger Dennis <roger@flytac.com>

Sat 3/5/2022 9:08 AM

To: Anya Harris <AHarris@cityofithaca.org>; inicholas@cityofithaca.org <inicholas@cityofithaca.org>

Cc: Susan Dennis <suzykdennis@yahoo.com>

March 5, 2022

To City of Ithaca Planning and Economic Development Division

Subject: permit to operate a bed and breakfast at 228 Columbia st

Susanne Dennis and I Roger Dennis have no problem with Kenneth Young and his wife operating the Bed and Breakfast at 228 Columbia St.

We are a supporter of small business that the owners take pride not only in their accomplishments but also the community.

We encourage the planning board to approve this permit.

Thank you

Roger Dennis

Kenneth Young and Madeline Young special permit application

Brad Zukovic <bbz4@cornell.edu>

Fri 3/11/2022 1:06 PM

To: Anya Harris <AHarris@cityofithaca.org>; Inicholas@cityofithaca.org <Inicholas@cityofithaca.org>

Dear Board Members:

You can read these into the record and share them with the Board and applicant as you see fit. Ken and Madeline run a fantastic business which contributes massively to the community. We are right next door to them and appreciate the high level at which they operate as a Bed and Breakfast-- contributing to the neighborhood as an architectural landmark and a place for visitors to experience Ithaca.

Brad Zukovic
310 Hudson Street
Ithaca