

Village of Cayuga Heights
Zoning Board of Appeals
Application Form

ZBA Application Fee: \$100

Check All That Apply:

Area Variance

Use Variance

Interpretation Request

For Office Use Only	
Date Received	_____
Cash or Check	_____
Zoning District	_____
Applicable Section(s) of Village Code:	_____

Property address: 501 HANSHAW RD. Tax parcel: 6-8-8

Zoning Officer's determination: THE LOCATION OF THE PROPOSED NEW GARAGE WOULD RESULT IN THE CORNER OF BUILDING TO BE AT 17.5' WHICH IS LESS THAN 25' REQUIRED

Requested variance or interpretation: TO ALLOW THE "FRONT YARD" SETBACK TO BE REDUCED FROM 25' TO 17.5'

Reason(s) that the requested variance or interpretation should be granted:

- See attached page for the criteria that the ZBA must use.
- Use additional sheets if necessary.

* _____

Please attach any additional information that will help the ZBA to evaluate your appeal, such as a narrative, survey map, photos, building plans, etc.

By filing this application, you grant permission for Village of Cayuga Heights ZBA Members and Village Staff to enter your property for inspections related to your appeal.

* Owner/Applicant: Geoff Callander / beth Platonik

Signature: [Signature] Date: 9/19/23

Phone number(s): 614 598 2149

Email address: gcalland@hotmail.com

Brent Cross

From: G Ca <gcalland@hotmail.com>
Sent: Tuesday, September 12, 2023 9:15 AM
To: Brent Cross
Cc: Claudia Brenner; jputnam32@gmail.com
Subject: 501 Hanshaw variance

Hi Brent,

I gave a call last week and wanted to be sure you know that we are fine with the October 2nd meeting for the variance.

Regarding rotating the garage to avoid the variance, we felt that there were several issues that this presents. First, the garage would no longer be rectilinear to the house, if rotated, which would not fit the architectural style of the homes of the period in Cayuga Heights and its surrounding neighborhoods. Second, rotating the garage would have a cascading effect on the ancient pines on the property and the shed. The ancient pine trees would likely need to be culled greatly on one side. Third, the shed would need to be moved quite a bit further toward the Szekely's property. Although the set back is allowed to be 3 feet, we would feel that would be quite rude to place a structure so close to them.

As our current request stands, we would need to remove a substantial amount of landscaping. However, we installed this landscaping so it is part of our burden. We have plans to relocate a tree and to remove bushes with our landscaper. Rotating would require an enormous amount more of the landscaping to be removed, including two additional trees. Moving the garage back but in a rectilinear position creates the same problems noted above but also effects a water drainage system it took years for us to get right. Hence, our request for variance.

We will submit a more complete site plan incorporating the recent work by TG Miller locating important features on the property and a plan which rotates the building (Option B). We will label the submitted site plan as Option A. Option C referred to previous iterations which were rejected. We hope that when these factors are considered, the small area needed for the variance relieves an enormous burden to the garage's construction.

Please let me know anything else you should need.

--Geoff