

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: Empire construction (Glenn Anderson) Phone#: 607-221-4932

Address: 804 S Lamont Fee: 10

Property Owner: Ph: Nguyen

Appeal Concerns Property at the following address: Back Yard Set Backs

Tax Map #: 95.16-02-28.000

Zoning District Classification: R-1

Use for which Variance is requested: Back Yard set Back

Applicable Section(s) of Zoning code: _____

Signature: _____ Date: 5-10-19

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 X

Reason: _____

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

Reason: _____

Zoning Board of Appeals Area Variance Findings & Decision

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

Reason: _____

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

Reason: _____

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

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.

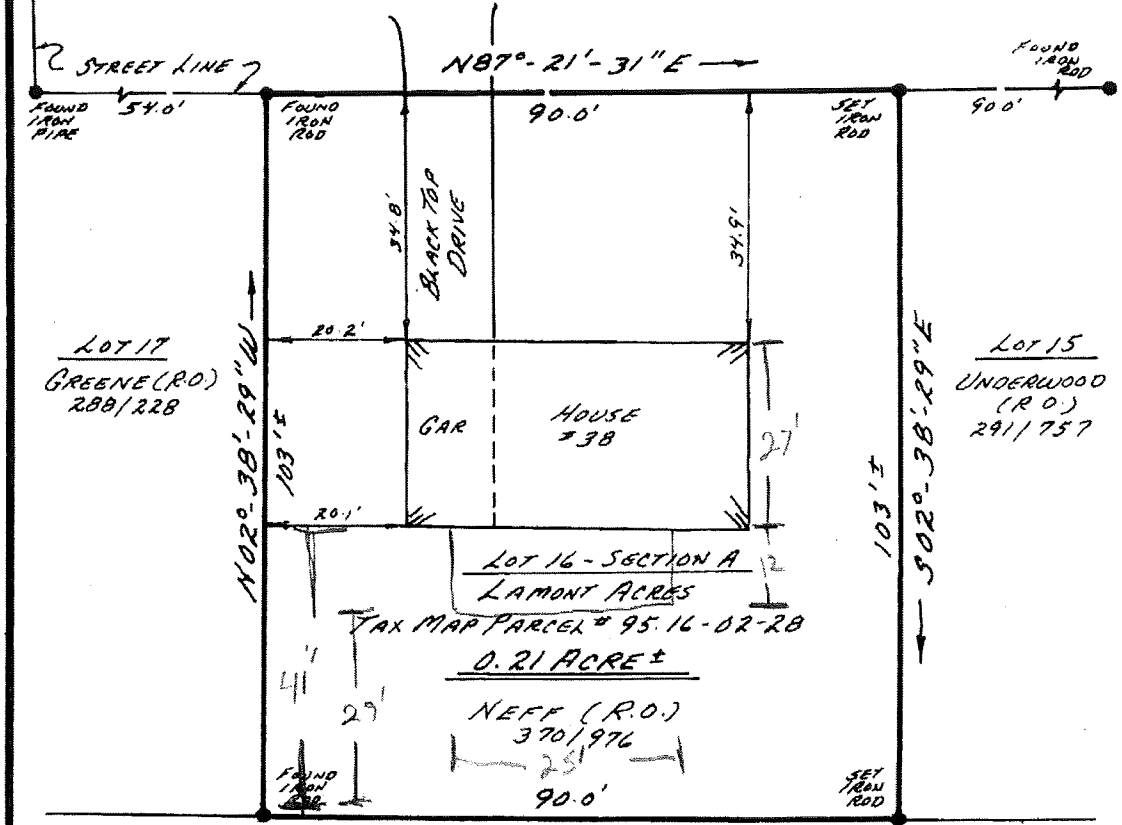
Reason: _____



4444 Locust Ave.
Homer, NY 13077
(607) 221-4932
empireconstructionny@gmail.com
www.empirecny.com

The Nguyen family would like to build an addition on the back of their home to add a new kitchen and dining room for their growing family. Due to having a new child, they need the additional space. In addition to the adding more space, they're also doing a new roof and have plans to change the front of their house to make it more appealing.

LAMONT CIRCLE



MOORE (R.O.) FRANCIS (R.O.)
320/208

PHEASANT RUN TRACT

MAP SHOWING LANDS OF URSULA NEFF

LOT # 83 TOWN OF CORTLANDVILLE
COUNTY OF CORTLAND STATE OF NEW YORK
SCALE: 1" = 20' JUNE 11, 1973
REVISED: 5-16-96



MILTON A. GREENE
P.L.S. #42000
CORTLAND, N.Y.