

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: JUSTIN SCALES Phone#: 607 423-2590

Address: 37 WEST COURT STREET Fee: \$10.00
CORTLAND, N.Y. 13045

Property Owner: JUSTIN SCALES

Appeal Concerns Property at the following address: 3420 WALDEN OAKS BLVD

Tax Map #: 96-17-02-01.000

Zoning District Classification: R-1

Use for which Variance is requested: SINGLE FAMILY HOME

Applicable Section(s) of Zoning code: CHAPTER 178 B

Signature: [Signature] Date: 9/23/19

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: THE HOUSE IS NOT VISIBLE BECAUSE OF ITS LOCATION IN THE WOODS.

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

Reason: THE BUILDING LOT IS LOCATED ON A HILL. I WOULD HAVE TO BRING THE GRADE OF DIRT FOR THE YARD UP 9 FEET.

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes ___ No X

Reason: WILL NOT NEGATIVELY IMPACT ANY ONE.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ___ No X

Reason: THE HOUSE IS NOT VISIBLE TO OTHERS

5. Whether the alleged difficulty was self-created: Yes ___ No X

Reason: A TWO STORY HOME WOULD NOT FALL UNDER THE HEIGHT RESTRICTION WITHOUT HAVING A FLAT ROOF.

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.

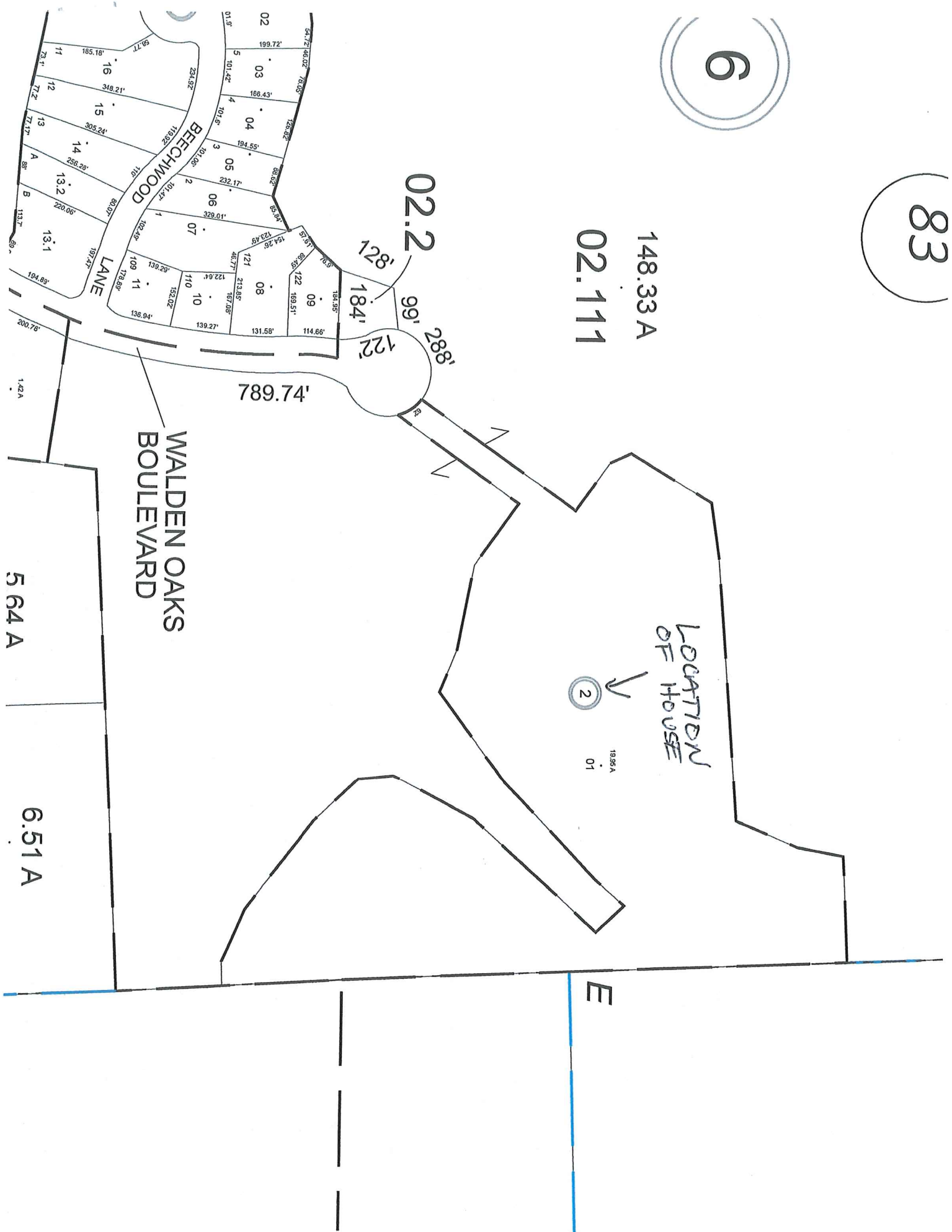
___ The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reason: _____

83

6

148.33 A
02.111



789.74'

02.2

WALDEN OAKS
BOULEVARD

LOCATION
OF HOUSE

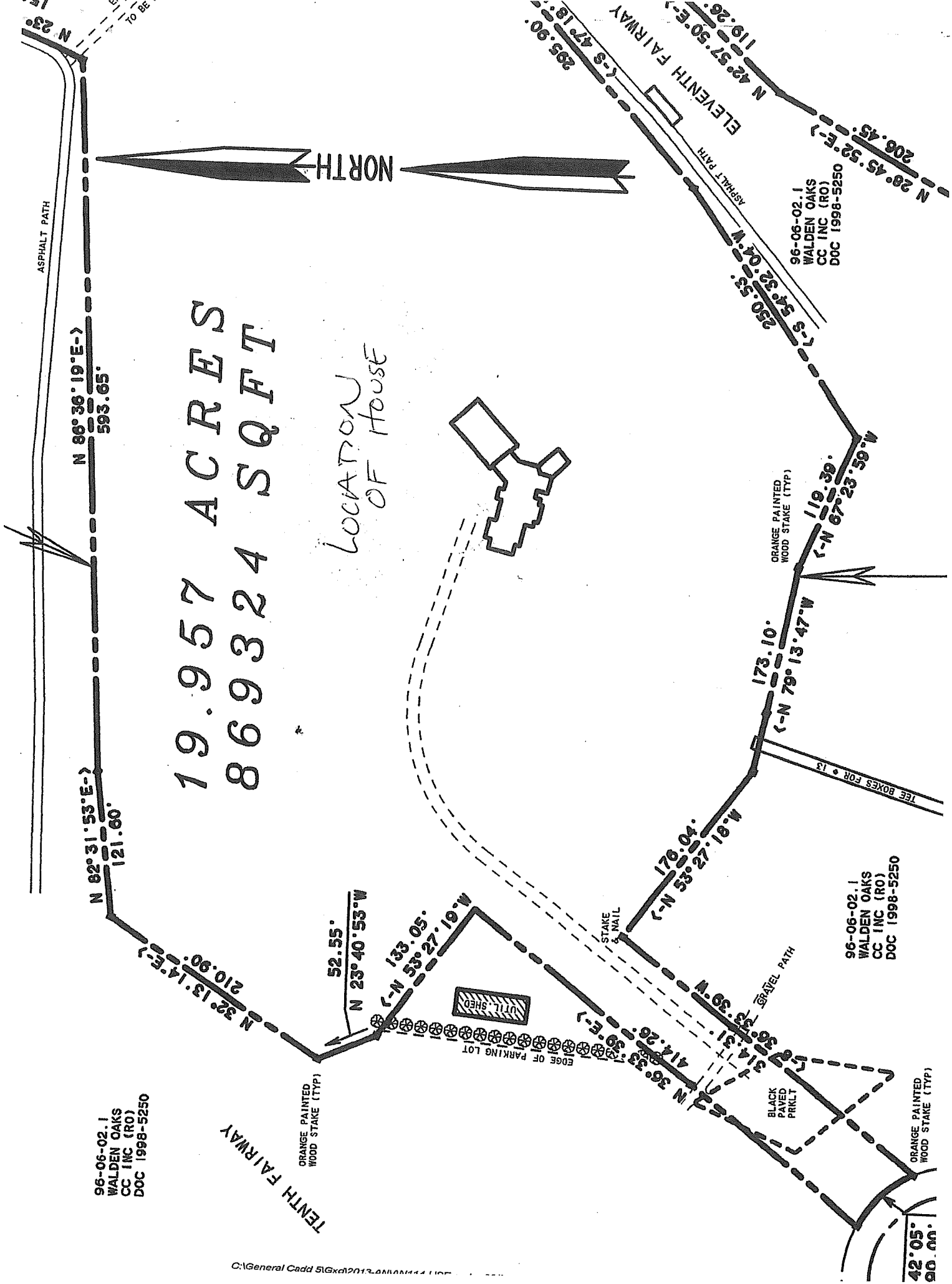
2

189.5 A
01

5.64 A

6.51 A

E



96-06-02.1
 WALDEN OAKS
 CC INC (RO)
 DOC 1998-5250

19.957 ACRES
 869324 SQ FT

LOCATION OF HOUSE

96-06-02.1
 WALDEN OAKS
 CC INC (RO)
 DOC 1998-5250

42° 05'
 90.00'

TENTH FAIRWAY

ELEVENTH FAIRWAY

ORANGE PAINTED WOOD STAKE (TYP)

ORANGE PAINTED WOOD STAKE (TYP)

ORANGE PAINTED WOOD STAKE (TYP)

UTL SHED

BLACK PAVED PKWLT

GRAVEL PATH

TEE BOXES FOR # 13

STAKE & NAIL

EDGE OF PARKING LOT

N 82° 31' 53" E -> 121.60'

N 86° 36' 19" E -> 593.65'

52.55'
 N 23° 40' 53" W

133.05'
 N 53° 27' 19" W

170.04'
 N 53° 27' 18" W

173.10'
 N 79° 13' 47" W

119.39'
 N 67° 23' 59" W

250.53'
 S 54° 32' 04" W

295.90'
 S 47° 18' 18" W

N 42° 57' 30" E -> 119.26'

N 28° 45' 52" E -> 208.45'
 96-06-02.1
 WALDEN OAKS
 CC INC (RO)
 DOC 1998-5250

ASPHALT PATH

N 23°



Customize a map to embed in your website

Customize Options

(800px x 800px)

Map Size

- Small
(325 x 280px)
 - Large
(500 x 400px)
 - Custom ...
(Min: 250px, Max: 800px)
- width: px
- height: px

HOUSE LOCATION

Map Types

- Static map
(better for slower connections)
- Draggable map
(ability to pan & zoom)

Map Styles

- Road
- Aerial
- Labels

CLOSEST NEIGHBOR

Map Links

- View Larger Map
- Get Directions

Generate Code



Refer to Truss Plans for details of trussing, connections and loading used
per manufacturer's instructions.

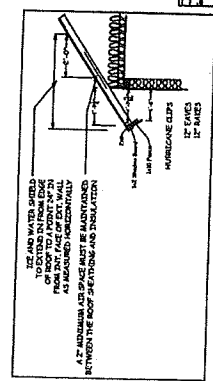
WARNING

DO NOT CUT, DRILL OR ALTER TRUSSES

DO NOT USE DAMAGED TRUSSES

During installation, trusses require careful handling and designated temporary bracing. Complete permanent bracing must be installed before any loads are applied. Trusses are not to be used as a means of support for other loads. Do not alter or modify trusses in any way. Trusses are not to be used as a means of support for other loads. Do not alter or modify trusses in any way. Trusses are not to be used as a means of support for other loads. Do not alter or modify trusses in any way.

Span-Post-Pr	16	20	24	28	32	36	40	44	48	52
Span-Post-Pr	16	20	24	28	32	36	40	44	48	52

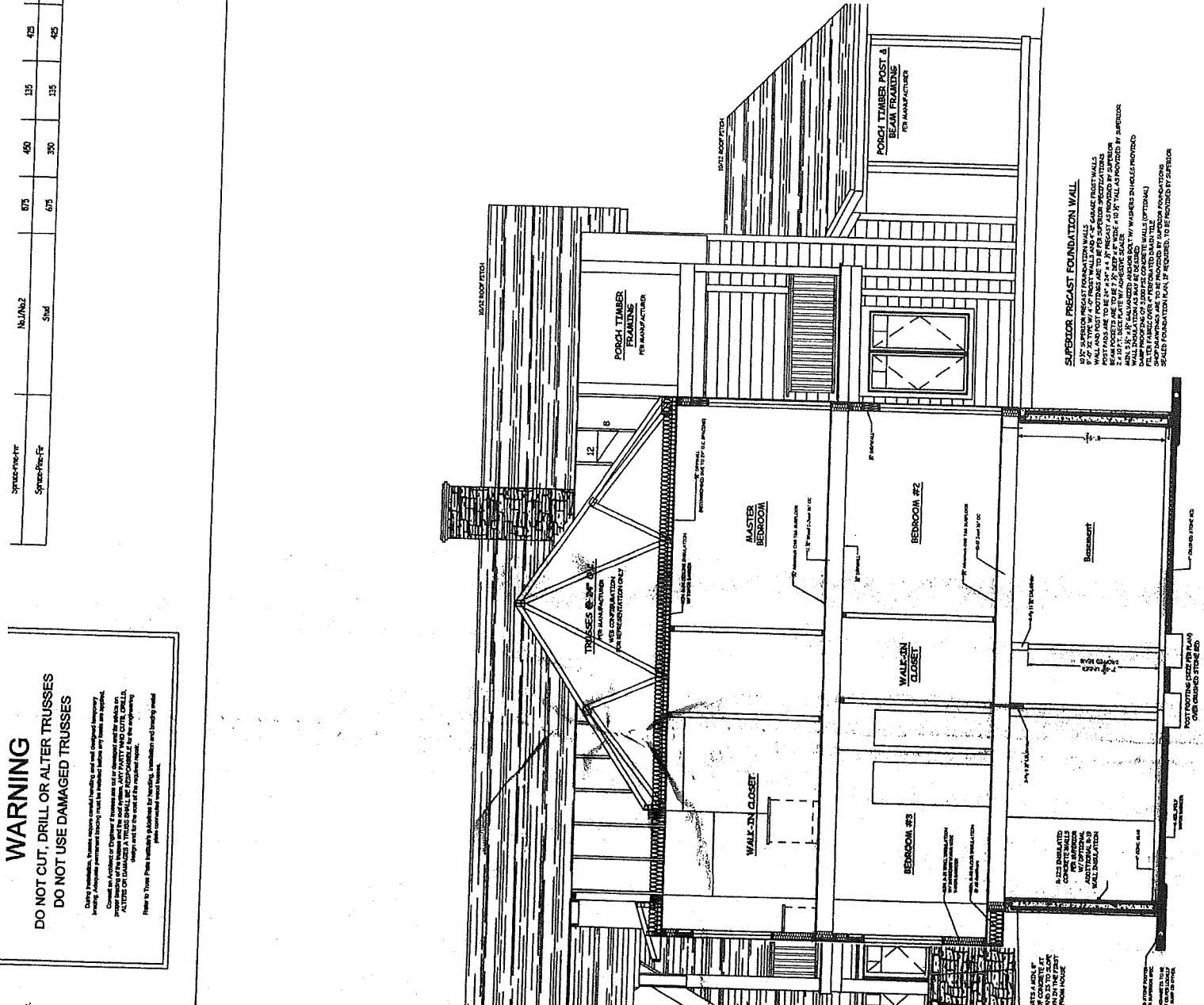
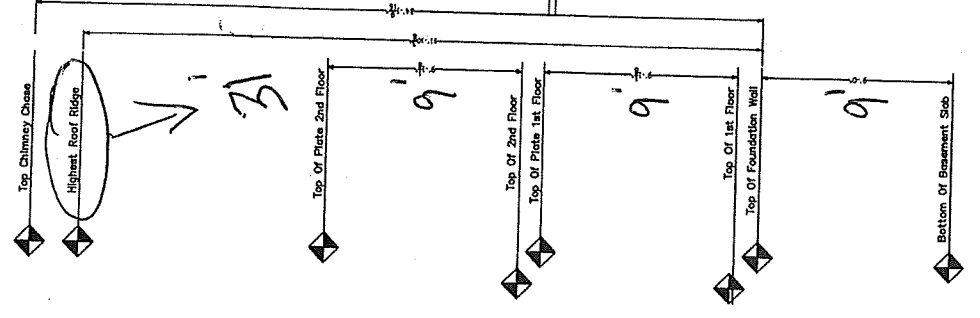


TYP. ROOF CONSTRUCTION

ROOF GIRDERS SHALL BE 16' LONG STEELING STEEL GIRDS
SPACING 24\"/>

TYP. EXTERIOR WALL CONSTRUCTION

EXTERIOR WALLS (SEE DET. 1000)
2\"/>



SUPERIOR PRECAST FOUNDATION WALL
 12\"/>

SCALED FOUNDATION PLAN, IF REQUIRED, TO BE PROVIDED BY SUPERIOR

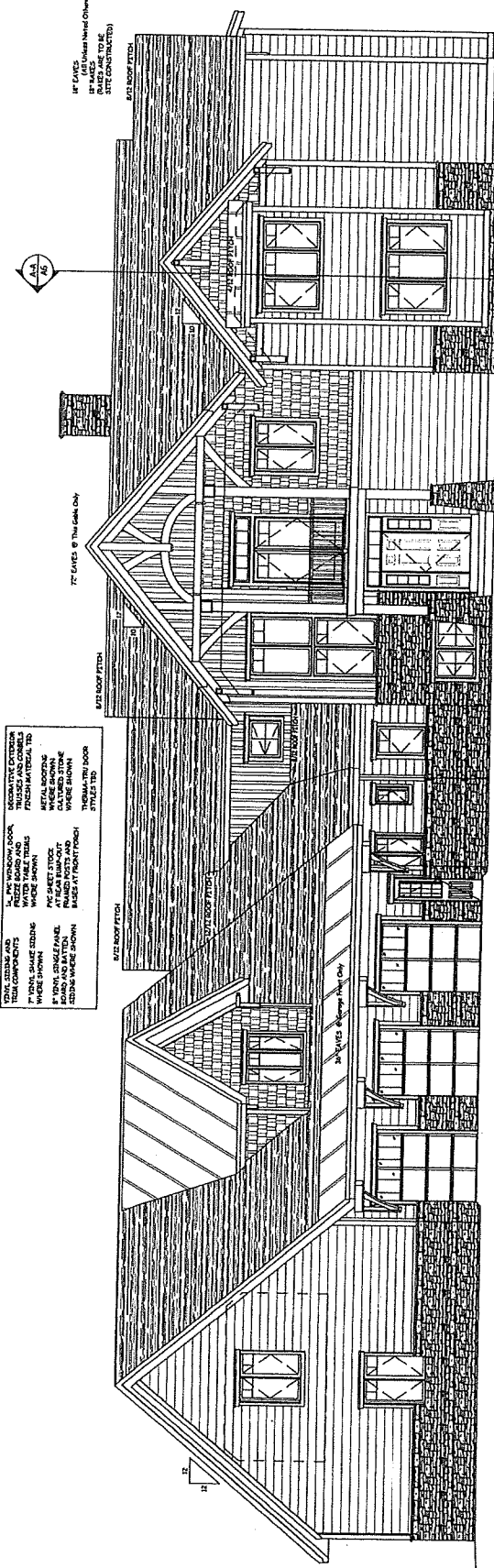
NO. 1	FOUNDATION
NO. 2	1ST FLOOR
NO. 3	2ND FLOOR
NO. 4	ROOF
NO. 5	EXTERIOR FINISHES
NO. 6	INTERIOR FINISHES
NO. 7	MECHANICAL
NO. 8	ELECTRICAL
NO. 9	PLUMBING
NO. 10	PAINTING
NO. 11	LANDSCAPE ARCHITECTURE
NO. 12	GENERAL CONTRACTOR
NO. 13	ARCHITECT
NO. 14	ENGINEER
NO. 15	INSPECTOR
NO. 16	PERMITS
NO. 17	CONSTRUCTION
NO. 18	COMPLETION
NO. 19	WARRANTY
NO. 20	FINAL

DATE: _____
 CLIENT: _____
 PROJECT NO: _____
 SHEET NO: _____

SEALES
 HAMILTON
 BUILDING SERVICES
 (ERIC BARDEN)
 WALDENOWS BLDG.
 CORTLAND, NY

Elevations
 PROJECT NO: 190311
 SHEET NO: A-11

Hamilton Building Services
 115 South Main Street
 Cortland, NY 13801
 Phone: 607-755-1111
 Fax: 607-755-1112
 Website: www.hamiltonbuildingservices.com



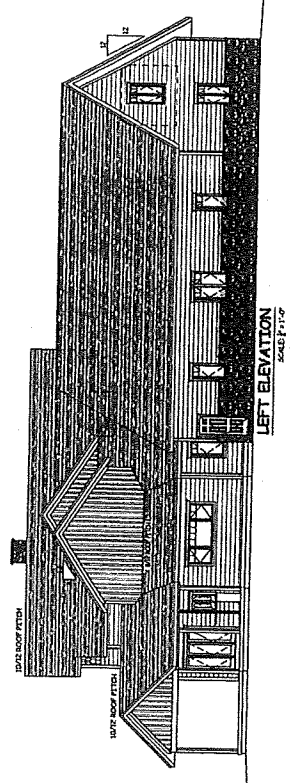
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

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 Cortland, NY 13801
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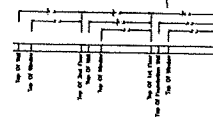
SEALES
 HAMILTON
 BUILDING SERVICES
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LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



Square Footage:
 First floor: 2,346 S.F.
 Second floor: 840 S.F.
 Garage Storage: 133 S.F.
 (Unfinished - Unconditioned Space First Floor)
 Attic Storage: 886 S.F.
 (Unfinished - Unconditioned Space Second Floor)
 Garage: 1,442 S.F.

Total: 3,186 S.F.

Building Code: 2017 New York State Uniform Code (2020 IBC)
 Cortland, NY - Cortland County

Notes:
 1. Second East Wind Speed 133 MPH (Exposure B)
 Roof 50 PSF
 Second Floor Live Load 40 PSF
 Third Floor Live Load 40 PSF
 Deck Live Load 40 PSF
 Stair Live Load 40 PSF
 Self Pressure: 2000 PSF

