

**CITY OF CORTLAND**  
**APPLICATION FOR AN AREA VARIANCE**

Appeal Concerns Property at the following address:

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Property Owner:

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CLERK'S OFFICE USE ONLY

Date filed with Clerk: \_\_\_\_\_

Date sent for County referral \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

ZBA Decision: \_\_\_\_\_ Date \_\_\_\_\_

Fee: \$50 residential \_\_\_\_\_

\$75 other \_\_\_\_\_

(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

SEQR Action Type: 1 / 2 / UL

Approval Date: \_\_\_\_\_

Flood District

Y/N

Approval Date: \_\_\_\_\_

Historic District

Y/N

Approval Date: \_\_\_\_\_

Site Plan Review Required

Y/N

Approval Date: \_\_\_\_\_

Conditions:

\_\_\_\_\_

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

Denial for the Proposed Activity:

State what type and size of an area variance you are requesting (i.e., yard waiver, lot coverage: indicate on survey map):

Describe the character of the neighborhood:

Applicant: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

The following test will be considered by the Zoning Board of Appeals to determine whether the variance in weighing the granting or denial of the area variance request.

Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance:

Whether the requested area variance is substantial:

Whether the proposed variance will have an adverse effect or impact on the physical environmental conditions in the neighborhood or district:

Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board, but shall not necessarily preclude the granting of the area variance:

**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.**