



CITY OF ITHACA
108 East Green Street

Ithaca, New York 14850-5690

BUILDING DIVISION
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

4th Floor City Hall
Telephone: 607-274-6550

Email: ibd@cityofithaca.org

October 20, 2026

Mazza, Michael E
134 Burleigh Dr
Ithaca NY 14850

RE: Certificate of Compliance for 312 N GENEVA ST

Dear Chelan ,

Attached is a Certificate of Compliance for Residential Occupancy only, which is based on the conditions as observed on inspection of the premises on August 14, 2026, and is being issued effective that date, for your property located at **312 N GENEVA ST**. This Certificate is issued at this time with the following conditions attached:

***NOTE #1: Maximum occupancy is limited by the City of Ithaca Housing and Zoning Code as follows:**

Limitations: The attic cannot be used as habitable space.

MAXIMUM OCCUPANCY IS LIMITED TO 14 UNRELATED PERSONS. OCCUPANTS MAY BE DISTRIBUTED WITHIN THAT LIMITATION IN ACCORDANCE WITH THE PROPERTY COMPLIANCE REPORT AS REVIEWED AND AGREED TO BY THE OWNER OR AGENT OF THE PROPERTY.

1. This Certificate is granted based on a visual inspection of the premises and the correction of any apparent deficiencies found.
2. This Certificate does not include approval of electrical wiring unless a New York Board of Fire Underwriters Certificate number or a defects removed by the City of Ithaca Electrical Inspector is indicated on the attached certificate.
3. This building is equipped with fire protection equipment (i.e.: single station smoke detectors and/or fire detection or alarm systems) which is required under existing City and State building codes. As property owner it is your responsibility to ensure that this equipment is maintained and periodically tested according to manufacturer's specifications, NYS Building Code, and NFPA requirements.
4. This certificate letter is limited to the extent indicated on the decision for Case #BZA-1638
Granted 08/05/1985
HC-37-78 Granted W/ Conditions 06/20/1978



CERTIFICATE OF COMPLIANCE

issued by the Building Division of

THE CITY OF ITHACA, NEW YORK

The Director of Code Enforcement hereby certifies that the building located at

312 N GENEVA ST

used and occupied as a Multiple Dwelling 3-8 units IN A R-3aa ZONE

WITH 5 DWELLING UNITS AND/OR 0 SLEEPING UNITS

WITH A MAXIMUM OCCUPANCY LIMITED TO 14 UNRELATED PERSONS.

conforms with the requirements of the New York State Uniform Code, Energy Code, Multiple Residence Law if applicable, and the City of Ithaca Municipal Code, the City of Ithaca Zoning Ordinance, and any other codes and ordinances as applicable to a building of its class and intended occupancy.

Declaration of intent has been made by the owner of this building that these standards of safety will be maintained and occupancy will be maintained in compliance with the zoning regulations of the City of Ithaca. Issuance of this certificate is predicated upon this declaration. This certificate is for Residential Occupancy only.

This certificate is, therefore, summarily revocable when it is determined that said standards are not maintained. This certificate is not transferable.

Under present ownership, this certificate shall be valid for a maximum period of Three (3) year from the issue date.

Owner: Mazza, Michael E
134 Burleigh Dr
Ithaca, NY 14850

Electrical Certification: On File
Date: February 25, 2020

Director of Code Enforcement

Signature
Date: October 20, 2026

***Please note the conditions listed on the attached cover letter dated August 14, 2026**