

TOWN OF CORTLANDVILLE  
3577 TERRACE ROAD  
CORTLAND, NY 13045

USE VARIANCE FINDINGS & DECISION

Applicant: Cortland Hearing Aids Phone #: 1-888-614-8061

Address: 1033 Tompkins street Fee: \$ 150.00

Property Owner: Suzette Pace

Appeals Concerns Property at the following address: 1033 Tompkins street

Tax Map Number: 96.09-02-32.000

Zoning District Classification: B2

Use for which Variance is requested: Back Lit Illuminated Sign

Applicable Section of Zoning Code: 178-112 Table 1

Signature: [Signature] Date: 7-15-19

TEST: No Use Variance will be granted without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. The following test must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit.

1. Has the Applicant demonstrated that the Applicant cannot realize a reasonable return, and that the lack of return is substantial and has been demonstrated by competent financial evidence?  
Yes \_\_\_ No \_\_\_

Proof: Our sign requires illumination due to our surrounding environment, and because the majority of our clients are elderly and require a very visible sign.

2. Has the Applicant demonstrated that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood?  
Yes \_\_\_ No \_\_\_

Proof: Our Commercial property is mainly surrounded by residential communities, so we need our building to be easily identified by our clients on such a busy road.

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Use Variance Findings & Decision

3. Has the Applicant demonstrated that the requested use variance, if granted, will not alter the essential character of the neighborhood? Yes \_\_\_\_\_ No \_\_\_\_\_

Proof: By having our sign illuminated it adds to the character of our newly renovated office, and adds a more inviting feel to the surrounding environment and to our clients.

4. Has the Applicant demonstrated that the alleged hardship has not been self-created? Yes \_\_\_\_\_ No \_\_\_\_\_

Proof: Not having our sign lit diminishes the aesthetic and overall integrity of the buildings design.

**DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:**

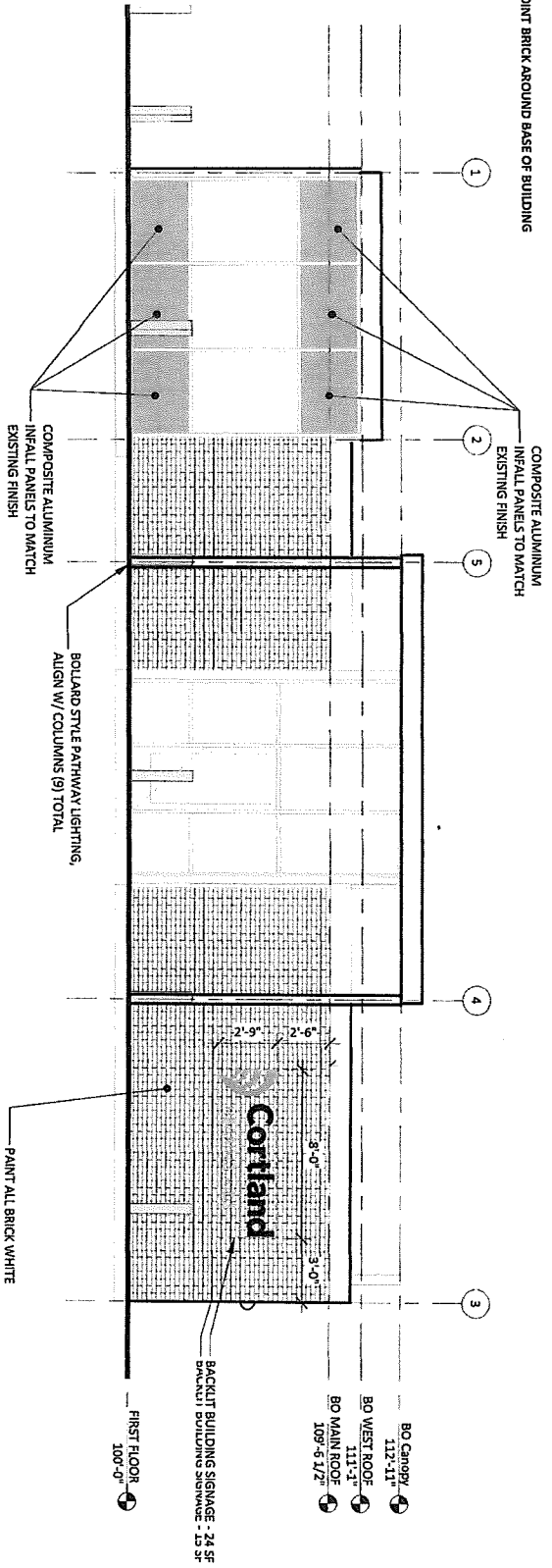
The ZBA, after reviewing the above four proofs, finds:

That the applicant has failed to prove unnecessary hardship through the application of the four tests required by the state statutes.

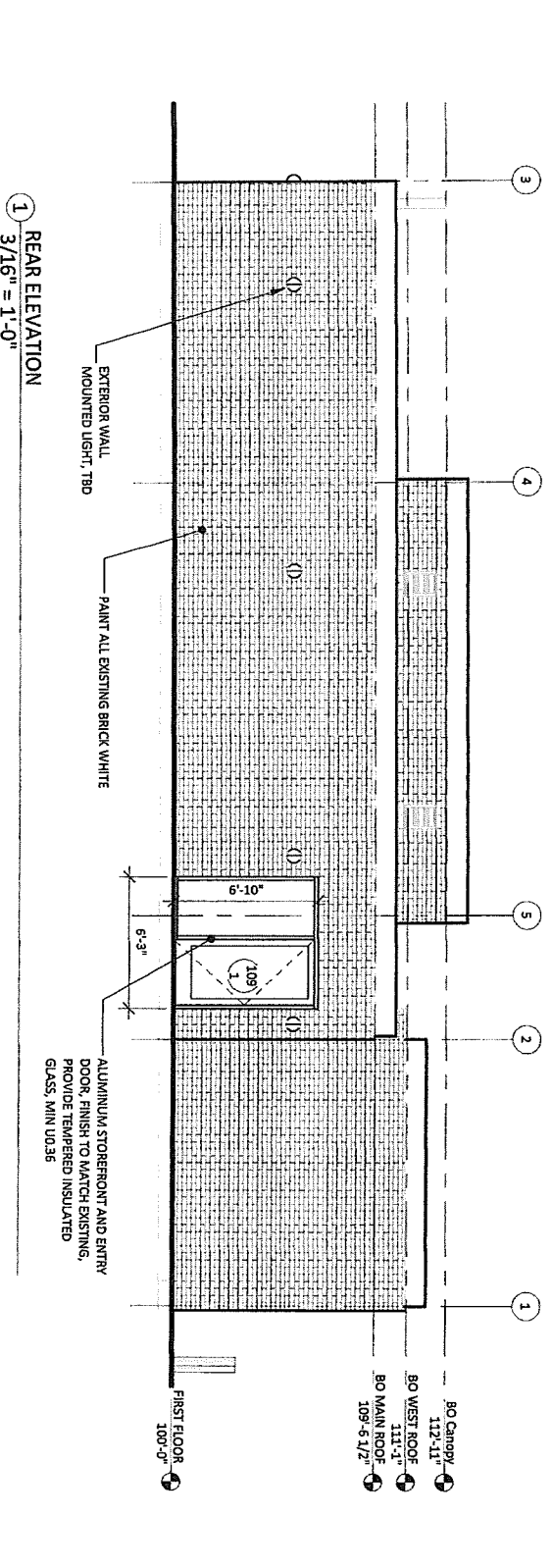
That the applicant has proven unnecessary hardship through the application of the four tests required by the state statutes. In finding such hardship, the ZBA shall grant a variance to allow use of the property in the manner detailed below, which is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community:

(USE) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REPORT BRICK AROUND BASE OF BUILDING



2 FRONT ELEVATION  
3/16" = 1'-0"



1 REAR ELEVATION  
3/16" = 1'-0"



1672 Slaeville Road  
Ithaca, New York 14850  
tradedesignbuild.com

PROJECT NO. 2019001  
Corland Hearing Aids

PROJECT NO.  
20190001  
CORLAND HEARING AIDS

PROJECT ADDRESS  
320 Tompkins St. Corland  
NY, 13045



PROJECT DATE  
6/21/2019

DESIGNED BY  
MICHAEL BARANSKI

PROJECT NO.  
A2.01

PROJECT NAME  
BUILDING ELEVATIONS

REVISION 2 - 2/21/2019  
REVISION 3 - 6/21/2019