

MONUMENT SIGNAGE

Applicant seeks a variance to permit a monument sign be placed on property of another.

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.

The site is literally surrounded by other commercial uses with monument signs galore which provide the public with proper directions. Applicant's use of the site will not change the character of the neighborhood or be a detriment to nearby properties. A proposed rendering of the monument sign is annexed hereto.

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

The location of the monument sign was determined to provide the public with notice of the entrance to applicant's site as well as the County Rail Trail. At present, there is no signage for the rail trail.

Whether the requested variance is substantial.

The variance is not substantial in that the wall mounted lights are decorative only and only shine downward.

Despite the dimensional extent of the requested variance, substantiality is not measured by mathematical means alone. Instead, it must be assessed by consideration of the facts and circumstances surrounding potential impacts if the variance is granted. Soho Alliance v. New York City Bd. Of Standards and Appeals, 264 AD2d 59 (1st Dept 2000). Indeed, the spatial extent of the requested variance is ameliorated by the absence

of any tangible, detrimental effect cast by the variance. The requested variance is not substantial when considered in the context of the surrounding area.

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

The granting of this variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. This building will be “off the beaten track” and not subject to through traffic. The only users of Love Road will be customers of Applicant and those who may wish to access the Dutchess County Rail Trail using an easement donated by Applicant to the County.

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

While one could argue that the alleged difficulty is self-created, Applicant is, in fact, providing an aesthetic value to the entrance of the building. A self-created hardship cannot solely be the reason for the denial of a variance. See Byron Associates v. Zoning Board of Appeals of the Town of Mamaroneck, 142 AD2d 643 (2d Dept. 1988) and Springer v. Zoning Board of Appeals of the Town of Somers, 109 AD2d 888 (2d Dept. 1985).

CONCLUSION

It is respectfully submitted that area variances which are the subject to this application be granted in each and every respect.

COUNTY OFFICE BUILDING PHOTO



Sent from my iPhone

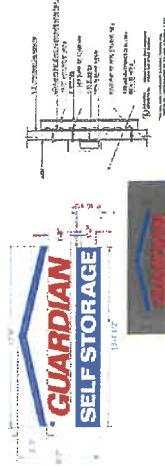
MONUMENT SIGN RENDERING

PROJECT NO: 01-28-1R
 DATE: 23 NOV 21
 DRAWN BY: AD

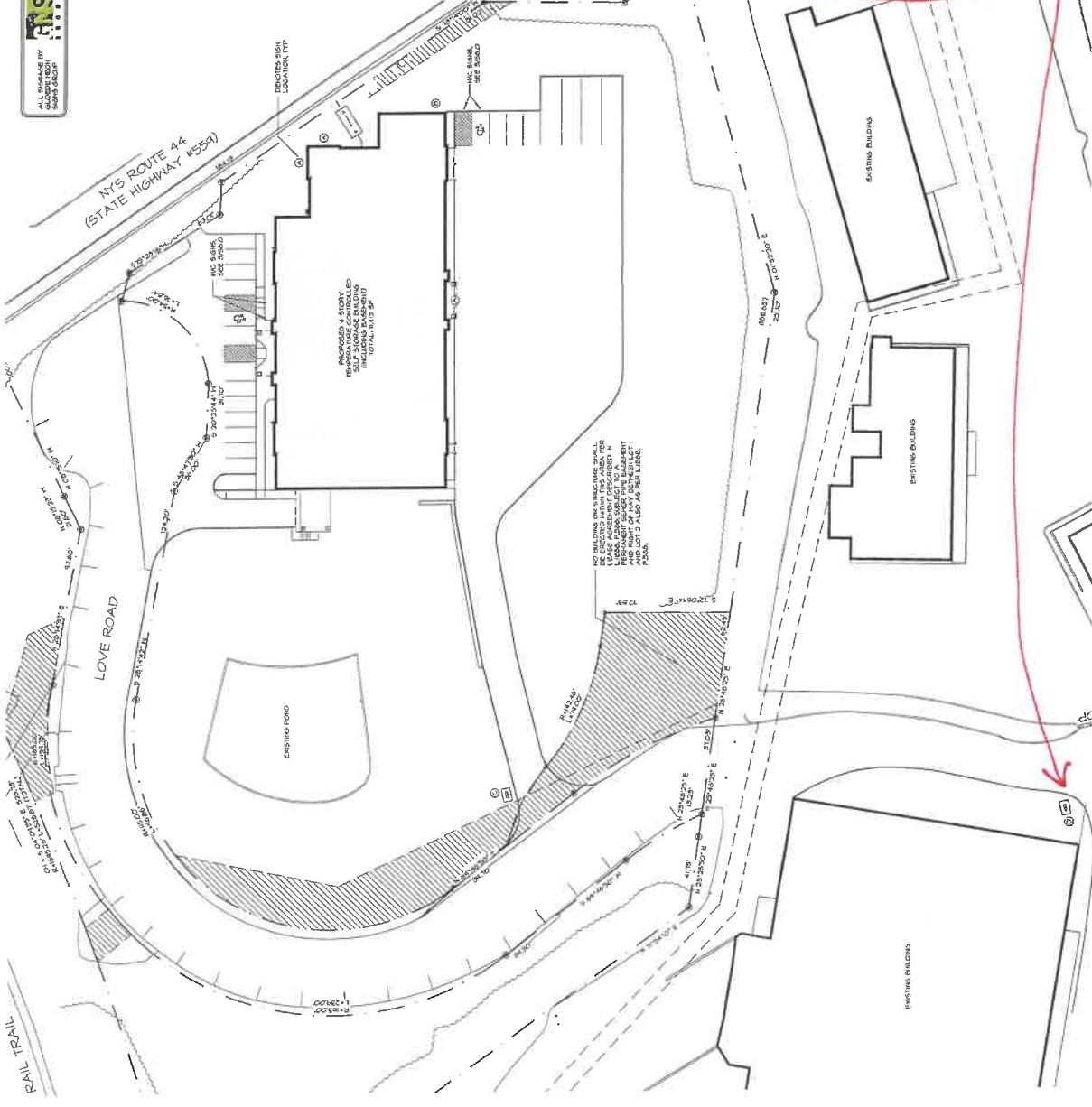
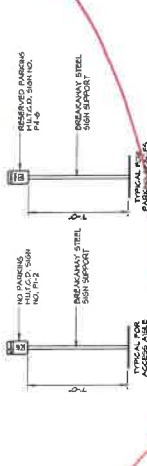
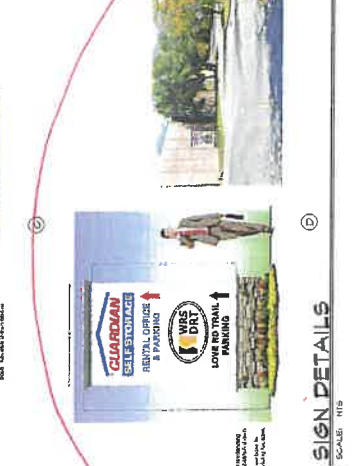
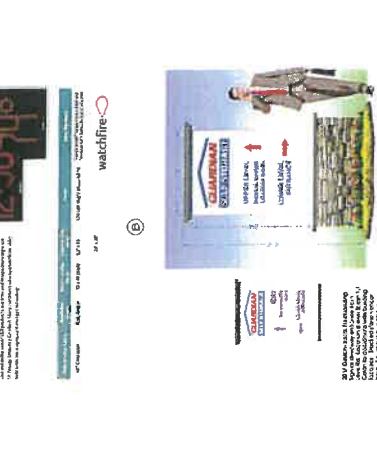
REVISION	DATE	DESCRIPTION

PROPOSED SIGN LOCATION PLAN AND DETAILS
 MAURI ARCHITECTS PC
 13 WAGON STREET POUGHKEEPSIE NY 12601 845-452-0250 mauri@mauricons.com

TEMPERATURE CONTROLLED FACILITY
 SELF-STORAGE
 2 LOVE ROAD
 POUGHKEEPSIE, NY



TIME & TEMP
 Standard Night Time
 236719
 watchfire



PROPOSED SIGN LOCATION PLAN
 SCALE: 1" = 30'-0"
 NORTH