

TOWN OF CORTLANDVILLE  
3577 TERRACE ROAD  
CORTLAND, NY 13045

ZONING BOARD OF APPEALS  
AREA VARIANCE FINDINGS & DECISION

Applicant: Marlo Clarke Phone#: 607-423-1758

Address: 784 Blue Creek Rd. Cortland, NY Fee: \_\_\_\_\_  
NY

Property Owner: Same as above

Appeal Concerns Property at the following address: 784 Blue Creek Rd. Cortland, NY

Tax Map #: \_\_\_\_\_

Zoning District Classification: \_\_\_\_\_

Use for which Variance is requested: \_\_\_\_\_  
\_\_\_\_\_

Applicable Section(s) of Zoning code: \_\_\_\_\_

Signature: [Signature] Date: 04/29/20

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 shed is not detrimental to any neighbors. There are several similar structures in neighboring properties.

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

Reason: Only benefit is for myself for storage.

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes \_\_\_\_\_ No

Reason: Shed used for storage.  
\_\_\_\_\_  
\_\_\_\_\_

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

Reason: No major impact other than visually, just a new shed in the yard.  
\_\_\_\_\_  
\_\_\_\_\_

5. Whether the alleged difficulty was self-created: Yes  No \_\_\_\_\_

Reason: I can see that the difficulty could be considered self-created. I did not know what the specific requirements for our district was. Now that I am aware, I'm trying to do the right thing.

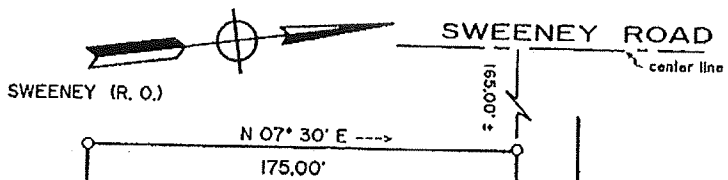
DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**NOTICE**

This map is not a subdivision as defined by Section 1118 of the Public Health Law. The County Clerk is not restricted by Section 1117 of the Public Health Law from accepting this map.

*Demetrius...*  
Public Health Engineer      4/14/89  
Date

2.00 ACRES to center line  
1.75 ACRES to right of way

**NOTICE**

Prior to construction of any buildings on the lots shown hereon, water and sewage permits must be obtained from the Cortland County Health Department.

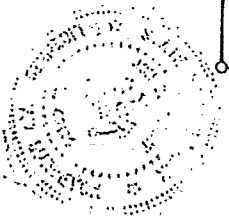
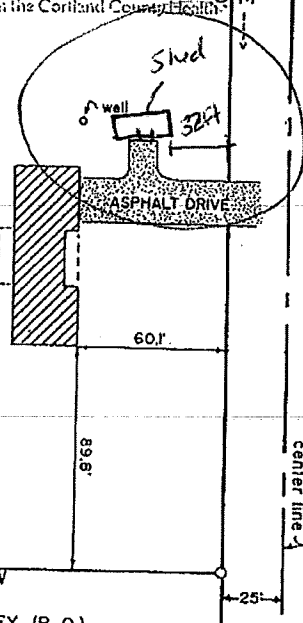
SWEENEY (R. O.)

435.50'  
N 82° 30' W

Right of way

435.50'  
S 82° 30' E

BLUE CREEK ROAD



*Seth T. Burger 5-30-89*  
CHAIRMAN CORTLANDVILLE  
PLANNING BOARD

● DENOTES EXISTING IRON MARKER  
○ DENOTES SET IRON MARKER  
PARCEL IDENTIFICATION NO. 85.00-01-II (part of)

TO: **NORMA A. SWEENEY**  
I HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE DELINEATION OF AN ACTUAL SURVEY MADE UNDER MY SUPERVISION CERTIFIED AS OF  
*Jon D. Haight 113-7-89*  
L.S. 4818A  
ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED LAND SURVEYOR IS ILLEGAL.

SURVEY MAP SHOWING A PORTION OF LANDS OF	
<b>NORMA A. SWEENEY</b>	
PART OF MIL. LOT 53	TOWN OF CORTLANDVILLE
COUNTY OF CORTLAND	STATE OF NEW YORK
SCALE: 1" = 50 FEET	DATE: MARCH 7, 1989
<b>JON D. HAIGHT</b> Professional Land Surveyor Cortland, N.Y. 13045	FILE NO. 3788-01