

City of Ithaca

Board of Zoning Appeals Worksheet

Appeal Number BZA-2933 **Address** 128 West Falls Street
Use District R-2b **Date** 03/04/14
Applicant Lawrence Frabroni **Owner** Heritage Park Townhouses Inc.
Application Type: Area Variance

Column Number	2	3	4	5	6	7	8	9	10	11	12	13	14/15	16
Column Title	Use	Accessory Use	Off-Street Parking	Off-Street Loading	Lot Area (Sq. Feet)	Lot Width (Feet)	Number of Stories	Height in Feet	% of Lot Coverage	Front Yard	Side Yard	Other Side Yard	Rear yard: % of depth or number of feet, whichever is less	Minimum Building Height
Existing Condition and Use	Single Family		4		16352	182.43'	1	16'	8%	5.2'	78'	42.8'	46% or 45'	
District Regulations for Existing	Two Family Zone		1	None Required	3,000	35	3	35	35%	10	10	5	25% or 50' but not less than 20'	None
Note Non-Conforming Conditions	OK	N/A	OK	N/A	OK	OK	OK	OK	OK	Def.	OK	OK	OK	N/A
Proposed Condition and/or Use	* Single Family		2		4085.46	46.28'	1	16'	30%	5.2'	10.5'	5.2'	46% or 45'	
District Regulation for Proposed	Two Family Zone		1	None Required	3,000	35	3	35	35%	10	10	5	25% or 50' but not less than 20'	None
Note Non-Conforming Conditions for Proposal	OK	N/A	OK	N/A	OK	OK	OK	OK	OK	Def.	OK	OK	OK	N/A

Notes: * Applicant is proposing to subdivide the property but is required to remedy the existing front yard deficiency.