

**TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045**

**ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION**

Applicant: _____ Phone#: _____

Address: _____ Fee: _____

Property Owner: _____

Appeal Concerns Property at the following address: _____

Tax Map #: _____

Zoning District Classification: _____

Use for which Variance is requested: _____

Applicable Section(s) of Zoning code: _____

Signature: _____ Date: _____

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes _____ No _____

Reason: _____

2. Whether benefit sought by applicant can be achieved by feasible alternative to the variance: Yes _____ No _____

Reason: _____

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3. Whether the requested variance is substantial: Yes____ No____

Reason: _____

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes____ No____

Reason: _____

5. Whether the alleged difficulty was self-created: Yes____ No____

Reason: _____

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

_____ The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

_____ The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reason: _____

