

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: Barbara Peterson, WILLIAM MAIN Phone#: 607-753-9724

Address: 23 Northcliffe Road Cortland NY 13045 Fee: 10 Pl. Ord B

Property Owner: Barbara Peterson, WILLIAM MAIN

Appeal Concerns Property at the following address: 4118 Magraw North Road Magraw NY 13041

Tax Map #: 88.11-1-08

Zoning District Classification: AG

Use for which Variance is requested: Side yard variance, back yard variance, property coverage

Applicable Section(s) of Zoning code: 178-13

Signature: Barbara Peterson Date: 9/10/18
William D. Main

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: I believe it is keeping in line with the neighborhood, the properties on both side have existing buildings behind their houses.

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

Reason: Without the variance we would have to either not build or we would have to find a larger property and sell where we are at.

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes No

Reason: I believe it is due to the property coverage
by buildings

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

Reason: because it is in line with the neighborhood
and it may cause the neighbors to improve their
buildings

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

Reason: I believe it is because we want a
2 car garage not knowing what codes, variances
are needed, etc.

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: _____

Proposed 2 car Garage

We would like to build a 2 car garage so our son can store his boat in and also be able to put his pick up in and be able to do maintenance if needed, the existing garage is too small for his pick-up truck to put inside and too short for his boat, it will allow to put his car inside the existing garage. I also believe it will not have an adverse effect on the neighborhood because both neighbors have existing buildings behind their house and this would be keeping in line with them.

Thank you Bill & Barb

SURVEY MAP LANDS OF LARRY & CONNIE McFARLAND

- MILITARY LOT 69
- TOWN OF CORTLANDVILLE
- COUNTY OF CORTLAND
- STATE OF NEW YORK

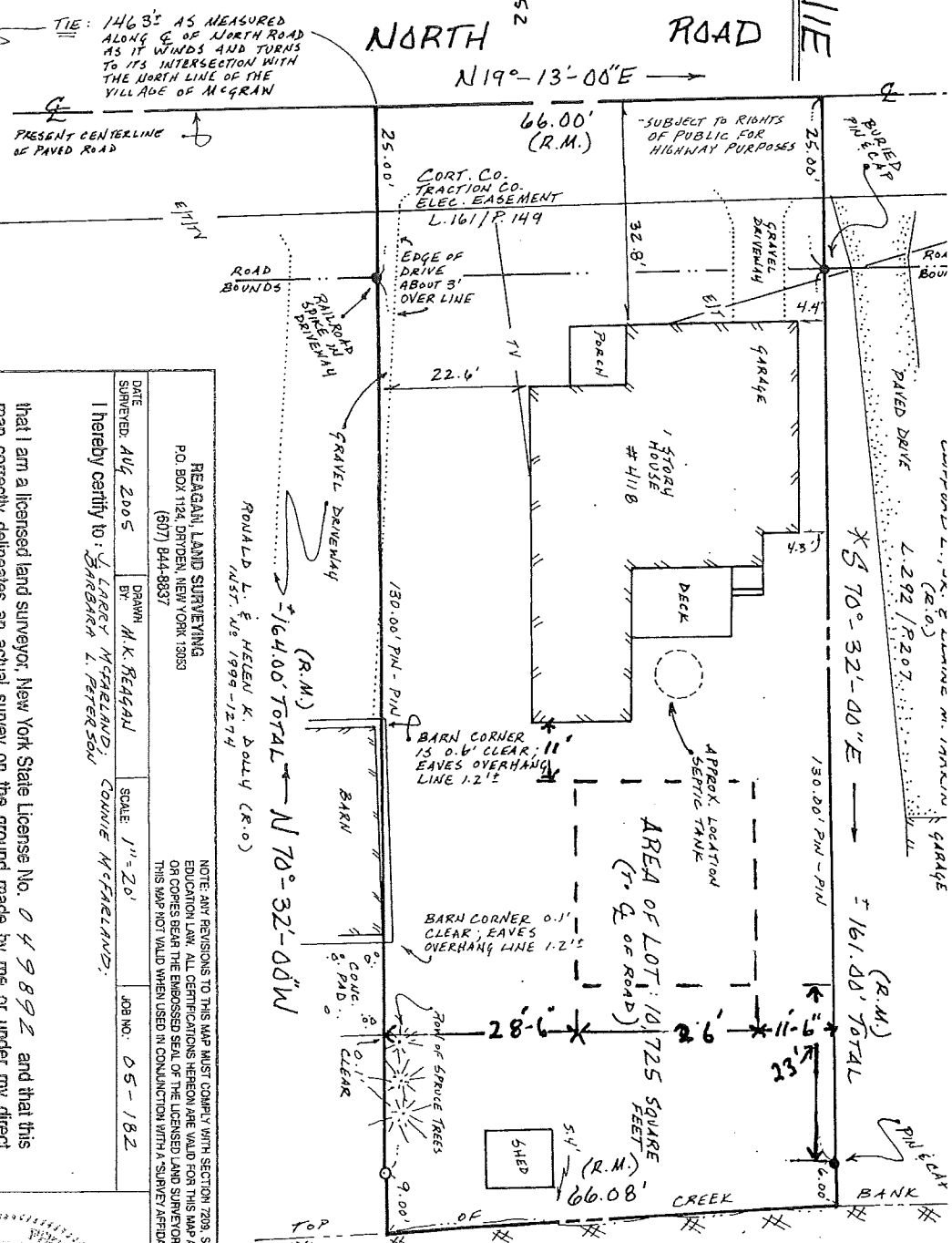
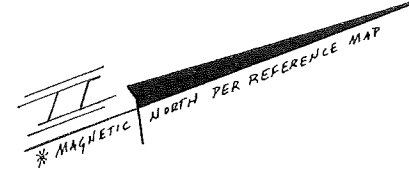
TAX MAP NO. 88.11-1-08
REFERENCE DEEDS: L. 432/P. 252
L. 444/P. 203

LEGEND

- ⊙ EXISTING ROAD PAVEMENT AS SHOWN
- SET 3/4" REBAR IN CAP
- ⊙ UTILITY POLE
- (R.O.) REPUTED OWNER
- (R.M.) RECORDED DISTANCE MEASURED DISTANCE

* REELEVANCE MAP

"SURVEY MAP SHOWING LANDS OF FARMERS HOME ADMINISTRATION... MADE BY J. B. HAIGHT, L.S., DATED 7/1/1906, REVISED 7/20/1906"



REGAN, LAND SURVEYING
P.O. BOX 1124, DRYDEN, NEW YORK 13023
(607) 844-8837

DATE SURVEYED: AUG 2005

DRAWN BY: M.K. REGAN

SCALE: 1" = 20'

JOB NO.: 05-182

I hereby certify to: LARRY McFARLAND, CONNIE McFARLAND, BARBARA L. PETERSON

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Michael J. Regan* DATED: 08/08/2005

NOTE: ANY REVISIONS TO THIS MAP MUST COMPLY WITH SECTION 7203, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP NOT VALID WHEN USED IN CONJUNCTION WITH A SURVEY AFFIDAVIT OR CERTIFICATE OF NO-CHANGE.

