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DEPARTMENT OF PLANNING AND DEVELOPMENT

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From: Lisa Nicholas, Acting Director of Planning
To: Planning & Development Board
Date: March 1, 2022
Subject: 325 Dryden Rd/320 Elmwood Ave - Landscape Compliance Method for Parking Area

In accordance with off-street parking requirements in the City Code, parking areas in residential districts must conform to either the setback compliance method or the landscape compliance method. Most parking areas conform to the setback compliance method in which no portion of the parking area infringes upon the required rear or side yard setback and does not exceed 50% of the entire rear or side yard. An applicant may request that the Board consider the landscape compliance method when a portion of the parking area is within the rear or side yard setback and/or exceeds 50% of the entire rear or side yard. In these cases, the Board must consider mitigating factors and has complete discretion concerning the approval of parking using the landscape compliance method.

The applicant of 325 Dryden Rd and 320 Elmwood Avenue- is requesting that the Planning Board review the proposed parking lot in the rear yard under the provisions of landscape compliance method as shown in the text below. A zoning review has been completed to confirm that the parking area does not meet the setback compliance method.

(b) Landscaping compliance method.

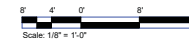
- [1] A plan for a parking area using the landscaping compliance method shall be submitted to the Planning and Development Board for review. The required building permit shall not be issued until a plan approved by the Board or the Board's designee (and a certificate of appropriateness is on file with the Building Department where applicable; see below) is on file in the Building Department.
- [2] The Planning and Development Board may, at its discretion, approve a parking area that covers more than 50% of any side or rear yard (as calculated after excluding the minimum setback areas specified for the applicable zoning district, per the District Regulations Chart), if the Board finds that mitigating factors such as, but not limited to, the following exist:
 - [a] Natural land forms or tall vegetation provide significant shielding of views toward the parking area from the street and/or adjacent properties.
 - [b] The configuration of the parking area protects and preserves existing healthy and mature vegetation, especially trees over eight-inch DBH (diameter at breast height).
 - [c] One or more curbed and landscaped planting areas are provided within the parking area. Any such interior planting area shall be a minimum of 80 square feet with no dimension being less than eight feet.
 - [d] The parking area will be substantially shaded by existing woodland or canopy trees, or the parking area plans call for the planting of trees of a species that, at maturity, will provide

canopy shading. Trees currently or prospectively providing such shade may be located around the periphery of the parking area or in interior planting areas. Any such interior planting area accommodating such canopy trees shall be a minimum of 80 square feet with no dimension being less than eight feet. Such interior planting areas shall be curbed and have a minimum three-foot-deep excavation prior to planting.

- [3] All property owners using the landscaping compliance method must notify surrounding property owners by placing a notice at the project site in a form prescribed by the Planning and Development Board.
- [4] The Board shall be under no obligation to approve a parking area using the landscaping compliance method; any such approval is discretionary.
- [5] In the event that the proposed parking area is under the jurisdiction of the Ithaca Landmarks Preservation Commission, the proposed plan shall also be submitted to the Commission for its review. The role of the Commission shall be limited to ruling on the appropriateness of the plan in relation to any adverse impact on the aesthetic, historical or architectural significance or value of the landmark or site in question. A building permit shall not be issued for a plan that has not received a certificate of appropriateness by the Commission, where such a certificate is required.

DRYDEN RD

61.1'

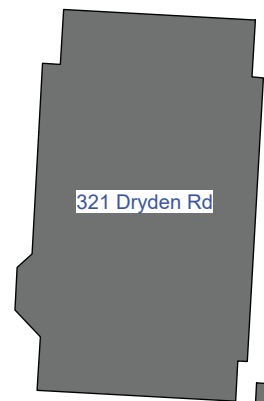


44.5'

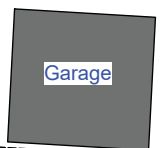
REAR YARD CALCULATION:

$(119.99' + 85.75') = 205.74' / 2 = 102.87' \times$

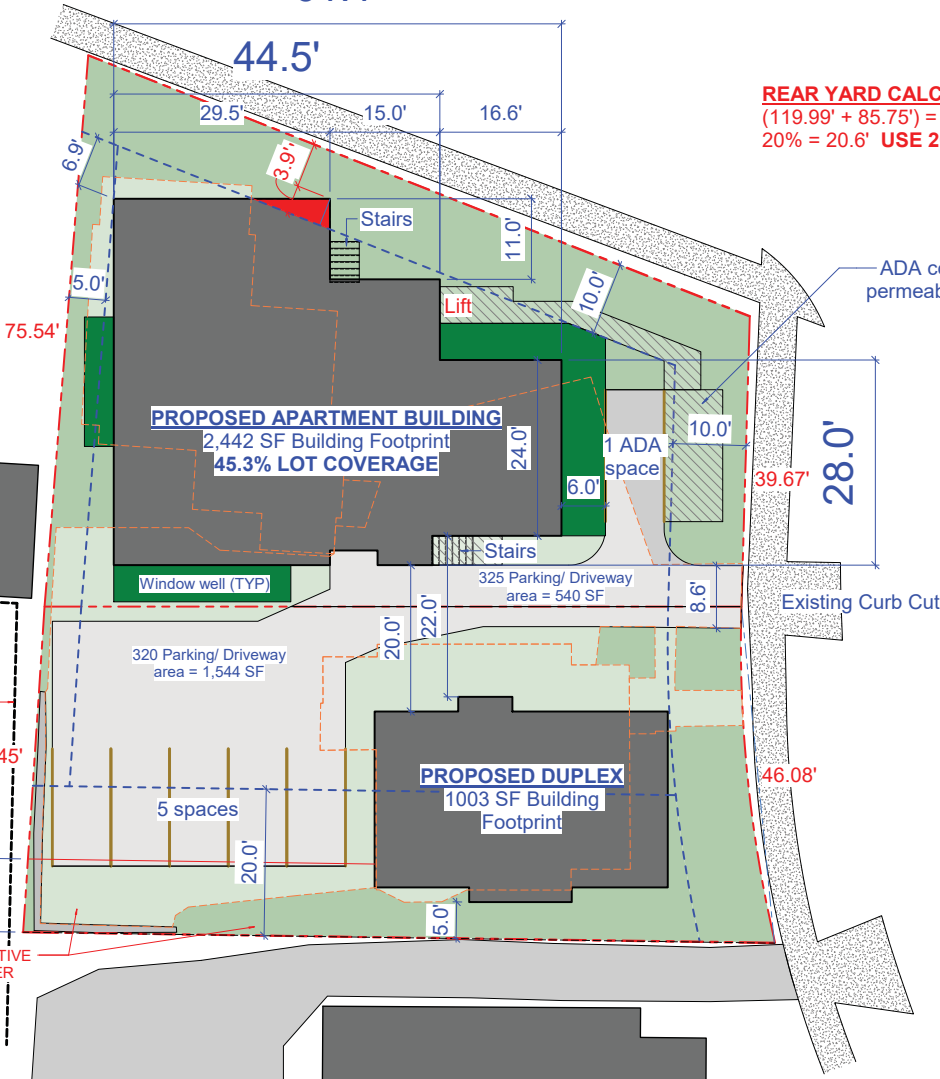
$20\% = 20.6' \text{ USE } 20'$



321 Dryden Rd



Garage



ADA compliant permeable pavers

28.0'

Existing Curb Cut

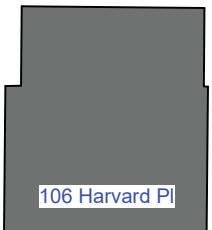
ELMWOOD AVE

FENCE AND VEGETATION

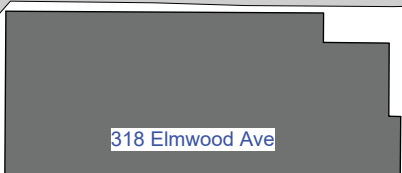
44.45'

VEGETATIVE BUFFER

10.0'



106 Harvard Pl



318 Elmwood Ave

PROPOSED APARTMENT BUILDING
2,442 SF Building Footprint
45.3% LOT COVERAGE

PROPOSED DUPLEX
1,003 SF Building Footprint

320 Parking/ Driveway area = 1,544 SF

325 Parking/ Driveway area = 540 SF

Stairs

Lift

Window well (TYP)

Stairs

1 ADA space

5 spaces

75.54'

46.08'

6.9'

5.0'

29.5'

15.0'

16.6'

3.9'

11.0'

10.0'

10.0'

6.0'

8.6'

20.0'

22.0'

20.0'

5.0'