

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	8/25/25
Cash or Check	
Zoning District	RESIDENCE
Applicable Section(s) of Village Code:	
SECTION 305-18	
HEIGHT OF BUILDING	

Property address: 515 CAYUGA HEIGHTS RD Tax parcel: 9-1-7

Zoning Officer's determination: THE HEIGHT OF BUILDING AS MEASURED
AT THE WEST FACING ELEVATION VIEW IS 33'-6"
WHICH IS GREATER THAN 25' MAX ALLOWED.

Requested variance or interpretation: TO SEEK APPROVAL TO ALLOW 33'-6" HEIGHT

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 We would like the board to consider the fact that the walk out basement that brings the building to 33'-6" is only visible on one side, and is dug into the existing berm. The rest of the home is built on grade/ the berm, and if measured, is only 24'-6³/₄" to middle eave from grade.

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: Christina Gonzalez (Applicant)

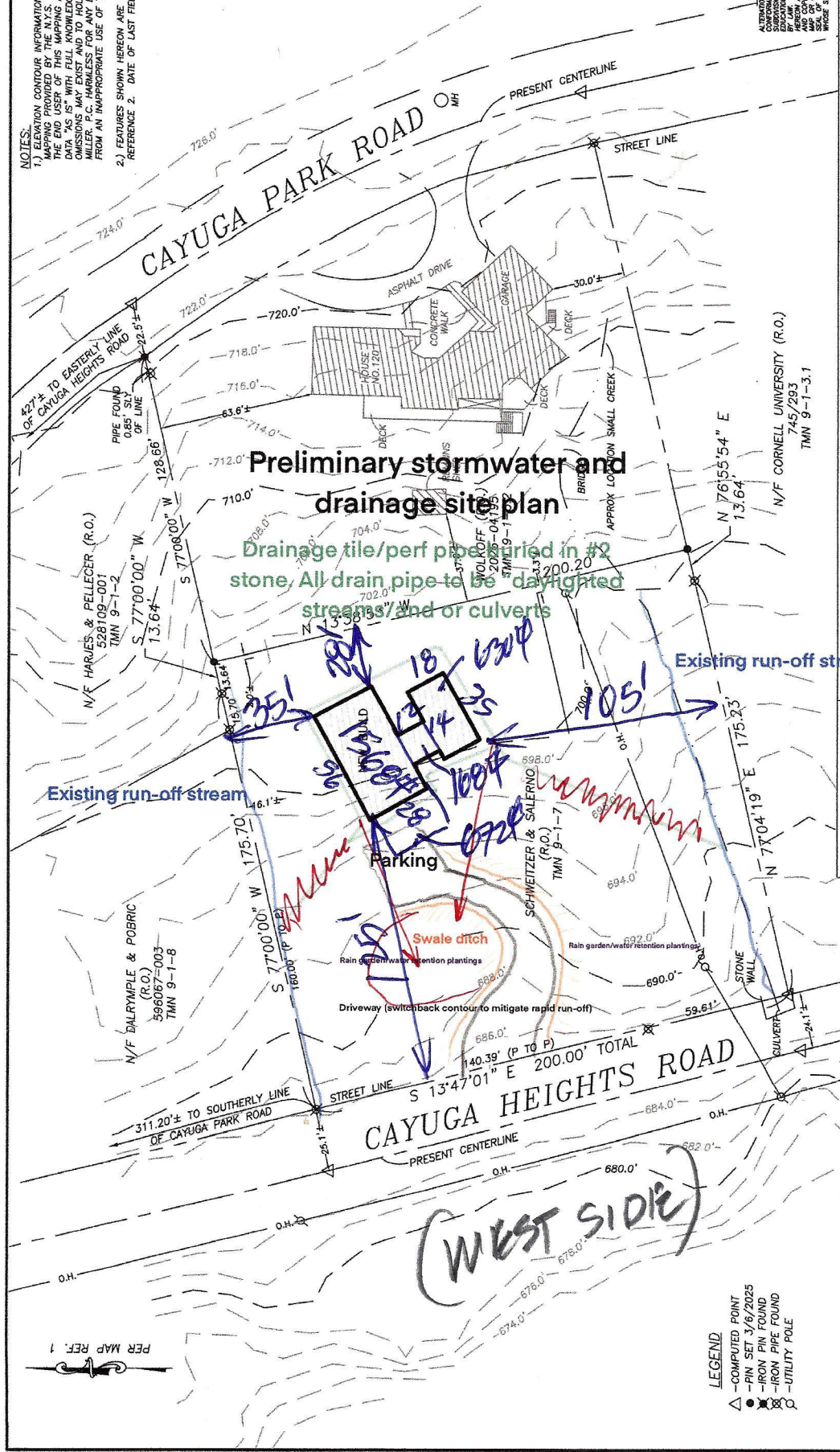
Signature: Chibi Gonzalez Date: 8/28/25

Phone number(s): (516) 242-7978

Email address: christina@brothentonconstruction.com

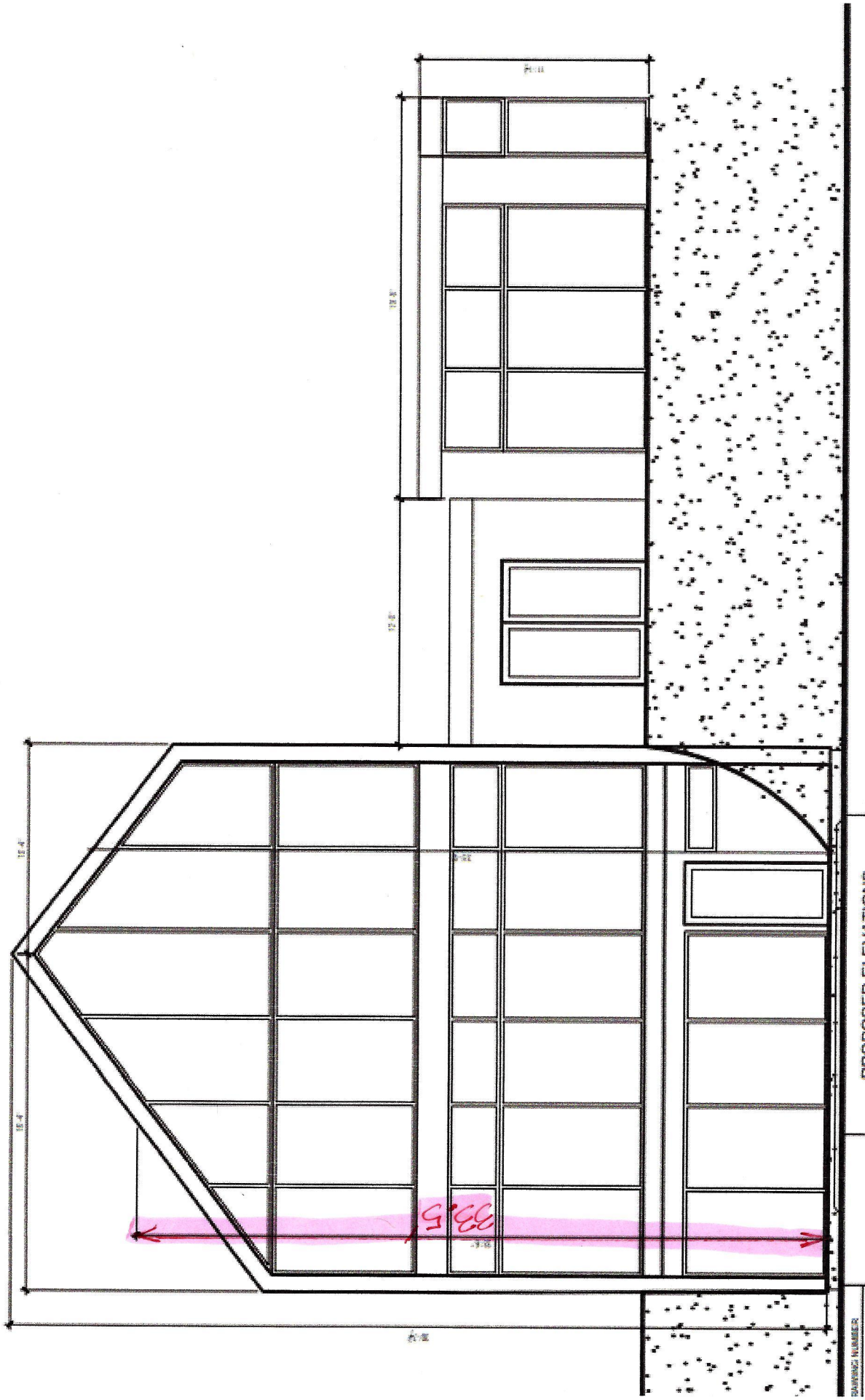
NOTES:
 1.) ELEVATION CONTOUR INFORMATION IS BASED ON LIDAR MAPPING PROVIDED BY THE N.Y.S. CLIMATE HOUSE. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA AS SHOWN AND TO HOLD THE STATE AND T.G. MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN IMPROPER USE OF THIS MAP.
 2.) FEATURES SHOWN HEREON ARE BASED ON MAP REFERENCE 2. DATE OF LAST FIELD WORK = 3/6/2025

WARNING:
 ALTERNATE OF THE MAP NOT BEING USED FOR CONSTRUCTION OF THE MAP. THE MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.



TITLE: SKETCH MAP SHOWING LANDS OF NICHOLAS SCHWEITZER & JESSICA SOLERNO LOCATED ON 515 CAYUGA HEIGHTS ROAD VILLAGE OF CAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK DATE: 8/5/2025 SCALE: 1" = 40'		REVISED 08/19/2025 - NEW BUILD
T.G. MILLER P.C. ENGINEERS AND SURVEYORS 805 WEST STATE STREET, SUITE A ITHACA, NEW YORK 14850 TEL (607) 272-6477		MAP REFERENCES: 1.) SURVEY MAP No. 120 CAYUGA PARK ROAD... DATED 10/15/2024 BY T.G. MILLER P.C. 2.) LOT LINE ADJUSTMENT No. 120 CAYUGA PARK ROAD... DATED 3/6/2025 BY T.G. MILLER P.C.
TITLE INFORMATION NICHOLAS SCHWEITZER & JESSICA SALERNO INSTRUMENT No. 2025-04862 TAX MAP NO. 9-1-7 AREA = 0.869 ACRES		LEGEND: Δ - COMPUTED POINT ● - PIN SET 3/6/2025 ● - IRON PIN FOUND ● - IRON PIPE FOUND ● - UTILITY POLE

NEXT MEETING MOVED TO SEPT. 29, 2025



WEST ELEVATION @ 515 CAYUGA HEIGHTS RD