

**Zoning Board of Appeals
City of Cortland
AUGUST 12, 2013**

A regular meeting of the Zoning Board of Appeals was held on Monday, August 12, 2013 at 5:00 PM in the Mayor's Conference Room at City Hall.

Present: Chairman Mary Kay Hickey, Commissioner David Funk, Wayne Hansen, Michael Stoll, Jr., Christine Place

Absent: Commissioner Stephen Brown, Phyllis McGinley

Staff: Zoning Officer Bruce Weber
Deputy Fire Chief William Knickerbocker

The meeting was called to order at 5:00 PM.

Item #1 – 107 Maple Avenue – Breuilly – R2 – Area Variance – Extend & resurface driveway and construct shed

Applicant Alex Breuilly was present. The variances sought are for lot coverage and placement of a shed in a side yard.

Work to be done:

- Leveling, resurfacing and extending width of driveway
- Construction of utility shed on property

Motion to Close Public Hearing: Comm. Stoll
Seconded by: Comm. Hansen

Approved: Ayes – 5
Nays – 0

Criteria for Area Variance:

1. 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 variance.
 - No.
2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.
 - No, no other location on site for shed, but he could place the shed 2 feet from each property line, rather and 1 foot
3. Whether the requested area variance is substantial.
 - Yes.
4. Whether the proposed variance will have an adverse effect or impact on the physical environmental conditions in the neighborhood or district.

