

Kolby Avery
234 mclean road ext.
Cortland, NY 13045
607-345-1991

To whom it may concern,

I am writing to you in regards to the property located at 3618 Munson Ave. I have previously asked the zoning board to approve a double wide mobile home on the property, and now I am asking the board to approve a slight modification to that proposal. There have been a few things that have changed since I put in my original request.

As the board can see, the old dilapidated structures that were located on the property have been demolished, and the basement has been filled in. I have purchased a double-wide to install on the property, it is 28ft by 48ft, that is the reason that the plans that I am presenting are wider by 2 feet by both directions than the previous plans. The other difference is the location of the double-wide compared to the road.


I am proposing moving the double-wide 15 feet closer to the road than the previous plans I presented this past fall. I would like to move it to within 20 feet of the edge of the road, which does not comply with current zoning code. 20 feet from the edge of the double-wide would still be 15 feet farther away from the road than the previous structure that was there.

There are several reasons I would like to move the double-wide closer to the road. The first reason is that there is a large concrete pad that is perfect condition and that I would like to use as a patio, if I were to use the original plans I would have to take it out. The second reason is that I would like to have more space between the double-wide and the green house located on the neighboring property. The last reason is that moving the double-wide forward would be less expensive, for utility hookups, and would save on the cost of demolishing the concrete pads that are located on the property.

Again I am not asking for the board to approve a whole new plan, rather a modified plan to the one I presented this past fall. I appreciate the zoning board's consideration of this matter.

Sincerely,

Kolby W Avery



TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: Kolby w Avery Phone#: 607-345-1991

Address: 234 McLean Rd Ext. Fee: \$10

Property Owner: Kolby w Avery, Heidi Avery,

Appeal Concerns Property at the following address: 3618 Munson Ave

Tax Map #: 96.09-02-34.000

Zoning District Classification: R2

Use for which Variance is requested: Residential, moving proposed
Building forward

Applicable Section(s) of Zoning code: 178 c Residential R-2 district

Signature: [Signature] Date: 6/25/19

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

Reason: None, Original Structures were
dilapidated, located much closer to the
Road than what is proposed.

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

Reason: If the double-wide were to be
installed any further back the concrete
pad would have to be removed

Zoning Board of Appeals Area Variance Findings & Decision

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

Reason: _____

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

Reason: _____

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

Reason: _____

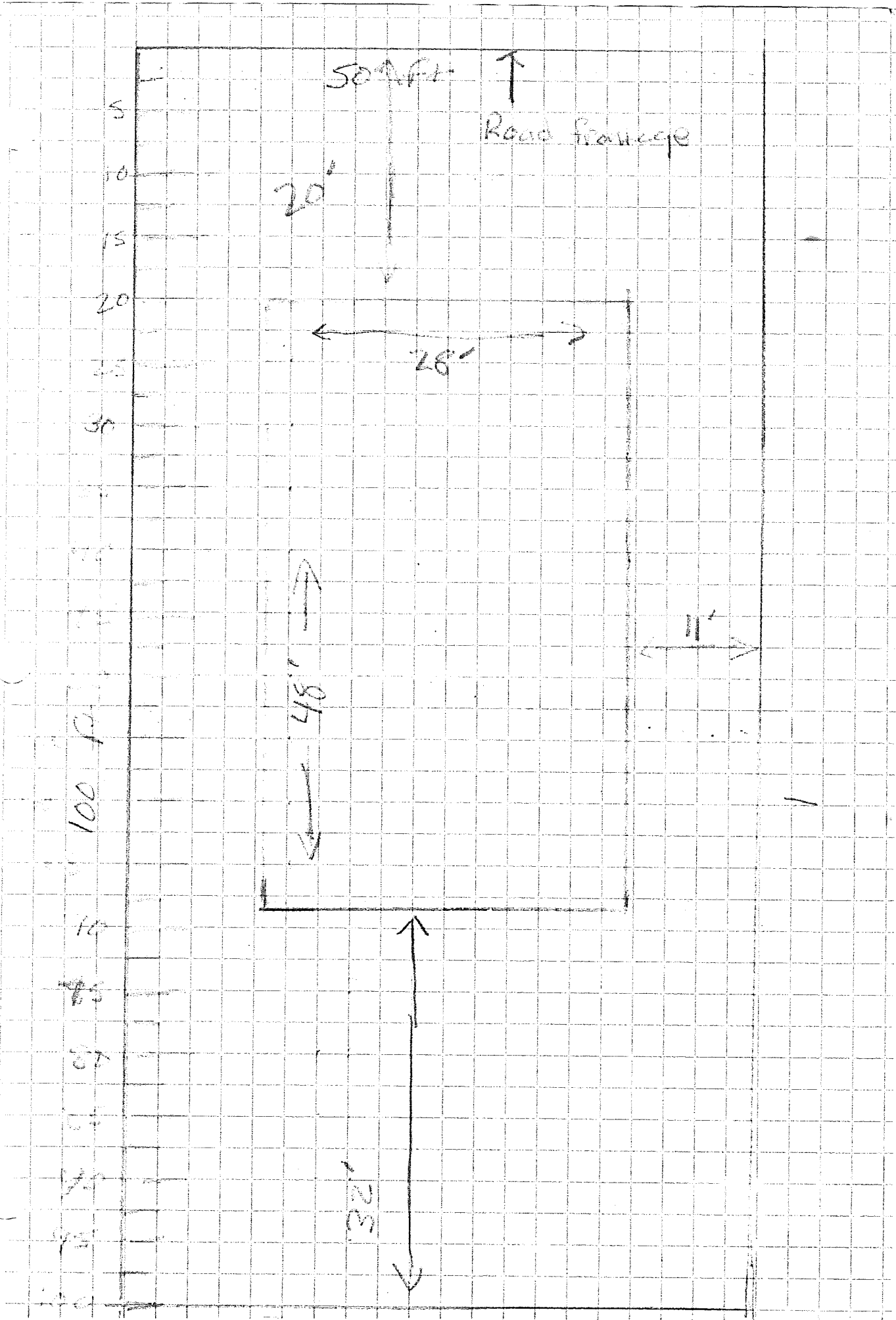
DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

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: _____



50 FT

Road frontage

20'

28'

48'

32'

100 ft

5

10

15

20

25

30

35

40

45

50

55

60

65

70

75

80

85

90

95

100