

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: UCK THREE, LLC Phone#: 315 698 6808

Address: 8010 Brewerton Rd Fee: _____

Property Owner: SAME AS APPLICANT

Appeal Concerns Property at the following address: 3845 Rt. 281 Cortland, NY 13045

Tax Map #: 86.17-02-03.0

Zoning District Classification: B-3

Use for which Variance is requested: Installation of Temporary Vinyl Banner ON EXISTING STRUCTURE.

Applicable Section(s) of Zoning code: Chapter 86 - Fire Prevention and Building Code Administration

Signature: [Signature] Date: 09/12/2019

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 X

Reason: The proposed sign is temporary only and enhances the aesthetics of a dated building facade.

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

Reason: The banner adheres to USFO Can King Brand Uniformity Standards.

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

Reason: The BANISH covers materially less square footage than the
previously installed pilot signs and letter used by former
property owner.

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

Reason: The BANISH will Refresh and Enlighten Drive-by traffic
to the occupant of the property.

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

Reason: The property changed ownership and re-branding
ADDRESS.

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: _____

Sign Dimensions

Full Sign // 989in. width x 86in. height



Logos // 87.22 in. width x 67.36 in. height

Letter Dimensions

| | | | | | |
|---|------------------------------|---|------------------------------|---|------------------------------|
| S | 32.5in width x 46.3in height | U | 43.4in width x 33.9in height | N | 34.3in width x 43.5in height |
| i | 14.6in width x 46.3in height | p | 27.9in width x 45.7in height | i | 14.6in width x 46.3in height |
| m | 44.9in width x 32.5in height | f | 22.6in width x 46.7in height | c | 26.1in width x 33.2in height |
| p | 27.9in width x 45.7in height | r | 23.1in width x 32.1in height | e | 27.1in width x 33.2in height |
| l | 14.6in width x 46.3in height | o | 28.9in width x 33.1in height | <ul style="list-style-type: none">11.3in width x 9.9in height | |
| e | 27.1in width x 33.2in height | n | 28.5in width x 32.4in height | | |
| <ul style="list-style-type: none">11.3in width x 9.9in height | | t | 22.9in width x 41.0in height | | |
| | | <ul style="list-style-type: none">11.3in width x 9.9in height | | | |



