

Auburn Zoning Board of Appeals AGENDA



The Zoning Board of Appeals Meeting will be held at 7:00 PM on July 27, 2026 at
Council Chambers, Memorial City Hall, 24 South Street, Auburn, NY 13021

Accommodations: Requests for accommodations for individuals with disabilities may be made with prior notice of at least three work days in advance of the meeting by calling (315) 255-4100 or e-mailing disabilityaccess@auburnny.gov. As much advance notice as possible is needed to assure that appropriate services can be acquired

Business Session July 27, 2026 7:00 PM

1. Approval of Meeting Minutes

- 1.1. Approval of June 22, 2026 meeting minutes

2. Agenda Items

- 2.1. 84 Grant Ave - Applicant is requesting an Area Variance to allow for parking and driveway to be installed in front of the home.
- 2.2. 22 Sheridan St- Applicant is requesting an area variance of 234 sqft over the maximum allowed of 784sqft to erect a 24' x 32' (768 sqft) garage. Existing attached garage is 250 sqft.

3. Tabled Items

ZONING BOARD OF APPEALS
MONDAY, JUNE 22, 2026

Members Present: Susan Marteney, Dave Steigerwald, Alfons Bielecki, Sean Miller, Katie Lacey and Tom Adessa

Members Absent: Richard Tamburrino,

Staff Present: Mark Perry Code Enforcement, Nate Garland, Corporation Counsel.

APPLICATIONS APPROVED: 43 Standart Ave

APPLICATIONS DENIED: 19 Morris St

APPLICATIONS TABLED:

Chair Susan Marteney: Good evening and welcome to the June 22, 2026 meeting of the Auburn Zoning Board of Appeals. Tonight, we will be hearing from 19 Morris St and 43 Standart Ave.

Meeting Minutes from, May 18, 2026 - Approved

19 Morris St Applicant is requesting a use variance to have a short-term rental at this location. Short-term rentals are not a permitted use in an R1 zone. Applicant: Theodore K. Girves & Jennie Girves

Chair invites applicant to approach the podium. Chair asked the applicant to give name and address and advise of what they would like to do.

Applicant: Justin Huffman, attorney for the owners is asking for a short-term rental at this location. In 2018-2019 the city changed the zoning for this area and what was once allowed now was not. The owners were under the impression that a short-term rental was allowed at this location so they went through with the sale and made upgrades to the house. Mr. Huffman discussed the profits from the last few years. He doesn't feel that the short-term rental changes the character of the neighborhood and the owners take care of the property. The clients live in FL and have a property management team take care of the property. Mr. Huffman mentioned that he was told by his clients that there was neighborhood support, but there was no petition or reference letters from them.

PTBH: Bill Bennett – 27 Foote St spoke against the variance.
Read letter from Linda Glowacki – 20-22 Foote St is against the variance
Read letter from Hannah Dillow 5 Sherman St is against the variance.

Board Discussion: The board discussed the difference between a short-term and long-term rental. A short-term rental is anything less than 30 days.

Review of SEQR: Mr. Miller makes a motion of a negative declaration. Seconded by Mr. Bielecki.

Mr. Steigerwald: Yes
Mr. Bielecki: Yes
Mr. Miller: Yes
Ms. Lacey: Yes

Mr. Adessa: Yes
Ms. Marteney: Yes

Mr. Bielecki makes a motion to grant Theodore K. and Jennie Girves a use variance for a short-term rental at 19 Morris St. Seconded by Mr. Steigerwald

Mr. Steigerwald: No, narrow street, and opposition against it from neighbors
Mr. Bielecki: No, this property isn't unique and does not apply to a substantial portion of the district.
Mr. Miller: No, self-created hardship
Ms. Lacey: No,
Mr. Adessa: No, negative feedback from neighbors, parking issues
Ms. Marteney: No, self-created hardship.

**43 Standart Ave. Applicant is requesting two area variances to have two sheds on the property.
Applicant: Cynthia Vercelloni**

Chair invites applicant to approach the podium. Chair asked the applicant to give name and address and advise of what they would like to do.

Applicant: Cindy Vercelloni, 43 Standart Ave, asking for a variance for a second shed. Her home is tiny and they need more space. Her and her husband are artists and this will allow them space for storage and their art. They didn't know that they needed permission for what they were doing. The seller of the shed said it was fine and she believed him.

PTBH: none

Board Discussion: Mr. Bielecki shared the pictures that he took at his site visit and explained where the shed was going to go.

Mr. Miller makes a motion to grant two (2) area variances to have two (2) sheds on the property.
1) An area variance for two (2) sheds over the allowed one (1) shed on the property.
2) An area variance of 112sqft over the allowed 144 sqft in shed size. Seconded by Mr. Bielecki

Mr. Steigerwald: Yes
Mr. Bielecki: Yes
Mr. Miller: Yes
Ms. Lacey: Yes
Mr. Adessa: Yes
Ms. Marteney: Yes

Housekeeping:
Meeting adjourned.
Next meeting July 27, 2026

DENIAL OF PERMIT BY CODE ENFORCEMENT
Referral to the Zoning Board of Appeals
Area Variance

PART 1. MEETING DATE: Monday, July 27, 2026 at 7:00 p. m.

PURPOSE: Applicant is requesting an Area Variance to have front yard parking in front of the house.

PROPERTY LOCATION: 84 Grant Ave **ZONING DISTRICT:** HC

APPLICANT NAME: Tabatha Leach **ADDRESS:** 84 Grant Ave Auburn, NY 13021

PART 2. DENIAL BY CODE ENFORCEMENT OFFICER

REASON(What specifically is applicant requesting and what the ordinance limitations are)

Applicant is requesting an Area Variance to allow for parking and driveway to be installed in front of the home.
§305-48(C)(2)(a)[1]

PERTINENT TITLE, SECTION, PARAGRAPH OF ZONING ORDINANCE:

§ 305-48 Off-street parking and loading.

 C. General regulations.

 (2) Location.

 (a) Except for access to a garage or permitted parking area, establishment of a parking area in the front yard of the following residential uses is prohibited:

 [5] Dwelling, Single-Family

SIGNATURE OF CODE ENFORCEMENT OFFICER



Mark Perry, Sr. Code Enforcement Officer



ORIGINAL

RECEIVED
JUL 06 2026

CITY OF AUBURN
ZONING BOARD OF APPEALS
APPLICATION FOR AREA VARIANCE

CITY OF AUBURN
CODE ENFORCEMENT

Date: 6/17/26

1. Applicant(s): Tabatha L. Leach

2. Contact Person: (if not shown in #1) _____

3. Address: 84 Grant Ave., Auburn, N.Y. 13021

4. Phone: _____ E-Mail: _____

5. Address where variance is requested: 84 Grant Ave, Auburn, N.Y. 13021

Tax Map #: _____ Zoning District: _____

6. Property Owner (if different than applicant): _____

(If applicant is not the property owner a notarized statement giving authorization to the applicant must be obtained from the property owner and submitted with this application.)

7. Date property acquired by applicant: October 17th, 2025

8. If the area variance is granted, will the applicant be performing the changes? Yes ☒ No ☐

9. If not, please provide the name, address and phone number of the contractor(s):

10. Please describe in detail the changes you plan to make on the premises:

The last property owner put in a illegal driveway apparently and we would like to keep it but have it paved over.

11. Please explain how you will suffer a significant economic injury unless the area variance is granted:

Our Child (our adult son(23)) is handicapped, when we bought this house it was for all the handicap accessibilities including the driveway in which was here when we bought it, which ensures us our cars are not blocked in, in case of an emergency. There is no on street parking near our home. This allows us access to vehicles in case of emergency.

12. Please provide the following information to support how you will suffer a significant economic injury:

(a) Amount paid for the property in question: \$ 146,500

(b) Date of purchase of the property: October 17th, 2025

(c) Present market value of the property or any part thereof: _____

(d) Basis upon which the present market value of the property (from (c) above) was obtained: _____

(e) Assessment and amount of taxes on the property in issue: (if applicable) _____

(f) Amount of mortgages and other encumbrances: (if applicable) _____

(g) Income from the land in issue: (if applicable) _____

- (h) Any other relevant facts particular to the facts of the case: I am being fined for something we didn't know about when we bought this house, with proof of it being here way before we bought it on, the listing was on Zillow.
13. Please explain why the requested variance will not produce an undesirable change in the character of the neighborhood: Our neighbors said the last owner used as a wrap around driveway, I would only like to use the front, and plant flower around it, if anything were hoping to make it better and more appealing.
14. Please explain why no detriment will be created to nearby properties: by keeping and paving small area, we won't have to pull 2-3 vehicle out to get one vehicle to leave, which helps with the car start up making more noise bouncing between houses, and waking or by bothering anyone.
15. Please explain the reasons why there is no other feasible method available to you to pursue in order to achieve the benefit you seek other than the requested area variance: There is no on street parking, this makes it so hard to maneuver multiple vehicles on a straight driveway and no turn around, we would have to fight traffic constantly with more than 1 vehicle.
16. Please explain why the requested area variance is not substantial: Green space as I was understanding.

I/WE HEREBY CONSENT TO ALLOW MEMBERS OF THE ZONING BOARD OF APPEALS, UPON REASONABLE NOTICE TO ME/US, THE RIGHT OF ACCESS TO MY/OUR PROPERTY FOR THE PURPOSE OF VIEWING AND INSPECTING THE PROPOSED AREA VARIANCE, WHICH IS A SUBJECT MATTER OF THE PROCEEDING HEREIN BEFORE THE ZONING BOARD OF APPEALS

I/we certify that the information submitted with this application for area variance is true to the best of my/our knowledge and belief.

Tabatha L. Leach
Printed name of applicant

Printed name of applicant

Tabatha L. Leach
Signature of applicant

Signature of applicant

Tabatha L. Leach

State of New York)
County of Cayuga) ss:

Sworn to before me this 26th day of June, 2026

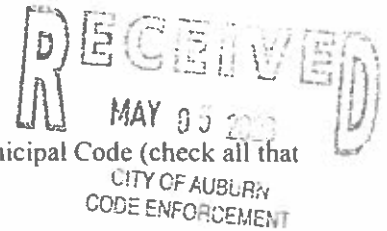
Kimberly D. Bauso
Notary Public / Commissioner of Deeds

KIMBERLY D BAUSO
Notary Public State of New York Qualified in Cayuga Co.
No. 018A6103656
My Commission Expires January 05, 2028

Please use the attached sheet of paper if you require further space clearly indicating which questions you are answering. Remember that it is the sole responsibility of the applicant to provide sufficient information and documentation concerning this application. Because the determination is made solely on the basis of information provided to the ZBA, it is to the applicant's benefit to include as much supporting information as possible.

Additional comments: I understand that life is cruel and unfair
Sometimes, I honestly get that! But we would not have
bought a home here had we known there would be a
illegal driveway. Not for a sob story and I do apologize
but we have four boys, our oldest being handicapp
(hence the biggest reason for needing this extra
part of driveway) next in line a 19 yr. old whom
works, and needs to get his vehicle out easy enough
so he doesnt miss work or appointments, my 17 yr. old
who graduates on the 26th of June, will need his
car for college courses he had signed up for, my 12
yr. old doesnt drive yet luckily but however my
Childrens father will need to get out when he needs to
be somewhere as well. We get along with the
neighbors and we havent had a issue so far and
Id like to keep it like this if possible. With so
many more reasons than an emergency or a turn
around area. We would like to make the whole
front of the house more appealing but with access
to front porch and some green space as explained

REQUEST FOR DRIVEWAY ENTRANCE/CURB CUT
AND/OR PARKING AREA EXPANSION



This request is for the following work in accordance with the City of Auburn Municipal Code (check all that apply):

- ☒ Residential new, expansion, replacement - \$50.00
☐ Residential resurface existing driveway - \$25.00
☐ Commercial Driveway/parking new, resurface and/or expansion - \$200.00 + \$0.02 per sqft of parking area.

Date: 5/5/26

Address where work is being performed: 84 Grant Ave, Auburn, NY 13021

Name of contractor performing work: Self

Homeowner's name: Tabatha L. Lynch

Homeowner's address: 84 Grant Ave Auburn NY 13021

Homeowner's phone: [REDACTED]

Homeowner's signature: Tabatha L. Lynch

Construction cost: 300.00

Comments: Concrete

****Applicant: Complete this section of the application along with a drawing on the 2nd page of the work to be completed. Use the sample sketch as a guideline. ****

Allow 14 business days for review and inspection by Code Enforcement Officer prior to issuance of permit.

For office use only.

Code Enforcement Department:

Reviewed by: Larry Nichols

☐ Approved

☒ Disapproved

Comments: FRONT YARD PARKING IS NOT ALLOWED.

Signature: Larry Nichols

Date: 5-5-26

Engineering Department:

☐ Approved

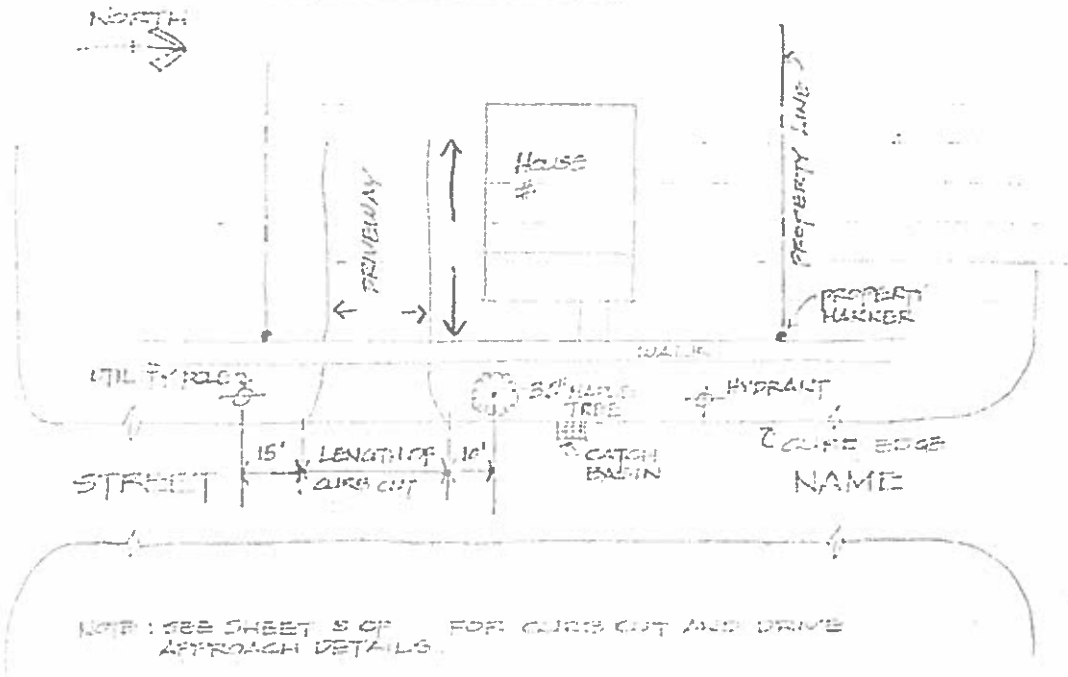
☐ Disapproved

Comments: _____

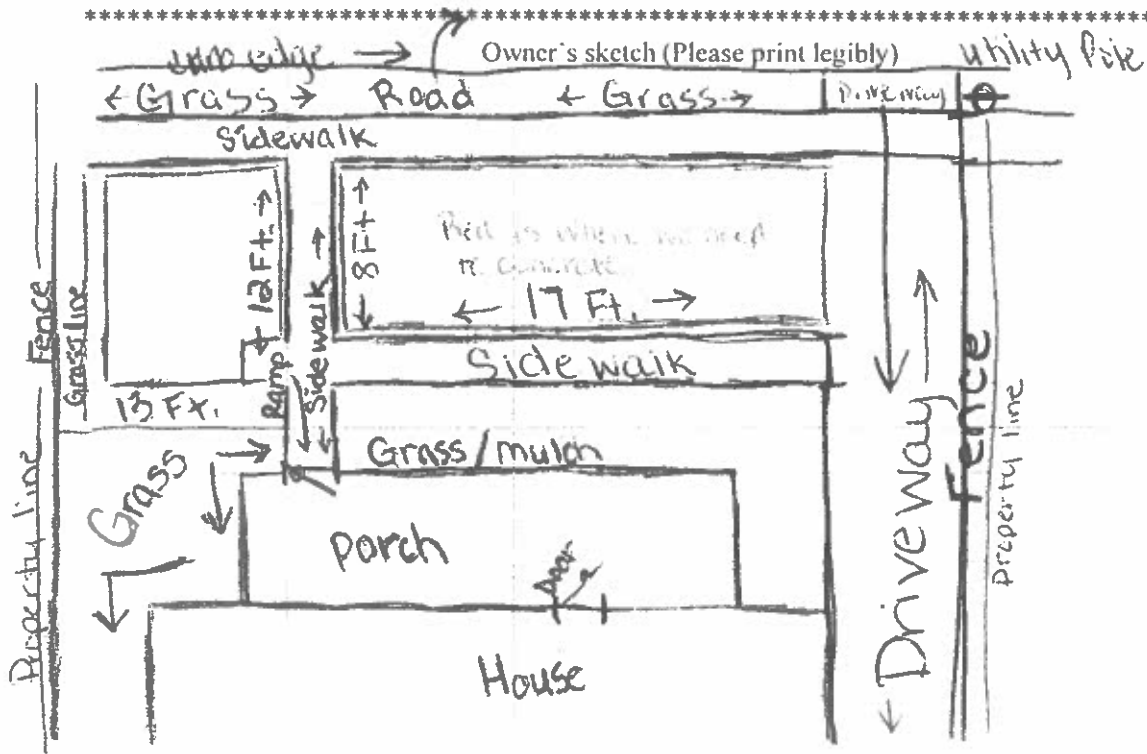
Date: _____

Superintendent of Engineering Services Signature

SAMPLE SKETCH



NOTE: SEE SHEET 5 OF FOR CURB CUT AND DRIVE APPROACH DETAILS.



JAMES J. MARRIN, PLS. N.Y.S. LIC. NO. 50071

GRANT AVENUE
(66.00' WIDE)

-POLELINE(BK.377-500)

DEED 43.00' MEAS. 43.91'

-PIPELINE(BK.377-526)

DRIVERWAY

(No. 84)

TWO STORY
FRAME
DWELLING

TAX MAP No. 116.23-2-018

CHARACTERISTICS

D.90°22'00"

DEED MEAS. 43.00'

N/F NOLAN, (BOOK 3903 PG.5CE)
TAX MAP No.116.23-2-16.1

DEED REFERENCE:
SECRETARY OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO
ANDREW BISHOP, JUNE 13, 2013, (BOOK 1630 PG.182), CONVEYS: 84 GRANT AVENUE,
AUBURN, NEW YORK, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS,
RESTRICTIONS AND RIGHTS OF WAY OF RECORD THAT MAY AFFECT THIS PARCEL
OF LANDS. TAX MAP No.116.23-2-31B

N/F NOLAN, (BOOK 3903 PG.308)
TAX MAP No.116.23-2-16.1

MAP OF SURVEY
OF PREMISES KNOWN AS 84 GRANT AVENUE,
AUBURN, NEW YORK. SCALE: 1"=10'
SEPT. 16, 2025
JAMES T. MARREN, PLS., N.Y.S. LIC. No. 50071
SIGNED: JAMES T. MARREN, PLS., N.Y.S. LIC. No. 50071

SEPT. 16, 2025
JAMES J. WARREN PLS. VYS. LIC. NO. 50071
SKNED:  SCALB:1-10

JAMES J. MARREN, PLS., NYS. LIC. NO. 50077



GEICO Insurance Agency, LLC

Issued by Homesite Insurance Company of New York
P.O. Box 5300
Binghamton, NY 13902-9953
Tel. (866) 372-8903 Fax (877) 273-2984

Insured Name and Mailing Address:

TABATHA LEACH
84 Grant Ave
Auburn, NY 13021-2102

Evidence of Insurance For Policy

This policy covers the listed location(s) from:
12:01 AM October 13, 2025 through
12:01 AM October 13, 2026 (local time)

Send payment to:

PO Box 1409
NEWARK, NJ 07101-1409

Insured Location

84 Grant Ave Auburn, NY 13021-2102
Residence: Primary home

Deductible: \$5000

Windstorm Deductible: 5% (\$15300.00)

Coverage**Limit****Section I - Property**

A. Dwelling	\$306,000
B. Other Structures	\$30,600
C. Personal Property	\$122,400
D. Loss of Use	\$91,800

Section II - Liability

E. Personal Liability	\$100,000
F. Medical Payments to Others	\$1,000

Total Policy Premium

\$850.00

Total Amount Due

\$850.00

Total Amount Paid

*\$0.00

*Please note that installment fees are not included in these totals and vary by payment plan option.

First Mortgagee

Loan Number: 3567010987
ROCKET MORTGAGE LLC
ISAOA
PO BOX 202070
FLORENCE, SC 29502-

Notes:

H03 - Homeowners

The Coverage A Dwelling amount is based on replacement cost as described in the policy. Certain exceptions apply. Please review your policy for further details.

All information and representations herein are subject to the policy terms and conditions. Coverage is contingent upon receipt of the initial payment of premium prior to the effective date of the policy.



Authorized Representative

Date October 8, 2025

This evidence of property insurance is issued as a matter of information only and confers no rights upon the certificate holder. This evidence of property insurance does not amend, extend or alter the coverage afforded by the policy above.



1050 Woodward Avenue | Detroit, MI 48226

Closing letter

Tabatha L. Leach
236 State St Uppr
Auburn, NY 13021

Loan number

Property address

84 Grant Ave
Auburn, NY 13021-2102

Notice date

October 15, 2025

Hi Tabatha L. Leach.

Congratulations! You're ready to close on your home loan from **Rocket Mortgage, LLC**!

During the meeting the closing agent will review all documents with you and will answer any questions you may have. The mortgage documents are signed and any monies for closing costs and down payment are collected. The closing normally takes 45 minutes. That's all there is to it!

If you have any questions regarding the time or location of your closing, please reach out to your closing agent.

Thank you again for choosing **Rocket Mortgage, LLC** to provide your home financing! We look forward to being of service to you in the years to come! You may reach us at **(888) 848-5309**.

Sincerely,

Rocket Mortgage
Closing Team

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 10/15/2025
Closing Date 10/17/2025
Disbursement Date 10/17/2025
Settlement Agent Marino Law Group
File # [REDACTED]
Property 84 Grant Ave
Auburn, NY 13021-2102
Sale Price \$149,400

Transaction Information

Borrower Tabatha L. Leach
236 State St Uppr
Auburn, NY 13021
Seller Andrew Bishop
84 Grant Ave
Auburn, NY 13021
Lender Rocket Mortgage, LLC

Loan Information

Loan Term 25 years
Purpose Purchase
Product Fixed Rate
Loan Type ☐ Conventional ☒ FHA
☐ VA ☐ [REDACTED]

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$146,694	NO	
Interest Rate	6.49%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$989.58	NO	
Prepayment Penalty	Does the loan have these features? NO		
Balloon Payment	NO		
Projected Payments			
Payment Calculation	Years 1-25		
Principal & Interest		\$989.58	
Mortgage Insurance	+	65.58	
Estimated Escrow <i>Amount can increase over time</i>	+	441.40	
Estimated Total Monthly Payment	\$1,496.56		
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$441.40 a month	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☐ Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES
Costs at Closing			
Closing Costs	\$10,945.45	Includes \$7,042.50 in Loan Costs + \$3,902.95 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>	
Cash to Close	\$5,167.87	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>	

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid By Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges			\$1,498.65			
1% of Loan Amount (Points)		\$1,466.94				
Origination Fee		\$31.71				(L) \$1,410.00
B. Services Borrower Did Not Shop For			\$4,587.85			
Appraisal Fee	to Rocket Close, LLC	\$755.00				
Credit Report/AUS	to UniversalCIS-FF	\$100.00				
Flood Determination Fee	to CoreLogic Flood Services	\$5.50				
Flood Life of Loan Coverage	to CoreLogic Flood Services	\$3.40				
Life of Loan Tax Service	to CoreLogic Tax Services	\$81.00				
MERS Registration Fee	to Mers	\$24.95				
Tax Certification Fee	to Rocket Close, LLC	\$25.00				
Title-Document Preparation Fee	to Marino Law Group	\$175.00				
Title-Express Mail/Courier Fee	to Marino Law Group	\$45.00				(L) \$5.00
Title-Notary's Fees	to Testa Law Firm PC	\$200.00				
Title-Settlement or Closing Fee	to Marino Law Group	\$650.00				
Upfront Mortgage Insurance Premium	to Federal Housing Administration	\$2,523.00				
C. Services Borrower Did Shop For			\$956.00			
Title-Abstract or Title Search	to Testa Law Firm PC	\$85.00				
Title-Lenders Title Policy	to Testa Law Firm PC	\$871.00				
D. TOTAL LOAN COSTS (Borrower-Paid)			\$7,042.50			
Loan Costs Subtotals (A + B + C)			\$7,042.50			
Other Costs						
E. Taxes and Other Government Fees			\$1,415.95			
Recording Fees	Deed: \$65.00 Mortgage: \$135.00	\$340.70				(L) \$366.75
Transfer Taxes	to New York	\$1,075.25				
F. Prepays			\$1,241.20			
Homeowner's Insurance Premium (12 mo.)	to Homesite Insurance Company of N	\$850.00				
Mortgage Insurance Premium (mo.)						
Prepaid Interest (\$26.08 per day from 10/17/25 to 11/1/25)		\$391.20				
Property Taxes (mo.)						
G. Initial Escrow Payment at Closing			\$882.80			
Homeowner's Insurance	\$70.83 per month for 3 mo.	\$212.49				
Mortgage Insurance	per month for mo.					
Property Taxes	\$108.06 per month for 2 mo.	\$216.12				
County Property Tax	\$43.24 per month for 11 mo.	\$475.64				
School Property Tax	\$219.27 per month for 2 mo.	\$438.54				
Aggregate Adjustment		-\$459.99				
H. Other			\$363.00			
Title-Owner's Title Policy (optional)	to Testa Law Firm PC	\$363.00				
I. TOTAL OTHER COSTS (Borrower-Paid)			\$3,902.95			
Other Costs Subtotals (E + F + G + H)			\$3,902.95			
J. TOTAL CLOSING COSTS (Borrower-Paid)			\$10,945.45			
Closing Costs Subtotals (D + I)			\$10,945.45			\$1,781.75
Lender Credits						

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$12,349.00	\$10,945.45	YES See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$2,706.00	\$2,706.00	NO
Deposit	-\$1,500.00	-\$1,500.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$8,400.00	-\$8,400.00	NO
Adjustments and Other Credits	\$104.00	\$1,416.42	YES See details in Sections K and L
Cash to Close	\$5,259.00	\$5,167.87	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$161,761.87
Sale Price of Property	\$149,400.00
Sale Price of Any Personal Property Included in Sale	
Closing Costs Paid at Closing (J)	\$10,945.45

Adjustments

Good Faith Deposit to Rocket Mortgage, LLC	-\$500.00
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Adjustments for Items Paid by Seller in Advance

City/Town Taxes 10/17/25 to 12/31/25	\$908.80
County Taxes 10/17/25 to 12/31/25	\$106.50
Assessments to	
School Taxes Paid 10/17/25 to 12/31/25	\$901.12

L. Paid Already by or on Behalf of Borrower at Closing	\$156,594.00
Deposit	\$1,500.00
Loan Amount	\$146,694.00
Existing Loan(s) Assumed or Taken Subject to	
Seller Credit	\$8,400.00
Other Credits	

Adjustments

Adjustments for Items Unpaid by Seller

City/Town Taxes to	
County Taxes to	
Assessments to	

CALCULATION

Total Due from Borrower at Closing (K)	\$161,761.87
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$156,594.00
Cash to Close ☒ From ☐ To Borrower	\$5,167.87

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$151,316.42
Sale Price of Property	\$149,400.00
Sale Price of Any Personal Property Included in Sale	

Adjustments for Items Paid by Seller in Advance

City/Town Taxes 10/17/25 to 12/31/25	\$908.80
County Taxes 10/17/25 to 12/31/25	\$106.50
Assessments to	
School Taxes Paid 10/17/25 to 12/31/25	\$901.12

N. Due from Seller at Closing	\$8,400.00
Excess Deposit	
Closing Costs Paid at Closing (J)	
Existing Loan(s) Assumed or Taken Subject to	
Payoff of First Mortgage Loan	
Payoff of Second Mortgage Loan	
Seller Credit	\$8,400.00

Adjustments for Items Unpaid by Seller

City/Town Taxes to	
County Taxes to	
Assessments to	

CALCULATION

Total Due to Seller at Closing (M)	\$151,316.42
Total Due from Seller at Closing (N)	-\$8,400.00
Cash ☐ From ☒ To Seller	\$142,916.42



CONTRACT TO PURCHASE CENTRAL NEW YORK INFORMATION SERVICE, INC.

THIS IS A CONTRACT FOR THE PURCHASE AND SALE OF REAL ESTATE. WHEN SIGNED, THIS DOCUMENT BECOMES A BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, BUYER AND SELLER SHOULD SEEK THE ADVICE OF AN ATTORNEY.

MLS# [REDACTED] **Buyer acknowledges that the information contained in the Multiple Listing Service ("MLS") is not guaranteed. Information contained in the MLS should be independently verified prior to the execution of the contract. The Greater Syracuse Association of REALTORS®, Inc. and the Central New York Information Service, Inc. are not responsible for the information contained in the MLS.**

Compensation is not set by law or any REALTOR® Association or MLS and that compensation to BROKER is fully negotiable.

CONTRACT TO PURCHASE made as of the 19 day of August 2025

BETWEEN:

Buyer(s): Tabatha Leach
 Buyer(s) Address: 236 State St. Auburn NY 13021 (Hereinafter called "Buyer").
 Seller(s): Andrew Bishop
 Seller(s) Address: 84 Grant Ave Auburn, NY NY 13021 (Hereinafter called "Seller").

The Parties agree as follows:

- PREMISES.** Seller shall sell and convey and Buyer shall purchase the real property, including all buildings, improvements and appurtenances thereto (collectively, the "Premises") known as (mailing address) 84 Grant Avenue Auburn NY 13021 in the city of Auburn County of Cayuga State of New York, being a single family identified by Tax Map # 050100-116-023-0002-018-000-0000. This sale also includes all fixtures and articles of personal property now attached or appurtenant to the Premises including all plumbing, heating, lighting, bathroom and kitchen cabinets, mantels, doors, garage door openers and respective remotes, venetian blinds, shades, screens, curtain rods, awnings, storm windows, storm and screen doors, window boxes, mailbox, TV aerials, weather vanes, pumps, shrubbery, fencing, electronic fencing and transmitter and receiver, tool shed, built-in dishwasher, garbage disposal unit, built-in range and/or oven, built-in air conditioning equipment and installations, wall to wall carpeting and all other fixtures and fittings belonging to or used in the operation of the Premises and owned by Seller, and
 Oven/Range

Excluded from this sale are any of the following items that may be on the Premises: furniture, household furnishings, rented water softeners, air conditioning units installed in windows, and

2. PURCHASE PRICE

Buyer agrees to pay Seller One Hundred Forty-Nine Thousand Four Hundred (\$ 149,400.00) for the Premises, payable as follows:

Deposit:

\$ 1,500.00 in the form of a check to be held by TJMG Properties until this contract is signed by Seller, at which time it shall become part of the Purchase Price and shall be deposited in a non-interest bearing account at Bank of America Bank or returned to the Buyer if this contract is not accepted. Seller directs and authorizes the holder of the Deposit to return it to Buyer in the event of a bona fide failure of any contingency in this Contract, after deducting therefrom and paying to Seller sums payable to Seller pursuant to Section 2 "Financing".

Cash Balance:

\$ 3,729.00 cash on Closing (transfer of title). If Seller is a "foreign person" as defined in the Foreign Investment in Real Property Tax Act, Section 1445 of the Internal Revenue Code, as amended, and the Purchase Price exceeds \$300,000.00, Buyer shall withhold from the sums due Seller at Closing, any amounts mandated by Section 1445, as amended, or by any other federal, state or local statute, rule or regulation concerning the sale of real property by nonresidents of the United States of America.

Initial here: Buyer(s) (S) / Seller(s) _____

dy rev 01/29/25© approved letter Page 1 of 7

Page _____ of _____

Borrower: Tabetha L. Leech		File No: 75157571
Property Address: 84 Grant Ave		
City: Auburn	State: NY	Zip: 13021
Lender: Rocket Mortgage, LLC		



Additional front photo



Additional rear photo



1 Car Detached Garage

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Tabatha L. Leach			
Property Address: 84 Grant Ave			
City: Auburn	State: NY	Zip: 13021	
Lender: Rocket Mortgage, LLC			

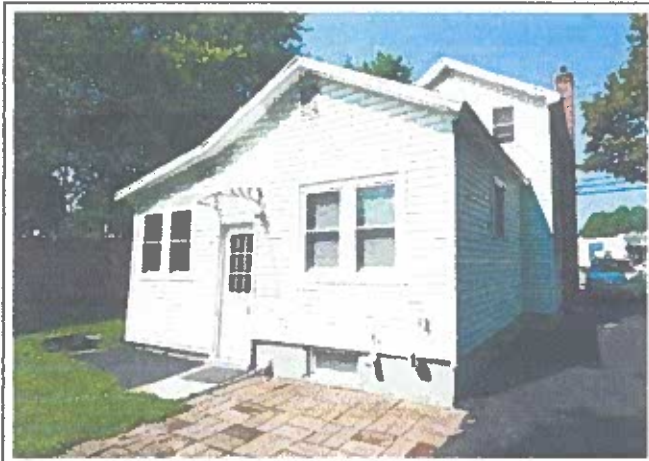


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: September 5, 2025
Appraised Value: \$ 150,000

All of this grass
we plan to keep
6/24/26
K

6/24/26
(Stone
already
there)



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

front of house
6/24/26

Stone →

FLOORPLAN SKETCH

Borrower: Tabatha L. Leach

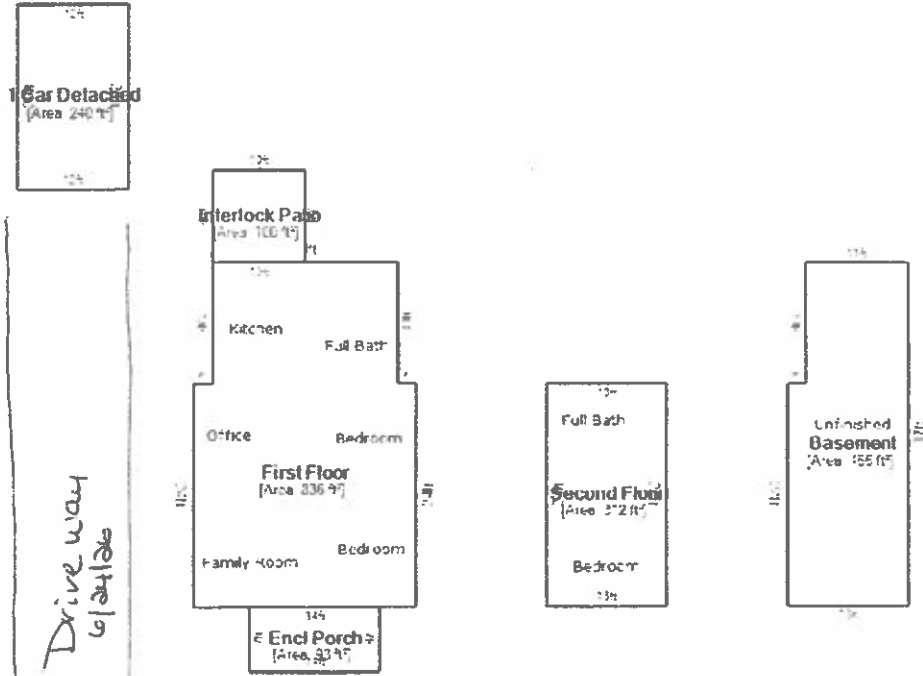
Property Address: 84 Grant Ave

City: Auburn

State: NY

Lender: Rocket Mortgage, LLC

Sketch



Living Area	Area Calculation				
First Floor	836 ft ²	138 x	202 x	1.00 =	836 ft ²
Second Floor	372 ft ²	138 x	242 x	1.00 =	372 ft ²
Encl Porch	334 ft ²	138 x	242 x	1.00 =	334 ft ²
Interlock Pave	100 ft ²	138 x	242 x	1.00 =	100 ft ²
Basement	155 ft ²				
1 Car Detached	240 ft ²				
Total Living Area (rounded):	1743 ft ²				

TAX Record

Borrower: Tabatha L. Leach

Property Address: 84 Grant Ave

City: Auburn

State: NY

Zip: 13021

Lender: Rocket Mortgage, LLC

84 Grant Ave, Auburn, NY 13021-2102, Cayuga County Pending Listing
 APN: 050100-116-023-0002-018-000-0000 CLIP: 5567486564



MLS Beds 3	MLS Full Baths 2	Half Baths 1	MLS List Price \$145,000	MLS List Date 06/11/2025
Blg Sq Ft 1,088	Lot Sq Ft 4,429	MLS Yr Built 1890	Type SFR	

OWNER INFORMATION

Owner Name Bishop Andrew
 Owner Name 2
 Du Sert Mail
 Owner Occupied Yes

Tax Billing Address 84 Grant Ave
 Tax Billing City & State Auburn, NY
 Tax Billing Zip 13021
 Tax Billing Zip 4 2102

COMMUNITY RESIDTS

Median Home Value \$184,319
 Median Home Value Rating 2 / 10
 Total Crime Risk Score (per the most
 "harmful" feature to the nation)
 Total Residents 99
 Standardized Test Rank 32 / 100

School District AUBURN CITY SCHOOL DISTRICT
 Family Friendly Score 18 / 100
 Walkable Score 77 / 100
 Q1 Home Price Forecast \$186,957
 Last 2 Yr Home Appreciation 17%

LOCATION INFORMATION

School District 050100
 School District Name Auburn
 Subdivision
 Township Auburn
 Village 050100
 Census Tract 414.00
 Center Route C006

Zoning HC
 Assessment District
 Locality Influence
 Most Hazardous Waste Zone X
 Flood Zone Code 00/02/2007
 Flood Zone Name 36011C0308E
 Within 250 Feet of Multiple Flood Zone No

TAX INFORMATION

Tax ID 050100-116-023-0002-018-000-0000
 Alt. Tax ID
 Lot # 18
 Block # 2
 Legal Description 78 GRANT AVE

% Improved 83%
 STAS Code 050100
 Tax Appraisal Area 0100

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$77,700	\$87,700	\$87,700
Assessed Value - Land	\$12,400	\$12,400	\$12,400
Assessed Value - Improvements	\$65,300	\$55,300	\$55,300
YTD Assessed Change %	18.00%	50%	
YTD Assessed Change %	8.86%	0%	
Market Value - Total	\$83,750	\$70,521	\$87,700
Market Value - Land			\$12,400
Market Value - Improvements			\$55,300
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

CHARACTERISTICS

Land Use Code	Single Family Resid	Half Bath	1
Land Use Code	SFR	Total Rooms	
Lot Acres	0.1017	Basement Type	Tax: Partial M.S. Stone
Lot Sq Ft	4,429	Basement Sq Ft	
Lot Frontage	43	Finished Basement Sq Ft	
Lot Depth	103	Fireplaces	
# of Buildings	1	Heat Type	Hot Air
Building Type		Heat Fuel Type	Gas
Parking Type	Detached Garage	Cooling Type	

Stone
6/24/2026

Uniform Residential Appraisal Report

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 114,900 to \$ 199,000	
There are 28 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 20,000 to \$ 238,500	
FEATURE	SUBJECT
84 Grant Ave Address: Auburn, NY 13021	6 Elm St Auburn, NY 13021
Proximity to Subject 0.32 miles SE	38 Lansing St Auburn, NY 13021
Sale Price \$ 149,400	0.44 miles NW
Sale Price/Gross Ltr Area \$ 130.14 sq ft	1.16 miles SW
Data Source(s) Realist/ Assessor Records	64 Hamilton Ave Auburn, NY 13021
Verification Source(s) Realist/ Assessor Records	0.44 miles NW
VALUE ADJUSTMENTS	DESCRIPTION (1) Adjustment
Sale or Financing Concessions	ArmLth FHA:6000 -8,000
Date of Sale/Time	ArmLth FHA:8700 -8,700
Location	ArmLth Conv:0
Leasehold/Fee Simple	DT2:Colonial
Site	DT2:Colonial
View	DT2:Colonial
Design (Style)	DT2:Colonial
Quality of Construction	DT2:Colonial
Actual Age	DT2:Colonial
Condition	DT2:Colonial
Above Grade	DT2:Colonial
Room Count	DT2:Colonial
Gross Living Area 20	DT2:Colonial
Basement & Finished Rooms Below Grade	DT2:Colonial
Functional Utility	DT2:Colonial
Heating/Cooling	DT2:Colonial
Energy Efficient Items	DT2:Colonial
Garage/Carport	DT2:Colonial
Porch/Patio/Deck	DT2:Colonial
Fireplace	DT2:Colonial
Fence, shed	DT2:Colonial
None	DT2:Colonial
Net Adjustment (Total)	DT2:Colonial
Adjusted Sale Price of Comparables	DT2:Colonial
I ☒ did not research the sale or transfer history of the subject property and comparable sales. If not, explain: The history was researched for 3 years on the subject and 3 years for all sales.	
My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal	
Data source(s) Realist	
My research ☒ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale	
Data source(s) Realist	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)	
ITEM	SUBJECT
Date of Prior Sale/Transfer	COMPARABLE SALE NO 1
Price of Prior Sale/Transfer	COMPARABLE SALE NO 2
Data Source(s)	COMPARABLE SALE NO 3
Effective Date of Data Source(s)	
Analysis of prior sale or transfer history of the subject property and comparable sales All sale transactions reported above appear to be normal market transactions and are arms length sales as reported. Sale 2 has a prior sale within the year prior to its most recent sale. The prior sale appears to be a private sale and was not listed in MLS or exposed to the market. The property received several recent updates before being relisted for the current sale according to MLS comments.	
Summary of Sales Comparison Approach See Attached Addendum. A Location adjustment was made to sales 1-3 due to their superior locations on residential side streets. Adjustment derived primarily from assessors site values and realtor estimates of 3%-5% market impact.	
All sales are similar in effective age to the subject.	
A Condition adjustment was made to sale 4 due to the subjects recent kitchen, bath, and cosmetic updates. Adjustments based on cost data and realtor input on market reaction.	
GLA adjustments were made based on depreciated cost of above grade improvements using Marshall and Swift online average cost information.	
Basement adjustment made to sale 4 as the market in this area strongly prefers basements.	
Indicated Value by Sales Comparison Approach \$ 150,000	
Indicated Value by Sales Comparison Approach \$ 150,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
Taking all factors into consideration, the Sales Comparison Analysis is given total weight as to this approach is considered the best method of evaluation based upon its actual conditions. Some emphasis given to sales 1-3 as they are most similar with limited net adjustments. Indicated value is in the middle of adjusted sales due to recent interior and exterior updates with amenities such as fenced yard and enclosed porch.	
This appraisal is made ☒ as is ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed	
☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair No value given to non-realty items. **** insufficient data available to formulate a reliable GRM for the Income Approach.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 150,000 as of 09/05/2025, which is the date of inspection and the effective date of this appraisal.	

Printed On: 09/05/2025

UAB Version 9/2/11

Printed On: 09/05/2025 09:20:17 AM EDT

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Printed On: 09/05/2025 09:20:17 AM EDT

UAB Version 9/2/11

Appraisal Service

DENIAL OF PERMIT BY CODE ENFORCEMENT
Referral to the Zoning Board of Appeals
Area Variance

PART 1. MEETING DATE: Monday, July 27, 2026 at 7:00 p. m.

1. **PURPOSE:** Applicant is requesting area variance of 234 sqft over the allowed maximum of 784 sqft to install a pole barn 24' x 32' (768 sqft). Existing attached garage is 250 sqft.

PROPERTY LOCATION: 22 Sheridan St **ZONING DISTRICT:** R1

APPLICANT NAME: Elizabeth Vacca **ADDRESS:** 22 Sheridan St Auburn, NY 13021

PART 2. DENIAL BY CODE ENFORCEMENT OFFICER

REASON(What specifically is applicant requesting and what the ordinance limitations are)

2. Applicant is requesting an area variance of 234 sqft over the maximum allowed of 784sqft to erect a 24' x 32' (768 sqft) garage. Existing attached garage is 250 sqft. § 305-25(B)(2)[a][1]

PERTINENT TITLE, SECTION, PARAGRAPH OF ZONING ORDINANCE:

§ 305-25 Accessory uses and structures.

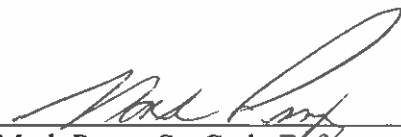
B. Permit required.

(2) Particular permitted accessory structures and uses.

(a) Accessory structures and uses include, but are not limited to, the following list of examples; provided, however, that each structure or use shall comply with the standards and requirements of Subsection B(1) above.

[1] Private residential garages, portable garages, and carports. Attached or unattached private residential garages and carports shall not exceed 784 square feet.

SIGNATURE OF CODE ENFORCEMENT OFFICER



Mark Perry, Sr. Code Enforcement Officer



ORIGINAL

CITY OF AUBURN
ZONING BOARD OF APPEALS
APPLICATION FOR AREA VARIANCE

RECEIVED
JUL 06 2026

CITY OF AUBURN
CODE ENFORCEMENT

Date: 7/1/2026

1. Applicant(s): Elizabeth Varca (DeTomaso)

2. Contact Person: (if not shown in #1) _____

3. Address: 22 Sheridan St, Auburn NY 13021

4. Phone: [REDACTED] E-Mail: [REDACTED]

5. Address where variance is requested: 22 Sheridan St, Auburn NY 13021

Tax Map #: _____ Zoning District: _____

6. Property Owner (if different than applicant): Elizabeth Varca (DeTomaso)

(If applicant is not the property owner a notarized statement giving authorization to the applicant must be obtained from the property owner and submitted with this application.)

7. Date property acquired by applicant: June 23, 2011

8. If the area variance is granted, will the applicant be performing the changes? Yes ☐ No ☒

9. If not, please provide the name, address and phone number of the contractor(s):

FLX Building Concepts (315) 719-1697
13156 South Butler Conquest Rd, Savannah NY 13146

10. Please describe in detail the changes you plan to make on the premises:

Adding a 24x32, 768 Ft pole barn in rear property
(Future) turning current garage into living space

11. Please explain how you will suffer a significant economic injury unless the area variance is granted:

It will be extremely expensive to find storage for everything
in our current garage, then turn it into a living
space, then put in a pole barn (which is under area limit).
(1) pole barn 1st. (2) move everything out of garage. (3) convert garage

12. Please provide the following information to support how you will suffer a significant economic injury:

(a) Amount paid for the property in question: \$55,000

(b) Date of purchase of the property: June 23rd 2011

(c) Present market value of the property or any part thereof: \$149,000 or \$200,000

(d) Basis upon which the present market value of the property (from (c) above) was obtained: _____

149 - based on city 200 - based on America

(e) Assessment and amount of taxes on the property in issue: (if applicable) N/A?

(f) Amount of mortgages and other encumbrances: (if applicable) \$30,599.82 (mortgage) \$150,000 (home equity)

(g) Income from the land in issue: (if applicable) N/A

closed July 1 2026

(h) Any other relevant facts particular to the facts of the case: Spoke with neighbors and no one has issues with our plans. (They are happy we want to stay in the neighborhood)

13. Please explain why the requested variance will not produce an undesirable change in the character of the neighborhood:

New Garage will be behind house, which is actually a plus for our neighborhood because his lawn mower & trailer will be hidden away.

14. Please explain why no detriment will be created to nearby properties: It won't be seen from the road.

15. Please explain the reasons why there is no other feasible method available to you to pursue in order to achieve the benefit you seek other than the requested area variance: Finances. Makes more sense to stay

in our current home & add a living space (current garage) and a tucked-in-the-backyard-garage for storage. I don't want to

16. Please explain why the requested area variance is not substantial: move - we can't afford it.
the square foot of new garage/pole barn will be under the maximum size allowed when garage is converted.

I/WE HEREBY CONSENT TO ALLOW MEMBERS OF THE ZONING BOARD OF APPEALS, UPON REASONABLE NOTICE TO ME/US, THE RIGHT OF ACCESS TO MY/OUR PROPERTY FOR THE PURPOSE OF VIEWING AND INSPECTING THE PROPOSED AREA VARIANCE, WHICH IS A SUBJECT MATTER OF THE PROCEEDING HEREIN BEFORE THE ZONING BOARD OF APPEALS.

I/we certify that the information submitted with this application for area variance is true to the best of my/our knowledge and belief.

Elizabeth Varca
Printed name of applicant

Printed name of applicant

E. Varca
Signature of applicant

Signature of applicant

State of New York)
County of Cayuga) ss:

Sworn to before me this 16 day of July, 2026.

Tawnya E Burns
Notary Public / Commissioner of Deeds

TAWNIA E BURNS
Notary Public State of New York
No. 01BU6406094
Qualified in Cayuga County
Commission Expires March 23, 2028

Please use the attached sheet of paper if you require further space clearly indicating which questions you are answering. Remember that it is the sole responsibility of the applicant to provide sufficient information and documentation concerning this application. Because the determination is made solely on the basis of information provided to the ZBA, it is to the applicant's benefit to include as much supporting information as possible.

To Auburn City Zoning Board,

I lived in Auburn my entire life. I have lived in this house for the past 15 years. This is the only home my children know. I met my husband while living in this house. We got married in this house in front of our Christmas tree. My husband adopted my older children here. We brought home our toddler here. We've made so many memories.

One of my most treasured memories is with my dad. My dad insisted that I buy a house when I was 22. When we walked in, we laughed. The carpets were green- in the kitchen and bathroom. It needed a lot of cosmetic work. But I had a feeling, and he agreed. It was a good house for me. He helped with closing costs, helped me tear up carpets and paint the walls, helped me move in furniture. And he passed away while I was living in this house five months after the birth of my first child.

This might sound irrelevant to adding a pole barn to our backyard, but you need to know this background.

We need more space. My dear husband suggested we move to the country, buy a house and build a barn. We could have bigger rooms for our three children; more space for them to play and grow.

I understand the logistics of that. But besides being out of reach financially, my heart is stuck here.

My husband will do anything to make sure me and our children are happy. Including staying in this house. The kids love this house, and we love our Owasco School District.

But my husband deserves to be happy too. He works on an average of 50 hours a week to provide for us. The only hobby he has not given up for our family- is cars. He enjoys taking his apart and putting it back together. One day a month (for a few hours) he races at Pineview Racetrack. He has no room in our garage. His lawnmower and toys he bought for our children are in the driveway or on the side of the house. He changes our oil or fixes breaks in the snowy driveway in the winter. If a pole barn will make him happier in this house, I want him to have a pole barn.

Adding the barn will not only help my husband but help our children as well. We'd like to convert our current attached garage into a bedroom for us when our two-year-old is a little older. When we'd feel more comfortable with all three kids upstairs without us. On paper, it says there are four bedrooms here. One bedroom is about the size of our full bathroom. That's where our toddler is now. I hope to stay in this house for a very long time, but that room will just not be feasible for him.

I don't want to consider moving eventually, but I also want my family to be happy. By awarding us this variance puts us in the path to keep this home for a very long time. I will get to keep all my treasured memories. My husband will have some much-deserved space for himself. Our children will have adequate rooms.

We appreciate you for taking the time to meet with us and listening to our request. I pray for a positive outcome.

Sincerely, Beth Vacca ... with Matt Vacca, Brayleigh Vacca, Connor Vacca and Dominic Vacca.

