

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: SuperCuts Phone#: 603-770-2563

Address: PO Box 208, Hampton NH 03842 Fee: _____

Property Owner: Robert Owen/Cortlandville Crossings LLP

Appeal Concerns Property at the following address: 854 Rt. 13, Cortland NY

Tax Map #: 95.20-02-06.000-1

Zoning District Classification: 452-Area or Neighborhood Shopping Centers

Use for which Variance is requested: _____
For banners and sandwich signs to advertise the business.

Applicable Section(s) of Zoning code: Article XVIII, Section 178-112(B) ^{111 B} TABLE 2

Signature:  Robert Owen Date: 12-20-18

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: The banners are situated in a busy commercial district and they are only 27 inches wide.

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

Reason: The location of SuperCuts is well over 100 yards from the street. With the closure of KMart, the foot traffic past the store is greatly reduced. In order for the business to remain viable, traffic must be attracted from the heavy vehicular traffic driving by, and the store front is not conspicuous from the street.

Zoning Board of Appeals Area Variance Findings & Decision

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

Reason: The size of the banner is 27 inches wide by 133 inches high.

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

Reason: The banner is attached to an aluminum pole that is simply inserted into the ground and can easily be removed.

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

Reason: The loss of KMart dramatically reduced foot traffic necessitating another method to draw passing by clientele.

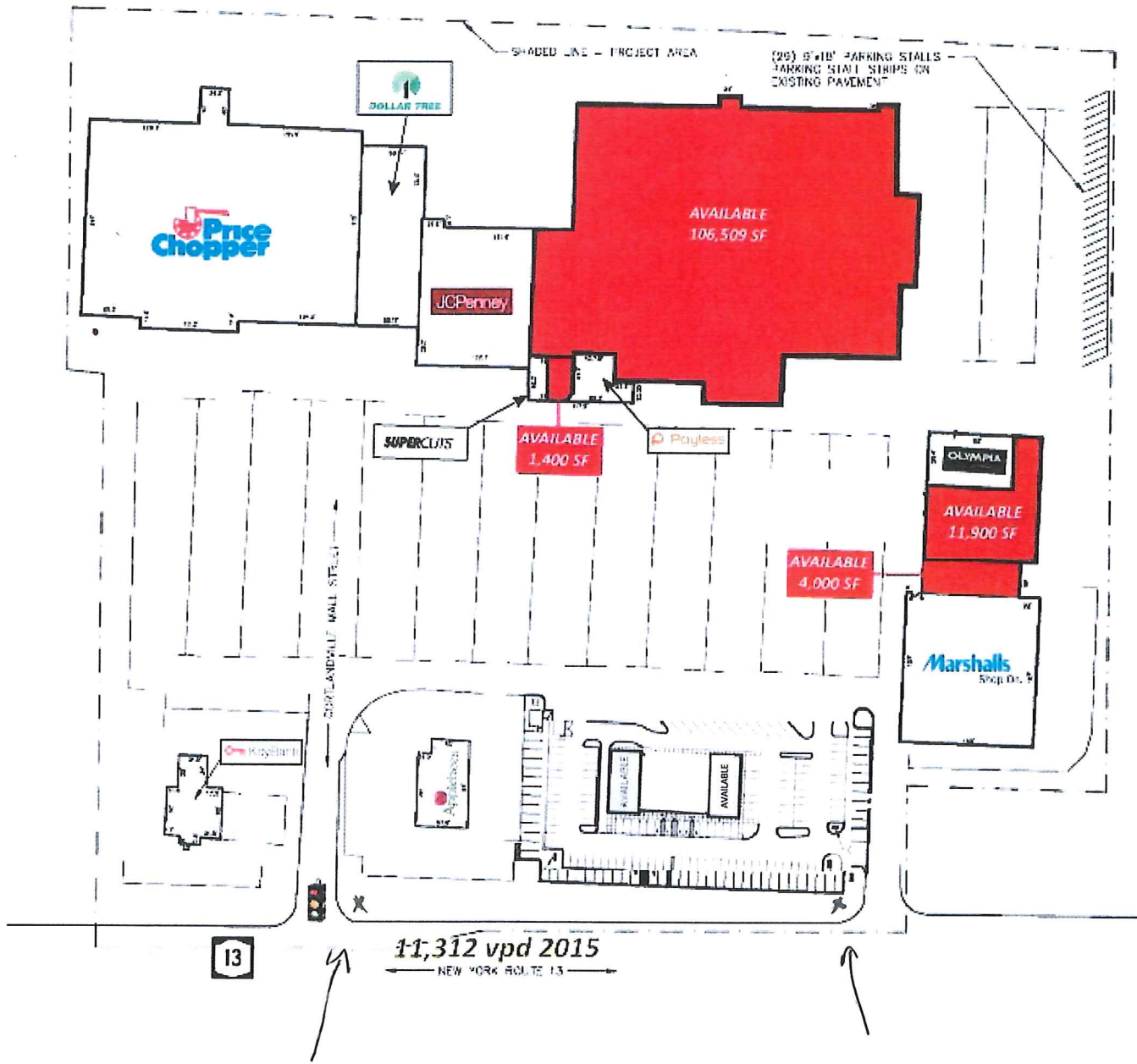
DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

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: _____





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