



Village of Cayuga Heights

MARCHAM HALL
836 HANSHAW ROAD
ITHACA, N.Y. 14850

Telephone
607-257-1238

Office Hours
9 A.M. - 4 P.M.

NOTICE OF DENIED APPLICATION

DATE: 11/20/23

TO: JEFF GORSKY

FROM: Brent Cross, Zoning Officer

PROJECT: FREE STANDING SIGN

ADDRESS: 408 E. UPLAND RD TAX PARCEL NO.: 10-3-6

The application for a Zoning Permit for the above referenced project has been denied. According to the documents provided, the proposed project will not comply with the following section(s) of the Village of Cayuga Heights Zoning Ordinance:

- 1. DISTRICT (LOCATION) _____ COMMERCIAL DISTRICT
- 2. ALLOWABLE USE IN RESIDENTIAL DISTRICT _____ NA
- 3. ALLOWABLE USE IN MULTIPLE HOUSING DISTRICT _____ NA
- 4. ALLOWABLE USE IN COMMERCIAL DISTRICT _____ OFFICE BUILDING
- 5. HEIGHT OF BUILDINGS _____ NA
- 6. YARD REQUIREMENTS _____ NA
- 7. BUILDING COVERAGE _____ NA
- 8. PORCHES, DECKS AND CARPORTS _____ NA
- 9. FENCES AND WALLS _____ NA
- 10. BUILDING FLOOR AREA _____ NA
- 11. OTHER 305-69: COMMERCIAL SIGNS FREE STANDING SIGN ALLOWED
IN MORE THAN 2 BUSINESSES

X

If you wish to appeal this decision, or want to seek a variance to allow the proposed project as submitted in the application, you may request such appeal/variance be considered by the Zoning Board of Appeals (ZBA).

REQUEST FOR APPEAL/VARIANCE

I, JEFF GORSKY (owner or agent), hereby request the ZBA to consider the application as denied above.

Signed by: JEFF GORSKY date: 11/21/24 fee: \$100 receipt no. _____

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: 408 E. UPLAND RD Tax parcel: 10-3-6

Zoning Officer's determination: FREE STANDING SIGN NOT ALLOWED ON PARCEL W/ TWO BUSINESSES (OR LESS)

Requested variance or interpretation: One free standing sign with names of both occupants

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.

X A free standing sign would create greater visibility from the roadway for visitors for both occupants of the building. Create consistency with our current at 410 E Upland

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: Jeff Gorsky

Signature: _____ Date: 1/4/24

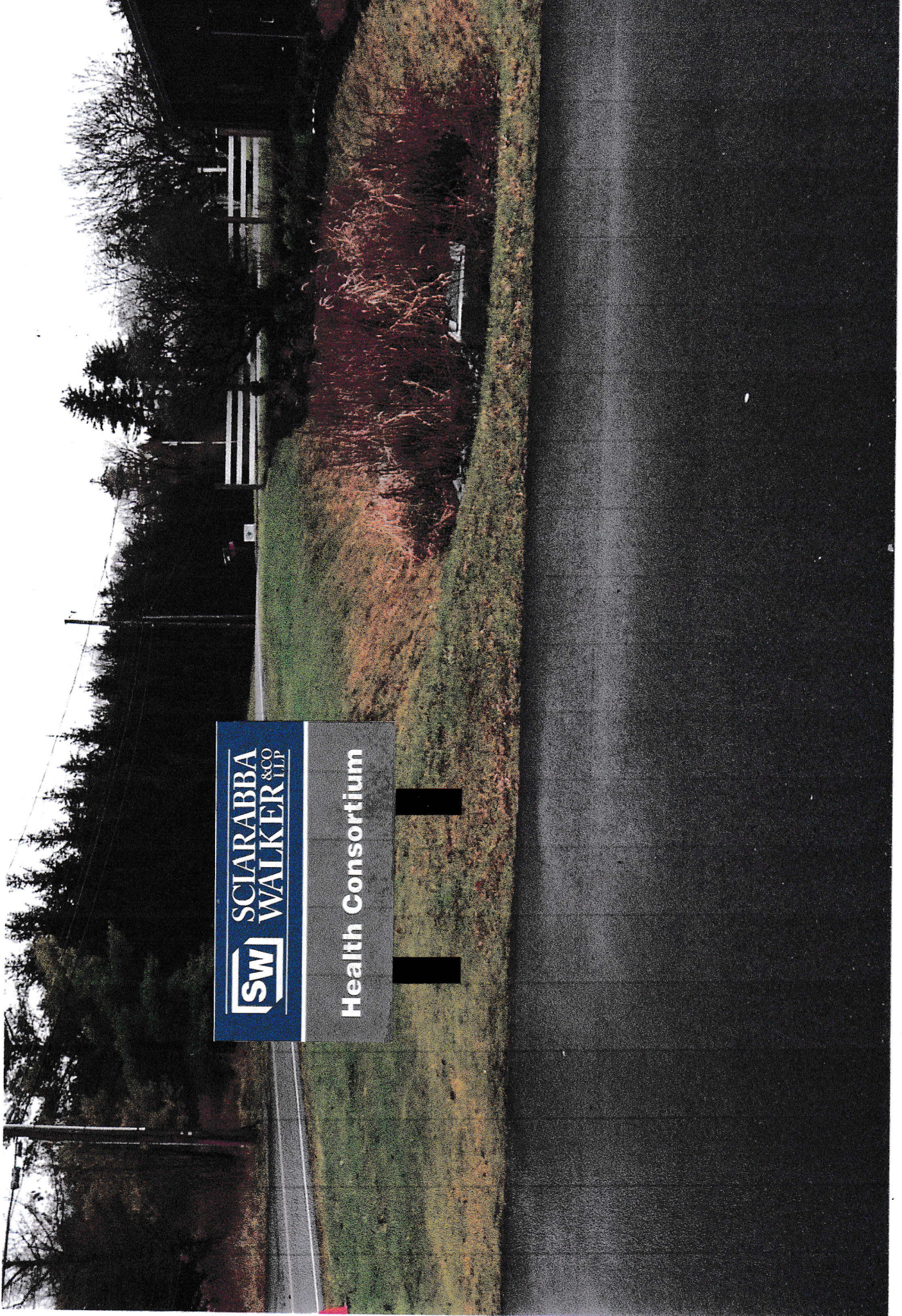
Phone number(s): 607-272-5550

Email address: jjgorsky@swellp.com



**SCIARABBA
& CO
WALKER
LLP**

Health Consortium



5 5/8" 5/4"

4 1/2"

17"

72"



SOCIARABBA
WALKER & CO
LLP

Health Consortium

60"

40"