

City of Cortland

APPLICATION FOR A USE VARIANCE

Appeal Concerns Property at the following address:

Property Owner: _____

OFFICE USE ONLY	
Date Application Filed:	_____
Date referred to County:	_____
Date of Public Hearing:	_____
ZBA decision:	_____ Date _____
Fee:	\$250

(If property is not owned by the applicant, the applicant must submit a statement by the property owner authorizing the applicant to appeal on his/her behalf.)

(this section for office use only)	
Zoning District: _____	County Tax No: _____
GML referral	Y/N
Flood District	Y/N
Historic District	Y/N
Area Variance Required	Y/N
Site Plan Review Required	Y/N
SEQR Action Type:	1 / 2 / UL
Approval Date:	_____
Approval Date:	_____
Approval Date:	_____
Approval Date:	_____
Approval Date:	_____
Conditions:	_____

The applicant's appeal from a decision of the Zoning Enforcement Officer concerns the following:

Denial for the Proposed Activity and use:

Certified survey map of property must be included with this application.

TEST: No use variance will be granted without showing by you (the applicant) that applicable zoning regulations and restrictions have caused unnecessary hardship. The following tests must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit. Please briefly describe below how each of the four variance tests are met on the next page. Attach all supporting materials.

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1. The applicant cannot realize a reasonable return, as shown by competent financial evidence. The lack of return must be substantial. Proof:

2. The alleged hardship relating to the property is unique. (The hardship may not apply to a substantial portion of the zoning district or neighborhood.). Proof:

3. The requested use variance, if granted, will not alter the essential character of the neighborhood. Proof:

4. The alleged hardship has not been self-created. Proof:

Applicant: _____ *Telephone:* _____

Mailing Address: _____

Signature: _____ *Date:* _____

The original application must be submitted, with the fee, to the City Clerk's Office. Lack of a completed application may cause delay in the process.

In addition, per City of Cortland local law three of the year 2008, Creating chapter 101 of the Code of the city of Cortland entitled "Engineering, Legal and consulting fees" Resolved, that the minimum escrow account schedule for third party review shall be as follows:

<u>Project construction Cost</u>	<u>Escrow Account Minimum</u>
Less than \$100,000	\$ 500.00
\$100,000 to \$499,999	\$2,000.00
\$500,000 to \$999,999	\$3,000.00
\$1,000,999 to \$1,999,999	\$4,000.00
Greater than \$2,000,000	\$5,000.00

Applicant shall make payment at time of application submittal. In the event professional fees exceed amount initially required, applicant will be responsible for additional payment. Unused portions of the escrow account shall be returned to the applicant.