

City of Syracuse
Office of Zoning Administration

VARIANCE APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date: 1/18/2023 Case: V-23-02 Zoning District: RA (1977) RB

VARIANCE REQUESTED (Check applicable and briefly describe.)

- Area Variance: side yard screening of parking area
Cited Zoning Ordinance: _____
Part(s), Sec(s), Art(s): _____
- Use Variance: non-conforming use in Residential Zone
Cite Zoning Ordinance: _____
Part(s), Sec(s), Art(s): _____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>1152 Grant Blvd</u>	<u>012.-05-03.0</u>	<u>Samantha Connors</u>	<u>2022</u>
2) <u>1154 Grant Blvd</u>	<u>012.-05-04.0</u>	<u>Samantha Connors</u>	<u>2022</u>
3) <u>1142-1144 Grant Blvd</u>	<u>012.-05-02.0</u>	<u>Ka Toe</u>	<u>2018</u>
4) _____	_____	_____	_____

As listed in the **Department of Assessment** property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) resubdivision application 2) _____ 3) _____

PROJECT CONSTRUCTION (Check all that apply and briefly describe.)

- Demolition (full and partial): _____
- New Construction: HC ramp
- Façade (Exterior) Alterations: new signs, window replacements
- Site Changes: new parking area, new lawn

PROJECT INFORMATION (Briefly describe, as applicable.)

Business/Project Name: Sammi's Beauty Box LLC

Current Land Use(s): non-conforming use in Residential Zone

Proposed Land Use(s): non-conforming use in Residential Zone

Number of Dwelling Units: none

Days and Hours of Operation: Monday - Saturday 9am - 6pm

Number of Onsite Parking Spaces: proposed 7 new

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

Use Variance for continued non-conforming commercial use in residential district; new parking.

USE VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf)

A Use Variance is permission to establish a land use which is not allowed by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that this has caused an unnecessary hardship using all of the four tests below. **Briefly describe below how each of the required Use Variance tests is met and attach all supporting materials.**

1. Describe how the property is incapable of earning a **reasonable return** on initial investment if used for any of the allowed uses in the district (actual "dollars and cents" proof must be submitted):

~~The only permitted uses in a Residential zone would require construction to converted to another use, such as apartments. For "new construction" residential, a good investment is 14% Rate of Return. When comparing the construction costs to the HUD Fair Market Rent rate for two bedroom apartments of \$966 per month, the project loses money (negative rate of return) of -1% per year.~~

~~To get to brake-even, monthly rent would need to be \$1150 per month, near the HUD rate for a three bedroom apartment. These rents would be above the neighborhood rates and very difficult to rent.~~

2. Describe how the property is being affected by **unique circumstances**, or at least highly uncommon circumstances:

~~The current building has existing since the 1970s on this site. The monument sales went out of business, and it was purchased by the previous owner, who sought to open a convenience store, which was denied, due to neighborhood opposition.~~

~~During the hearing, the neighbors repeated the comments that they wanted a low traffic business of some sort, rather than a high volume traffic business. They were also concerned about the large numbers of visitors from outside the neighborhood.~~

~~The beauty/barber establishment would have a maximum of 7 patrons per hour. The new owners propose construction of a new parking area, to eliminate the existing parking area which requires backing-out into traffic on a busy corner.~~

3. Describe how the variance, if granted, will not alter the essential **neighborhood character**:

~~We believe that the building is about 50 years old, so it has existed in the neighborhood as a commercial use. We believe its continued use as a beauty/barber shop will not change the residential character of the neighborhood.~~

~~The new parking lot and HC ramp are proposed to be moved from Pleasant Avenue to the side lot at 1152. The present parking area would be converted to lawn, matching the adjacent residential properties. This change would actually improve the appearance of the neighborhood.~~

~~It will provide new local services within walking distance to the neighborhood residents.~~

4. Describe how the hardship is not **self-created**:

~~The previous owner, Mr. Nasher refused to hire a lawyer or real estate agent. This caused the buyer to pay their lawyer to to all the work of the property sale. Mr. Nasher flat out lied and submitted false documents, stating that this building was zoned as commercial. This is a separate matter that the owner is taking to court.~~

~~The present owners would not have used all of their savings to purchase a building that did not have continued commercial use.~~

AREA VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf)

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety and welfare through a five-part balancing test. *Briefly describe how an Area Variance would affect the community using the following five tests and attach all supporting materials.*

1. Describe 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 properties were originally one lot divided into two lots. The owner proposes a new resubdivision of the two lots back into one lot, so that parking will be on the same lot as the building.~~

~~Until this is accomplished, we as Waver of side yard setback and parking area screening towards the commercial building. Without such a waver the amount of off-street parking would have to be reduced.~~

2. Describe whether the benefit sought by the applicant can be **achieved by some other method** which will be feasible for the applicant to pursue but would not require an area variance:

~~Given the lot's narrow width and small size, there are not alternate designs for parking. The only alternative would be to keep the existing parking area that faces Pleasant Street, and even that would require a variance for parking in the side yard of a corner lot.~~

3. Describe whether the requested area variance is **substantial**:

~~The parking will be visually screened from the adjacent residential properties, so they will see the lack of screening between the parking lot and the existing building.~~

4. Describe whether the proposed area variance will have an **adverse effect or impact** on the physical or environmental conditions in the neighborhood or district:

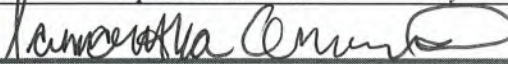
~~The proposed creation of a new parking area and the removal of the existing parking area actually has a positive impact on the neighborhood.~~

5. Describe whether an alleged difficulty is **self-created**.

~~See above description in the User Variance.~~

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Samantha	Connors	member	Sammi's Beauty Box LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
136 Wooden Ave	Warden	Syracuse	NY	123208	Phone: 315.516.0062
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: sammisbeautybox@yahoo.com</i>
* Signature: 			Date: 1-9-23		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	
* Signature:			Date:			

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	
* Signature:			Date:			

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	
* Signature:			Date:			

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

William	Pitcher	R..A.	Pitcher Architect PLLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
124 Feigel Avenue		Syracuse	NY	13203	Phone: 315 474 1219
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: JobsPitArch@gmail.com</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>	

Variance Application

INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDED**, and **NOT BOUND** to the City of Syracuse Office of Zoning Administration, City Hall Commons – Room 500, 201 East Washington St., Syracuse, NY 13202-1426. Faxed or emailed submissions will not be processed.

Please submit **ONE (1) COPY** of the following:

- APPLICATION** – filled out completely, dated, and **signed by property owner as instructed**.
- DENIAL OF PERMIT** – provided by the City of Syracuse Central Permit Office at 315-448-8600.
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed.
- PHOTOGRAPHS (COLOR)** of the **PROJECT SITE** keyed to a property survey or site plan.
- PHOTOGRAPHS (COLOR)** of the **STREETSCAPE**, including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.
- APPLICATION FEE** – \$25 check or money order made payable to the Commissioner of Finance.

Please submit **THREE (3) FULL-SIZE AND TO-SCALE SETS** for review purposes, and **ONE (1) REDUCED SET** (11X17, or smaller) for copying, of the items listed below. All plans must include a title block with author, date, scale, and Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below.

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating **boundaries, easements, and current conditions** including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey:
 1. **Zoning** (density, setbacks, bldg. and parking surface coverage, screening) and **onsite parking requirements**
 2. **demolitions** and **post demolition** conditions
 3. **structures, facilities, utilities and drainage**
 4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 5. **loading dock** and delivery areas
 6. **dumpsters** and/or trash receptacles
 7. **landscaping** including type, height, and number of plantings
 8. **screening/ fencing including type and height** including parking, dumpsters, and site
 9. **lighting** including structure heights and luminaries wattage
 10. **ground signs**
 11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awnings
- EXTERIOR BUILDING ELEVATIONS** illustrating proposed exterior (façade) alterations, if applicable, with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings (plans), if available.)

FLOOR PLANS with all uses, dimensions, and square footages clearly labeled.

Commercial Layouts

1. Customer areas
2. Employee areas
3. Storage areas and restrooms
4. Office space
5. Counters, tables, chairs, booths
6. Stages, dance floors, DJ booths
7. Shelving and display areas
8. All kitchen equipment
9. Coolers, freezers, etc
10. Vending machines, amusement games, etc

Residential Layouts (Dwelling units)

1. Common areas (living and dining room, kitchen)
2. Bathrooms, hallways and closets
3. Bedrooms

USE VARIANCE & RESUBDIVISION

1152 & 1154 Grant Blvd.

January 5, 2023



PITCHER architect PLLC

124 Feigel Avenue | Syracuse, NY 13203
315.474.1219 | JobsPitArch@gmail.com

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See attached drawings L-1, L-2, L-3, A-1, A-2, A-3 and A-4

EXECUTIVE SUMMARY

Three properties are involved re-combining 1152 Grant with 1154 Grant, and including existing easement on 1142 Grant. Two approvals are sought from the City: a Use Variance for continued use of non-conforming commercial uses in a residential zone, and re-subdivision by combining two lots into one lot. The use variance also requests waiver of side yard screening between the 1154 building and the 1152 proposed parking, which will be unnecessary when the re-subdivision is completed, but will permit issuance of the building permit during the re-subdivision process.

PROPOSED USE OF PROPERTY

The existing building is a commercial style building of 1960's design, with brick and stucco walls, flat roof, and areas with brick veneer. It had been in continuous use as a sales room and fabrication shop for cemetery headstones until about 5 years ago.

The property was purchased by the previous owner, who proposed a convenience store. The neighborhood largely objected to the large volume of traffic and on-street parking that such a store would create. The residents felt the increased activity on the lot would be detrimental to the character of the neighborhood. They repeatedly stated that some low-traffic uses would be more appropriate: a professional services business, a beauty shop, and corporate offices for a contractor. The proposed use is a beauty/barber shop, having four women's styling and three men's barbering chairs. At this time, the staff is proposed to be one women's hair dresser and one men's barber. A new parking lot is proposed for seven off-street parking spaces.

THE NEW OWNERS AND BUSINESS

Samantha Connors and her husband have operated a beauty/barber shop in Mattydale for the last 20 years, without any nuisance complaints during that time. The business slogan is “quality hair care services at affordable prices.” They recently purchased a home in this neighborhood, and wanted to move their business closer to their home. Samantha has gone door-to-door through the neighborhood to introduce herself and explain that she planned to move her existing shop into this buildings. She left all of her contact information with everyone that she talked to. Everyone she met was very happy to hear that the vacant building was going to have a new business. The proposed Use Variance is necessary for legal operation under NYS Education Law licensing requirements.

Regarding potential negative impacts of the shop, the owners propose new parking lot which will move the existing parking from Pleasant Avenue to an interior lot, with access off Grant Boulevard. The present parking area requires backing into the street near a street intersection, which the city traffic planner has deemed as non-conforming under the Zoning Ordinance. So the proposed change of parking will have a positive effect on the neighborhood.

The new business will provide new local services within walking distances of the neighborhood homes. As a long term plan, the owners are considering hiring additional staff if additional business activity increases. So there is a potential for new local employment for residents.

The new business will have on-site occupants attending to the appearance, maintenance and repair of the property.

THE USE VARIANCE & RE-SUBDIVISION

The applicants do not know how the “non-conforming commercial use in a residential neighborhood” was created. Whether the building existed before the last rezoning in 1970s, or it was always a residential lot, and the Use Variance was granted for construction of the building. In either case, the property was in commercial use until several years ago. Besides the existing building on 1154 Grant, the new proposed parking on 1152 Grant requires a Use Variance for use as a parking lot in a Residential zone. Given 1152’s narrow width and shared-driveway access, it is very unlikely that the lot would ever be purchased for construction of a new house. Also removal of the existing parking area on 1154 would increase on-street parking. So use of 1152 as a parking lot improves traffic safety and visual appearance of the Pleasant View side yard. So 1152 doesn’t have any economic value except as parking for the business. For these reasons the owners wish to combine the two lots into one lot.

The below economic analysis shows, that conversion of the building to the permitted use of residential dwellings, does not produce a reasonable return on the investment. The level of rents

required to make such a conversion possible are over-priced for this neighborhood, and would likely not attract tenants. The continued commercial use of the building requires minor interior renovation costs, with the new parking lot being the major improvement.

The economic analysis is based on published cost data (RSMeans). The “square foot construction cost of 1 to 3 story apartment buildings” has been modified to show only those portions of total cost that would be necessary for conversion. Existing portions of the building are shown a zero dollars.

The Use Variance is not a self-created hardship. The seller presented documents to the buyer’s lawyer that the property could be used as a commercial property. Based on those assurances, they purchased the property. However, the Use Variance is necessary for continued commercial use.

THE NEIGHBORHOOD PHOTOS



FRONT (1154 GRANT)



SIDE (WEST, PLEASANT VIEW)



PLEASANT VIEW (LOOKING NORTH)



GRANT (LOOKING WEST)



LOOKING SOUTH WEST



LOOKING SOUTH



LOOKING SOUTH EAST



LOOKING EAST



1152 GRANT (LOOKING NORTH)

ECONOMIC ANALYSIS

Following is the estimated construction costs for conversion to a residential property.

APARTMENTS, 1-3 STORY

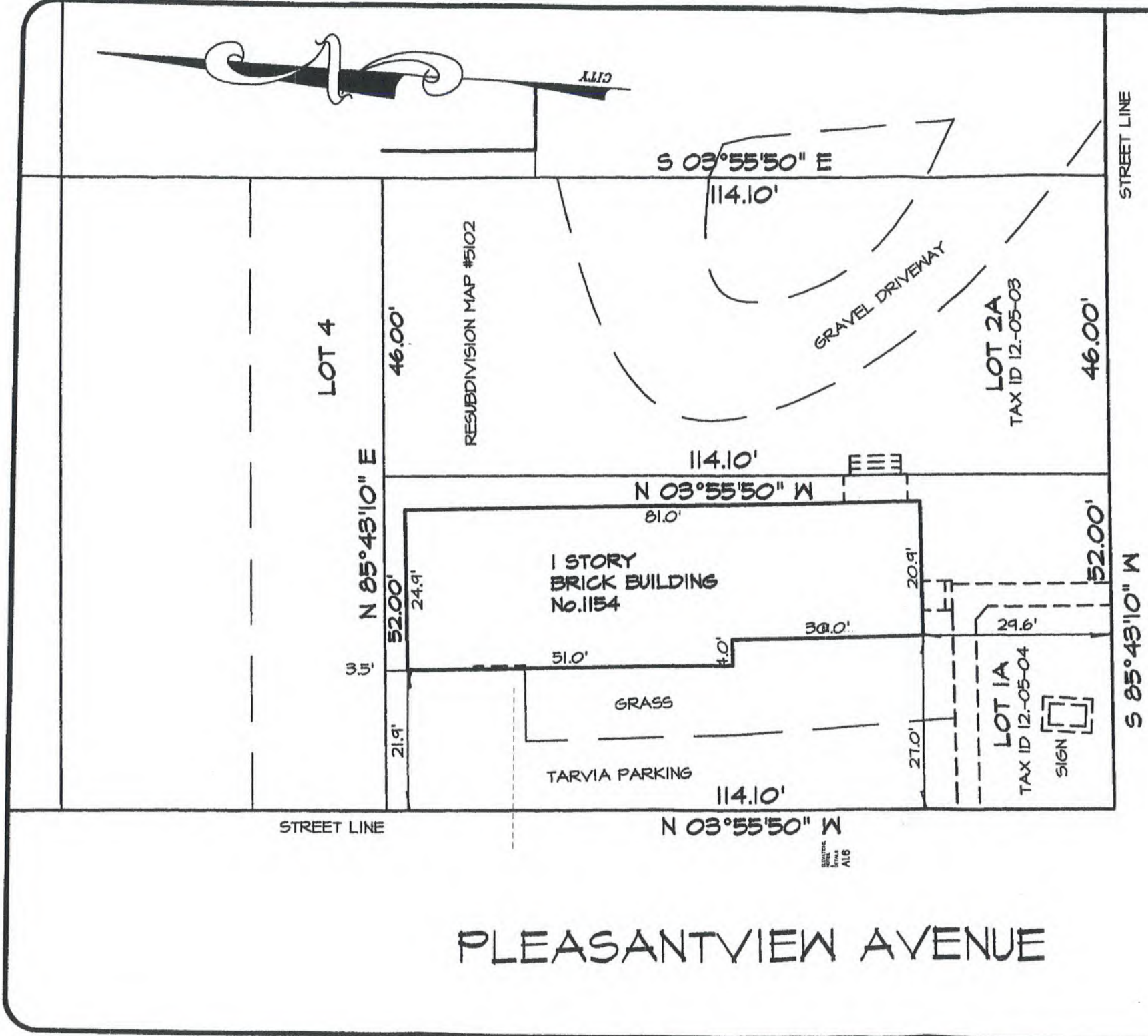
Property: 1154 Grant Blvd, 2022

Units of measure	SQ. FT.
SF floor slab	1,875
SF floor	1,875
SF roof	1,875
SF ground	-
SF ceiling	1,875
SF exterior walls	2,120
SF interior walls	1,340

COST OF CONSTRUCTION

		UNIT	UNIT COST	COST/ SF	EACH	BUILDING COST
A. SUBSTRUCTURE						
Standard foundations	Poured concrete; strip & spread footings, 4' foundation wall	SF ground	8.85	4.01	0	-
Slab on grade	4" concrete	SF slab	5.23	2.36		4,433
Basement Excavation	Site prep for slab, and trench for foundation walls	SF ground	0.28	0.12	0	-
B. SHELL						
B10 SUPER STRUCTURE						
Floor Construction	Wood beam, joists & columns, fireproofed	SF floor	16.13	14.61		27,388
Roof Construction	Wood roof truss, 4/12 slope	SF roof	7.14	3.23		6,064
B20 EXTERIOR ENCLOSURE						
Exterior Walls	Ashlar stone veneer & wood stud 80% SF wall	SF ex wall	36	21.07		35,743
Exterior Windows	Aluminum 20% SF wall	SF ex wall	498	4.81		2,039
Exterior Doors	Steel, hollow metal with frame	each	2,949	0.71	4	11,796
B30 ROOFING						
Roof Covering	Built-up tar and gravel with flashing, EPS insulation	sf roof	6.63	9.01		16,891
C. INTERIORS						
Partitions	Gyp bd on wood studs	SF partitions	6.77	8.18		10,961
Interior Doors	Single leaf, frames & hardware	each	1,321	13.59	10	13,210
Fittings	Cabinets, base & wall, laminate counters	SF floor	4.62	6.28		11,770
Stair Construction	wood stairs with railings	flight	2,820	1.02	0	-
Wall Finishes	95% paint, 5% ceramic wall tile	SF surface	1.29	3.11		5,834
Floor Finishes	80% carpet tile, 10% vinyl tile, 10% ceramic tile	SF floor	5.04	6.86		12,866
Ceiling Finishes	Painted gyp board	SF ceiling	3.87	5.26		9,860
D. SERVICES						
D10 CONVEYING						
Elevators & lifts	Hydrolic passenger elevator	each	110,475	6.67	0	-
D20 PLUMBING						
Plumbing fixtures	Kitchen, bath, laundry, service, supply and drainage	each	1,824	8.70		16,305
Domestic Water	Electric water heater	SF floor	8.15	11.07		20,764
Rain Water Drainage	Roof drains	SF roof	1.35	0.61		2,531
D 30 HVAC						
Heating	Gas fired hot water, baseboard radiation	SF floor	7.38	10.03		18,802
Cooling System	Chilled water, air cooled condenser	SF floor	8.06	10.95	0	-
D 40 FIRE PROTECTION						
Sprinklers	Wet pipe, light hazard	SF floor	3.21	4.36		8,178
D 50 ELECTRICAL						
Electric service & distb	800 amp service, panel board & leaders	SF floor	2.48	3.37		6,318
Lighting & branch circuits	incandescent fixtures, recepticles, switches, AC & misc. power	SF floor	6.7	9.10		17,070
Comm & Security Syst.	Alarm system, emergency lighting, phone wiring	SF floor	1.63	2.21		4,153
E. EQUIPMENT						
Kitchen	Gas ranges and dishwashers	SF floor	1.37	1.86		3,490
TOTAL BARE COSTS						\$ 266,467
Contractor Fees	General conditions, overhead 5%, profit 10%	25%				\$ 66,617
Design Fees		7%				\$ 18,653
TOTAL CONVERSION COSTS						\$ 351,736

PRO FORMA - Two 2-bedroom apartments		
EXPENSES	Monthly	Annually
Mortgage: \$360,000 at 7% for 15 years = \$8.99 per \$1000	\$ 3,236.40	\$ 38,837
City Taxes		\$ 1,700
County Taxes		\$ 1,450
Insurance		\$ 2,200
Water		\$ 290
Repairs		\$ 2,000
Depreciation: 27 years		\$ 13,027
Snow & Grass		\$ 900
TOTAL ANNUAL EXPENSE		\$ 60,404
BREAK-EVEN POINT: 2 APARTMENTS X 12 MONTHS = 24 PAYMENTS PER YEAR		\$ 2,516.84
	per apt	
HUD FAIR MARKET RENT (40th Percentile, 2022, Syracuse, NY)	\$ 966	\$ 1,932
Monthly lost income		\$ 585
Annual lost income		\$ 7,018



PLEASANTVIEW AVENUE

GRANT BOULEVARD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209

REVISED 10/30/20 TO SHOW RESUBDIVISION INTO LOTS 1A & 2A

SUBJECT TO ANY AND ALL STATEMENTS OF FACT AN UP-TO-DATE ABSTRACT OF TITLE MAY REVEAL



LOCATION SURVEY ON LOTS 1A AND 2A, OF THE SYRACUSE TERRACE TRACT CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK, KNOWN AS No.1152 & 1154 GRANT BOULEVARD

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

GLEN A. MIHAL, L.S. 1049865
LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

DATE	9/5/19
SCALE	1"=20'
REVISED	10/30/20
<i>Gam</i> Land Surveying	

SIMMUS BEAUTY BOX LLC
RENOVATIONS
1154 GRANT BLVD
SYRACUSE, NY

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124 Feigel Avenue
Syracuse, N.Y. 13203

PITCHER architect PLLC

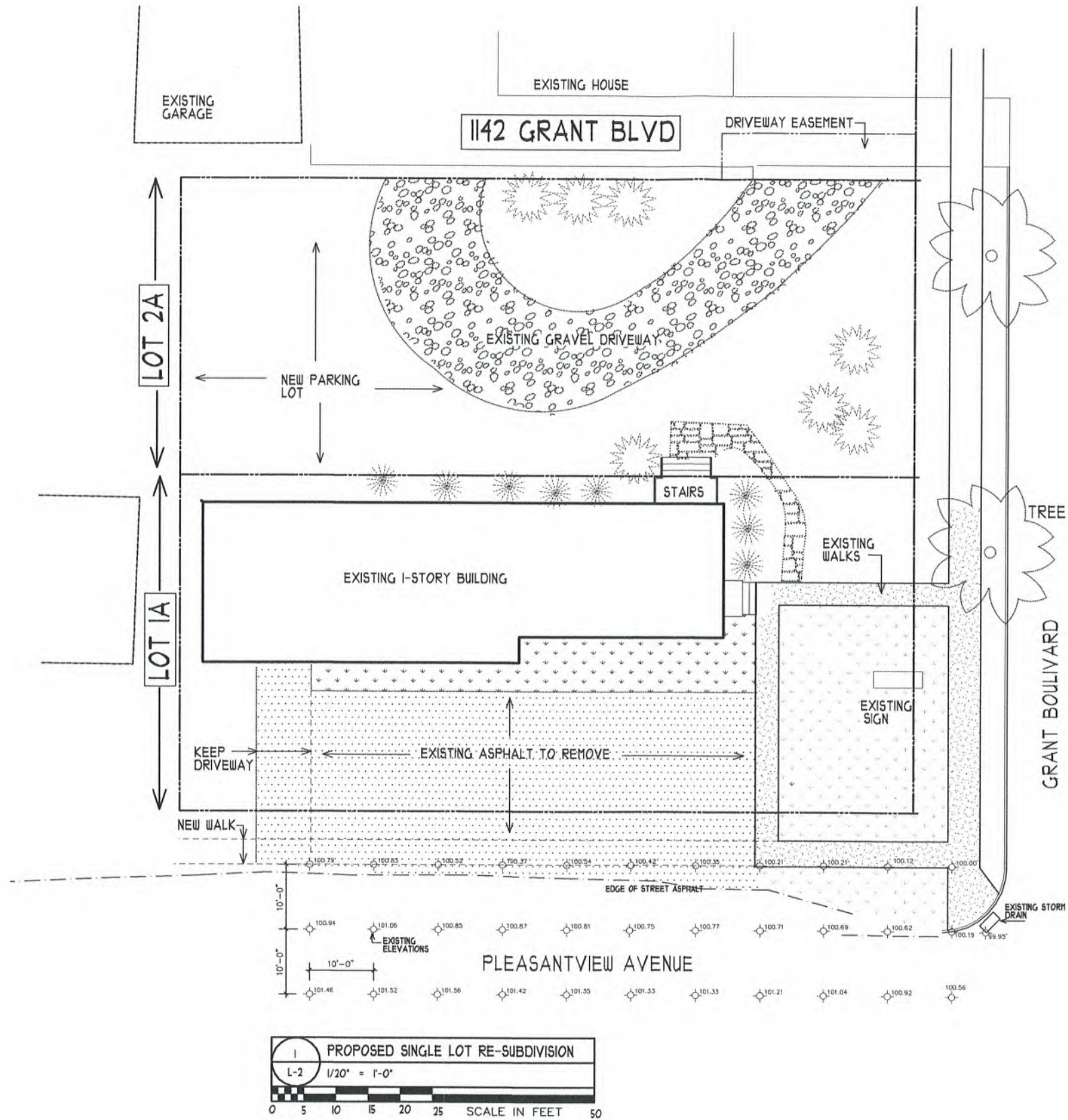
315.474.1219

JOB#: 222-35
DATE: 12-15-2022

No modifications shall be made to these drawings except as provided by N.Y.S. Education Law.

PROPERTY SURVEY

L-1



MATERIAL SYMBOLS

- EXISTING CONCRETE WALK
- GRAVEL
- GRASS LAWN
- ASPHALT PAVEMENT
- FIELD STONE WALKWAY
- NEW CONCRETE WALK

PROPOSED USE VARIANCE

EXISTING ZONING - RESIDENTIAL-A
 EXISTING NON-CONFORMING USE SINCE 1970'S
 PREVIOUS USE - CEMETARY MONUMENT SALES
 PROPOSED USE - BEAUTY/BARBER SHOP
 PROPOSE LOT 2A AS PARKING FOR LOT 1A
 ALSO REQUEST AREA VARIANCES ON LOT 2A FROM REQUIREMENTS OF SCREENING PARKING AREA TOWARDS LOT 1A.
 PROPOSE GRANTING OF USE VARIANCES TO PERMIT ISSUANCE OF BUILDING PERMIT WHILE RE-SUBDIVISION PROCESS PROCEEDS.

PROPOSED RE-SUBDIVISION

TWO LOTS WERE CREATED FROM ONE LOT
 1971 LOT WAS SUBDIVIDED INTO LOT 1A AND LOT 2A
 PROPOSE TO REMOVE PARKING AREA OF LOT 1A AND CREATE NEW PARKING LOT ON LOT 2A.
 REMOVAL OF PARKING ON LOT 1A REQUESTED BY CITY TRAFFIC PLANNER.
 PROPOSE TO RECOMBINE TWO LOTS INTO ONE LOT, AS PREVIOUSLY REQUESTED BY ZONING ADMINISTRATION.

EXISTING DRIVEWAY EASEMENT

CONTINUANCE OF THE EASEMENT ON 1142 GRANT FOR ACCESS TO LOT 2A TO COINTINUE AFTER RE-SUBDIVISION.



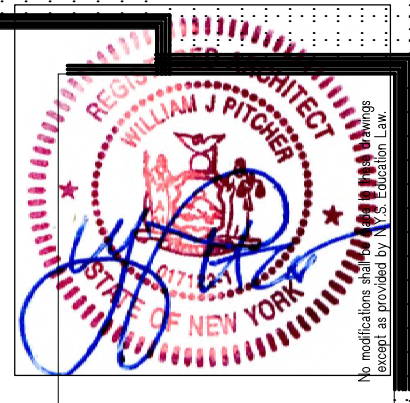
JOB#: 222-35
 DATE: 12-15-2022

124 Feigel Avenue
 Syracuse, N.Y. 13203
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SIMMUS BEAUTY BOX LLC
 RENOVATIONS
 1154 GRANT BLVD
 SYRACUSE, NY

EXISTING SITE CONDITIONS
 L-2

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No modifications shall be made to these drawings except as provided by the Architect.

JOB#: 222-35
1-11-2023
1-31-2023

124 Feigel Avenue
Syracuse, N.Y. 13203
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SIMMUS BEAUTY BOX LLC
RENOVATIONS
1154 GRANT BLVD
SYRACUSE, NY
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PROPOSED
SITE
IMPROVEMENTS
& NOTES
L-3

MATERIAL SYMBOLS

- EXISTING CONCRETE WALK
- GRAVEL
- GRASS LAWN
- ASPHALT PAVEMENT
- FIELD STONE WALKWAY
- NEW CONCRETE WALK

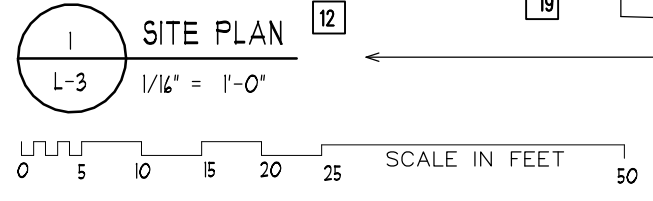
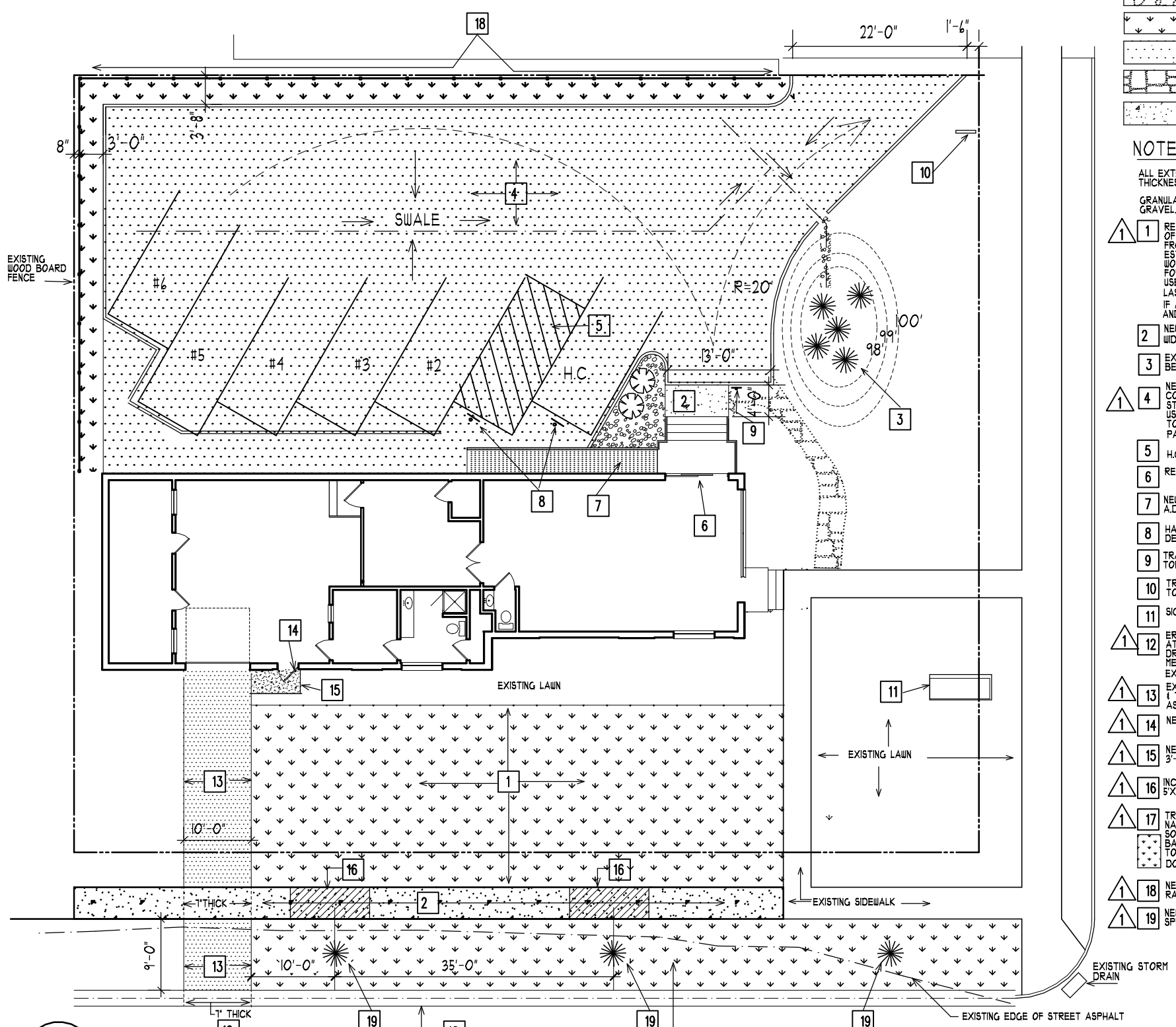
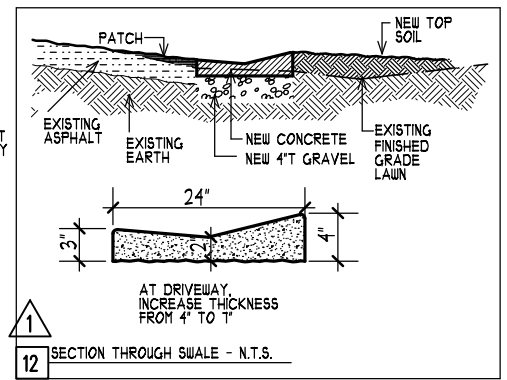
OFF-STREET PARKING:
RETAIL STORE: 1 SPACE PER 300 GSF
1,920 GSF / 300 GSF = 1 SPACES
WORKING PARKING: ON-SITE TURN-AROUND
FOR FORWARD EXITING ON TO GRANT.

NOTES

- ALL EXTERIOR CONCRETE: MIN 3500 PSI, 4% TO 1% AIR ENTRAINMENT, THICKNESS AS SHOWN, BROOM FINISH UNLESS NOTED OTHERWISE.
- GRANULAR FILLS: ACCEPTABLE RUN-OF-CRUSH STONE OR RUN-OF-BANK GRAVEL.
- 1 REMOVE EXISTING ASPHALT AND ANY GRANULAR FILL. DISPOSE OF MATERIALS OFF-SITE. ADD STOCK-PILED NATIVE SOILS FROM NOTE 14 BELOW TO BRING UP TO ROUGH-GRADE LEVEL. ESTABLISH PLANT-MIX SOIL AREA: 10'X10'X4' LAYER, TRIPLE-GRIND WOOD MULCH, OR COMPOSTED LEAF MULCH. MIX WITH NATIVE SOIL FOR FINAL MIXTURE OF 10% ORGANIC MATERIAL AND 90% NATIVE SOIL. USE MIXED SOIL AS BACKFILL MATERIAL IN TREE PLANTING PITS. LAST ACTIVITY: RAKE AND FINISH GRADE SOILS FOR LAWN, SEED. IF ADDITIONAL TREES TO BE PLANTED, EXCAVATE TO 3'X 3'X 3' PITS AND BACKFILL PER NOTE 17 WITH SOIL MIXTURE.
 - 2 NEW SIDEWALK, TO CITY OF SYRACUSE SPECIFICATIONS, MIN. 5'-0" WIDE, 5" THICK EXCEPT 1" AT DRIVEWAY, "EXTERIOR CONCRETE" MIX
 - 3 EXCAVATE RAIN GARDEN BASIN. DEPTH AND ELEVATION TO BE DETERMINED BY PARKING LOT DRAINAGE SWALE.
 - 4 NEW PARKING LOT: 4" COMPACTED GRANULAR FILL, 3" BASE COAT ASPHALT, 1" TOP COAT, 4"X4" GRANITE OR CONCRETE CURBS. STOCK PILE NATIVE SOILS REMOVED FOR GRANULAR-FILL BASE. USE NATIVE SOILS TO BACKFILL LAWN AREAS AROUND PARKING LOT TO TOP OF CURB HEIGHT, SEED LAWN, AND USE FOR NOTE 1 ABOVE. PAINT PARKING STRIPES ON NEW ASPHALT, AT 9'-0" O.C. X 18'-0" LONG.
 - 5 H.C. LOADING = 10'X20' STRIPES
 - 6 REPLACE EXISTING DOOR. SEE "U4" ON SHEET A-2
 - 7 NEW PRESSURE TREATED WOOD A.D.A. RAMP, SEE SHEETS A3 I A4
 - 8 HANDICAPPED SIGNS, SEE DETAIL 4/A-3
 - 9 TRAFFIC SIGN: 9'X12" "NO PARKING - TURN AROUND LANE" TOP AT 4'-0" HIGH, ON METAL POST
 - 10 TRAFFIC SIGN: 12'X30", TWO SIDES, "PARKING LOT -->" TOP AT 34" HIGH.
 - 11 SIGN "A" - EXISTING, TWO SIDED, SEE SHEET A-3
 - 12 EROSION CONTROL SWALE: SAW-CUT EXISTING STREET ASPHALT AT EDGE OF NEW SWALE. SET ELEVATION OF SWALE TO FREELY DRAIN TO SEWER AT CORNER. PATCH STREET ASPHALT TO MEET EDGE OF SWALE. TROWEL FINISH SWALE SURFACE. EXTERIOR GRADE CONCRETE.
 - 13 EXISTING DRIVEWAY: SAW-CUT EDGES OF ASPHALT STRAIGHT & TRUE, REMOVE EXCESS DEBRIS. NEW 1" THICK TOP COAT OF ASPHALT.
 - 14 NEW DOOR, SEE 2/A1
 - 15 NEW SIDEWALK: 4" GRANULAR FILL, 4" EXTERIOR CONCRETE, 3'-0" WIDE FROM DOOR TO DRIVEWAY ASPHALT.
 - 16 INCREASE DEPTH OF GRANULAR FILL FROM 4" TO 2'-0" FOR 5'X10' TRENCH
 - 17 TREE PLANTING TRENCH: 8'-0" W X 95'-0" L X 3'-0" D. EXCAVATE NATIVE SOILS AND STOCK PILE ADJACENT. BY VOLUME, CREATE SOIL MIX OF 90% NATIVE SOILS AND 10% ORGANIC MATTER. BACK FILL TRENCH IN 12 INCH LIFTS, COMPACT TO 80%. SCARIFY TOP FOR NEXT LIFT. EXCESS SOILS CAN BE RAKED INTO LAWN. DO THIS WORK BEFORE SIDEWALK INSTALLATION WORK.
 - 18 NEW 4'-0" HIGH CEDAR BOARD FENCE ON 2X4 PRESSURE TREATED RAILS AND 4X4 POSTS.
 - 19 NEW TREES: PROVIDED AND INSTALLED BY CITY OF SYRACUSE, SPRING OR FALL 2023.

REVISIONS

- 1 REVISION I: 1-31-2023



EXISTING STORM DRAIN

EXISTING EDGE OF STREET ASPHALT

EXISTING SIDEWALK

EXISTING LAWN

EXISTING WOOD BOARD FENCE

NYS EXISTING BUILDING CODE 2020

CHANGE OF USE WITHIN GROUP "B" BUSINESS.
 EXISTING: MONUMENT SALES OFFICE
 PROPOSED: BEAUTY SALON & BARBER SHOP

PROVIDE NEW 2ND EXIT DOOR IN WORK ROOM.
 PROVIDE NEW HANDICAPPED RAMP.
 PROVIDE NEW H.C. LOADING AND PARKING SPACES
 PROVIDE NEW H.C. BATHROOM.

SYRACUSE ZONING CODE

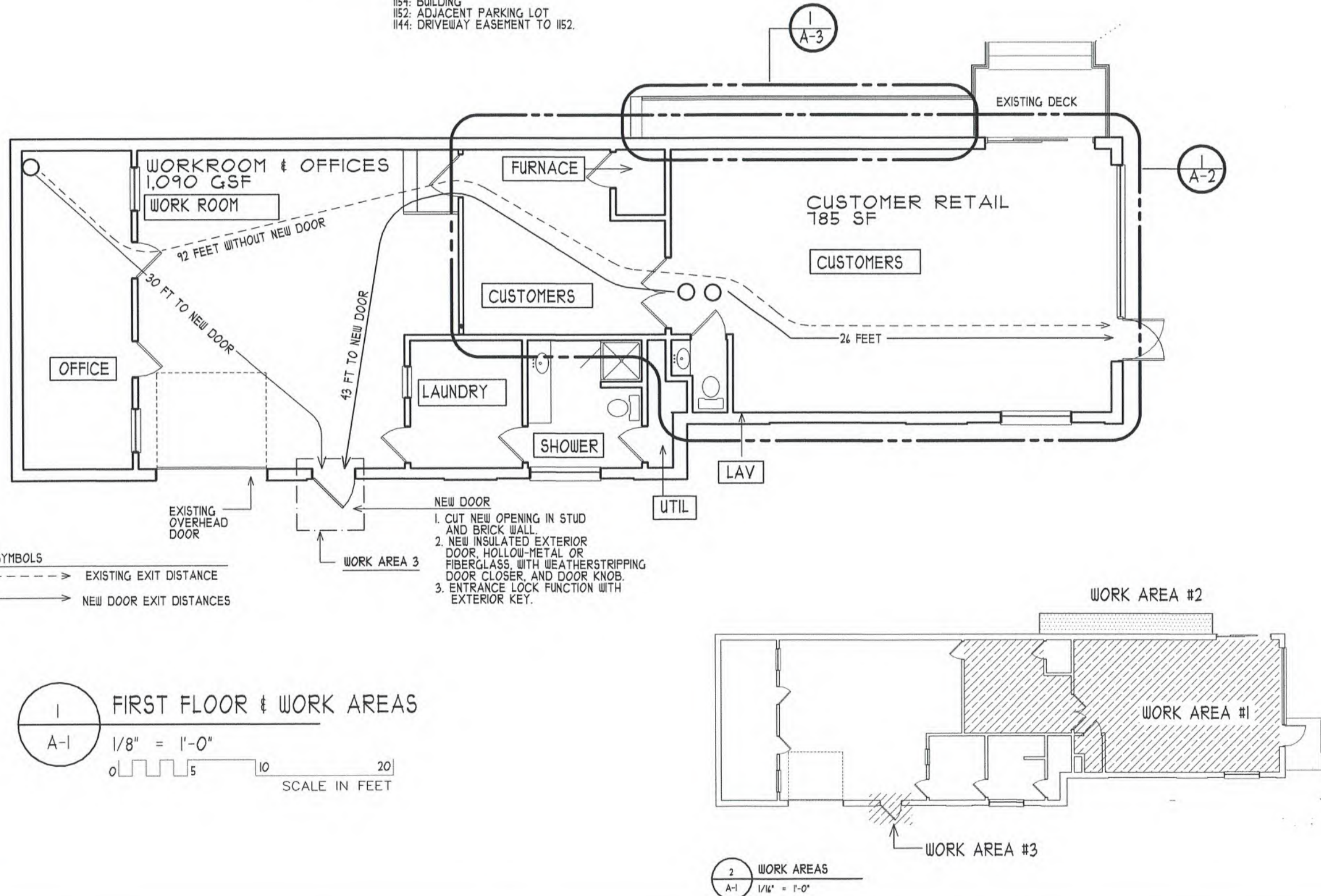
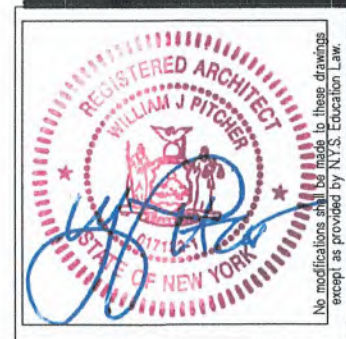
EXISTING USE AS A COMMERCIAL BUILDING
 REQUIRES APPROVAL OF A USE VARIANCE
 FOR A NON-CONFORMING USE.

BUILDING AREA: 1,815 GROSS SQ.FT.
 CUSTOMER AREA: 185 NET SQ. FT

C-III-L: PERSONAL SERVICE 1/300SF
 1 SPACES REQUIRED

USE VARIANCE INCLUDES:

- 1154: BUILDING
- 1152: ADJACENT PARKING LOT
- 1144: DRIVEWAY EASEMENT TO 1152.



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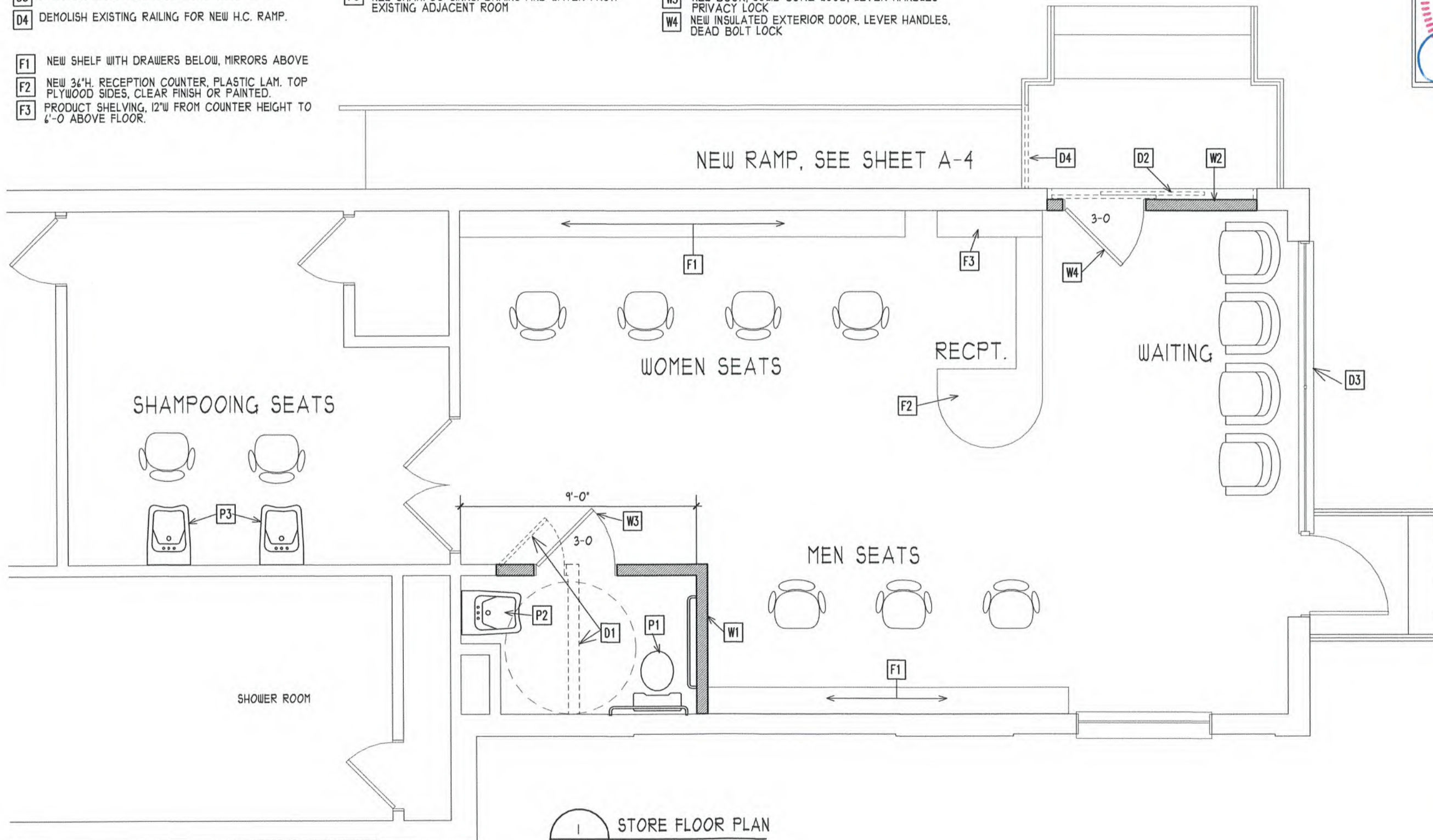
CODE
 REVIEWS
 &
 NOTES
A-1

- D1** DEMOLISH EXISTING WALL AND DOOR. PATCH FLOORING.
- D2** DEMOLISH EXISTING PATIO DOOR. SEE SHEET A-4
- D3** DEMOLISH EXISTING WINDOWS. SEE SHEET A-4
- D4** DEMOLISH EXISTING RAILING FOR NEW H.C. RAMP.

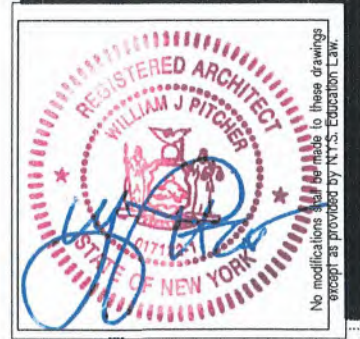
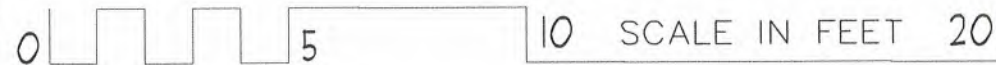
- P1** NEW TOILET: CUT FLOOR SLAB TO NEW TOILET LOCATION. NEW HC FIXTURE WITH GRAB BARS
- P2** NEW SINK: WALL MOUNTED H.C. TO EXISTING DRAIN AND WATER
- P3** NEW SHAMPOO SINKS: DRAINS AND WATER FROM EXISTING ADJACENT ROOM

- W1** NEW 2X4 STUD WALL, FLOOR TO CEILING, 1/2" DRYWALL, PAINTED
- W2** NEW 2X4 STUD WALL: R-20 INSULATION, EXTERIOR CEMENT BOARD SIDING, INTERIOR 1/2" DRYWALL
- W3** NEW DOOR, SOLID CORE WOOD, LEVER HANDLES, PRIVACY LOCK
- W4** NEW INSULATED EXTERIOR DOOR, LEVER HANDLES, DEAD BOLT LOCK

- F1** NEW SHELF WITH DRAWERS BELOW, MIRRORS ABOVE
- F2** NEW 36"H. RECEPTION COUNTER, PLASTIC LAM. TOP PLYWOOD SIDES, CLEAR FINISH OR PAINTED.
- F3** PRODUCT SHELVING, 12"W FROM COUNTER HEIGHT TO 6'-0" ABOVE FLOOR.



1 STORE FLOOR PLAN
A-2 1/4" = 1'-0"

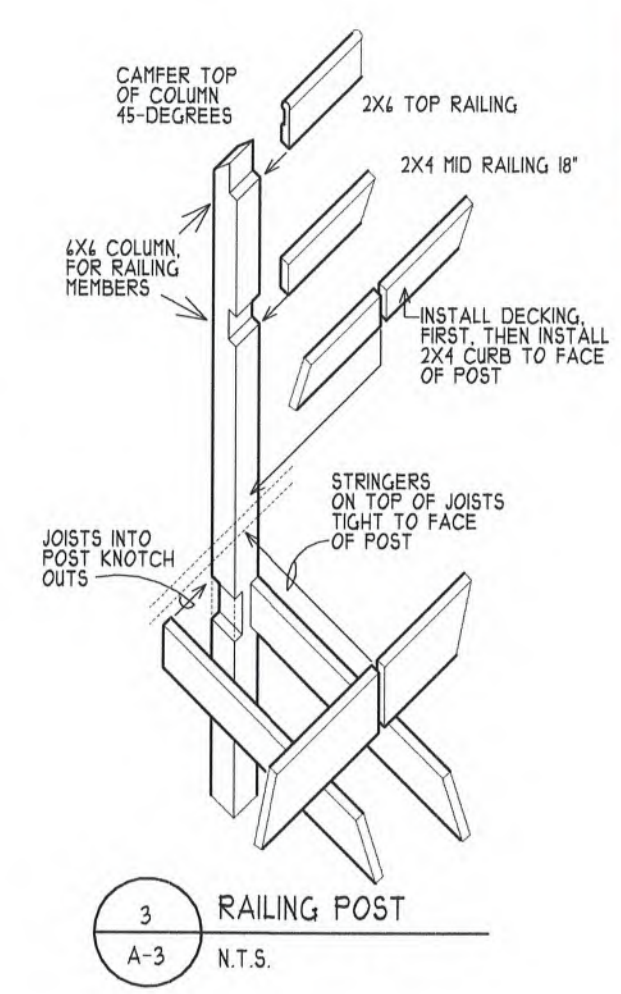
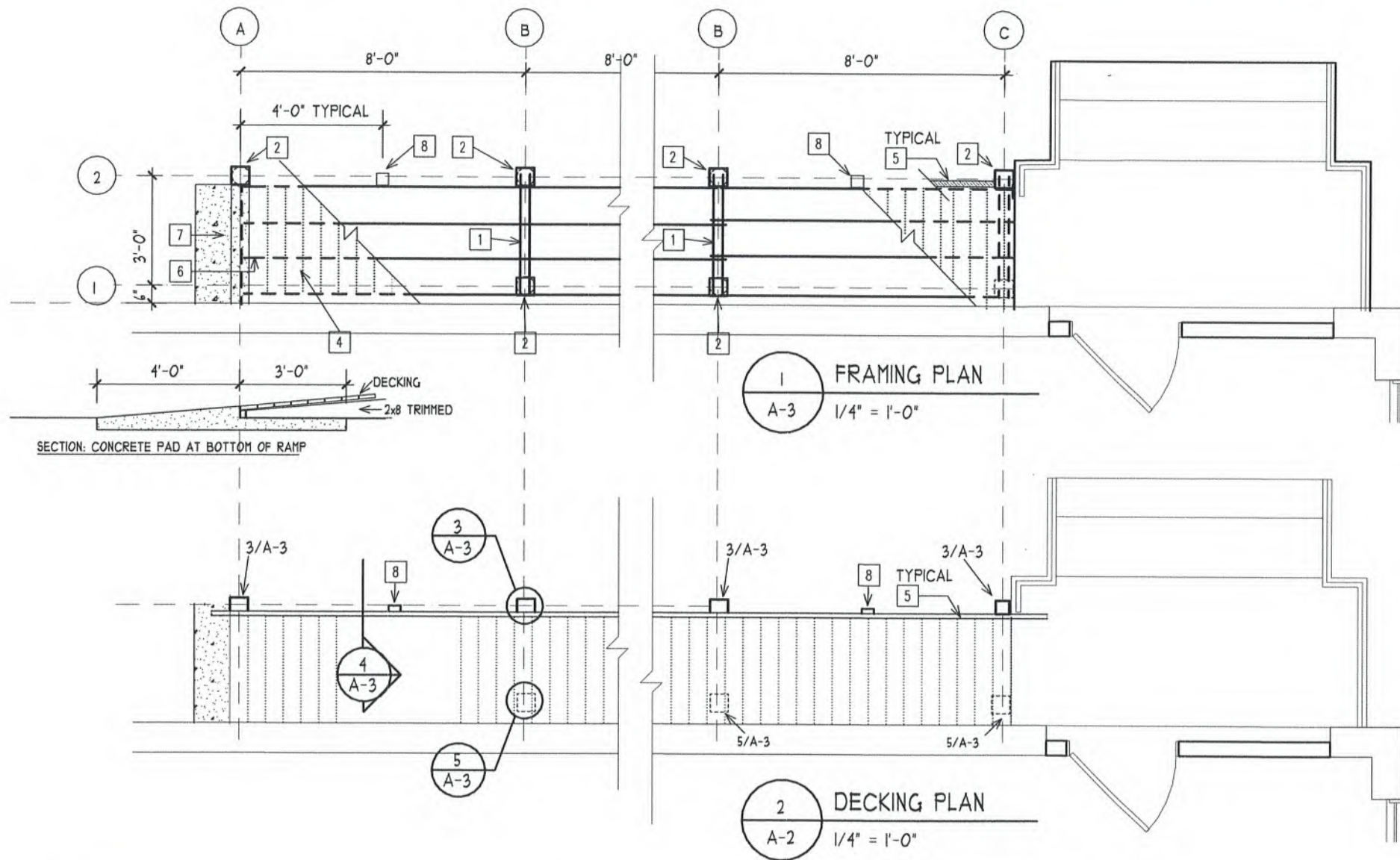


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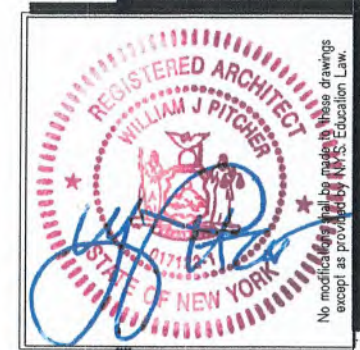
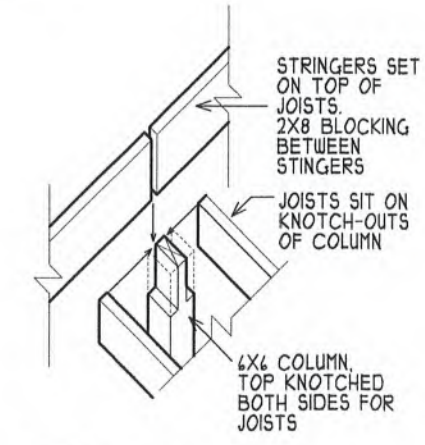
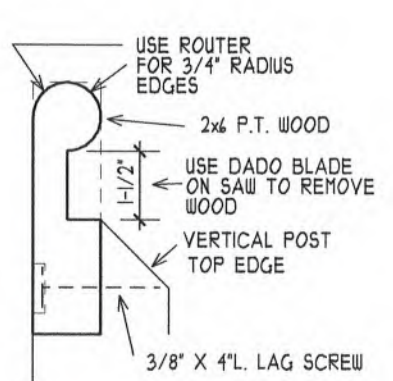
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FIRST FLOOR
EQUIPMENT
PLAN &
NOTES
A-2



NUMBERED NOTES

- 1 2x8 WOOD JOISTS, PRESSURE TREATED.
- 2 6" DIA. SONATUBE, CONCRETE FILLED (SIDEWALK MIX), TO 42" BELOW GRADE, TOPPED WITH 6x6 P.T. WOOD POST.
- 3 STAIR STRINGERS, RAILING POSTS AND RAMP JOISTS SIT ON CONCRETE WALK.
- 4 DECKING: 5/4x6 P.T. WOOD.
- 5 2x4 PT WOOD FOR TOP RAIL, MIDDLE RAIL AND CURBS.
- 6 TRIM JOISTS AT EXISTING CONCRETE TO MAINTAIN FLAT DECK SURFACE.
- 7 DROP SIDEWALK 4" FOR JOIST ENDS & DECKING, TRIM JOISTS TO MAKE TOP OF DECK FLUSH TO TOP OF SIDEWALK
- 8 4x4 INTERMEDIATE RAILING POST, 2-4" LAG SCREWS INTO JOIST (DOESN'T GO TO GROUND)
- 9 HOT DIP GALVANIZED METAL JOIST HANGERS

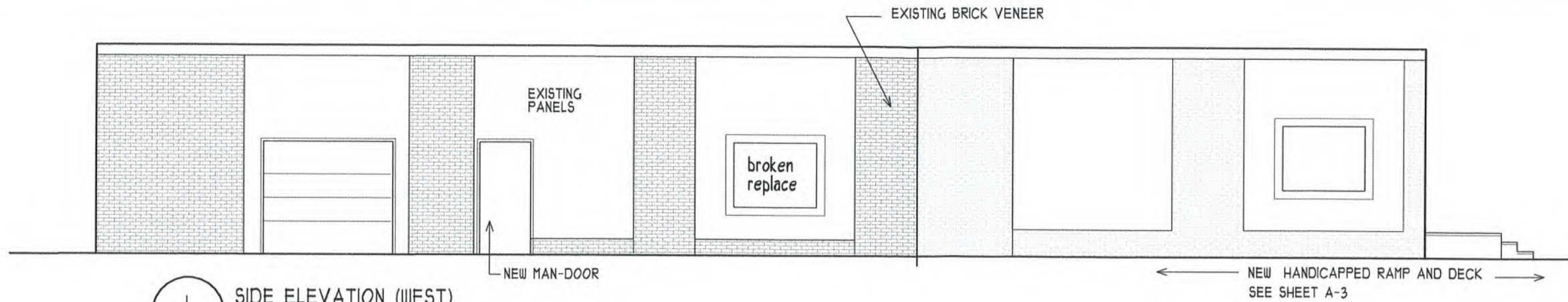


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DECK &
RAMP
DETAILS &
NOTES
A-3

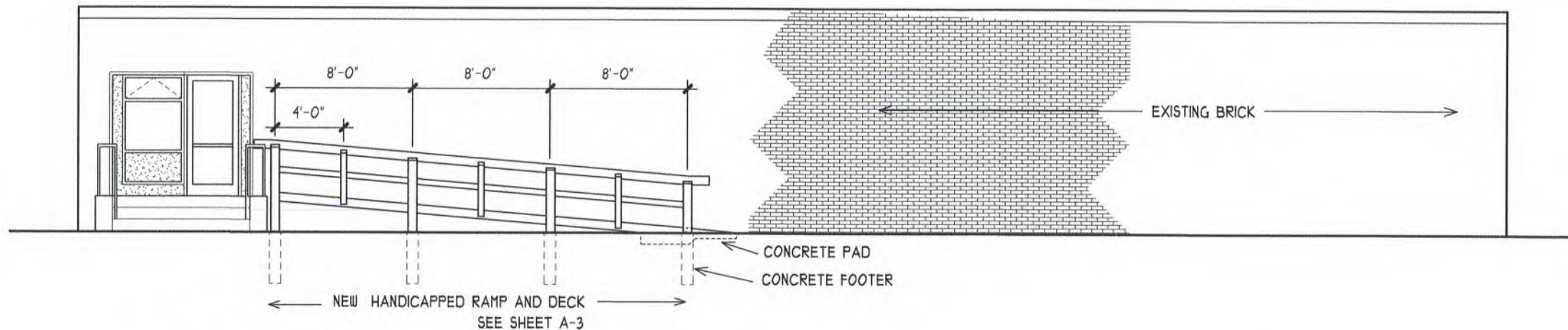


1 SIDE ELEVATION (WEST)

A-4 1/8" = 1'-0"

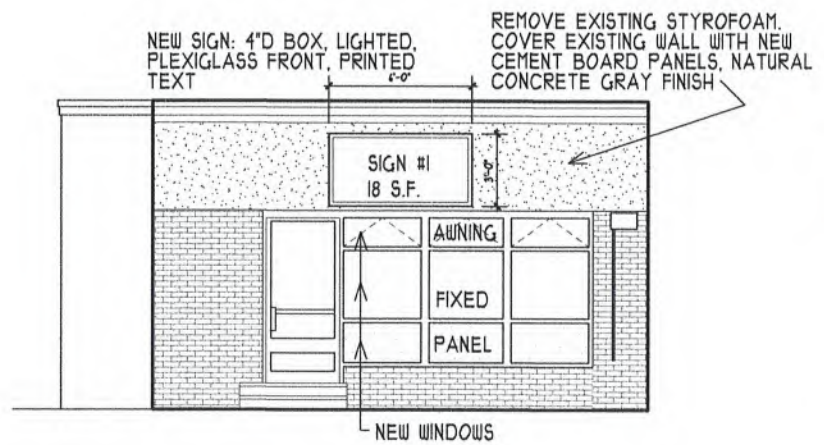
0 5 10 SCALE IN FEET 20

revise



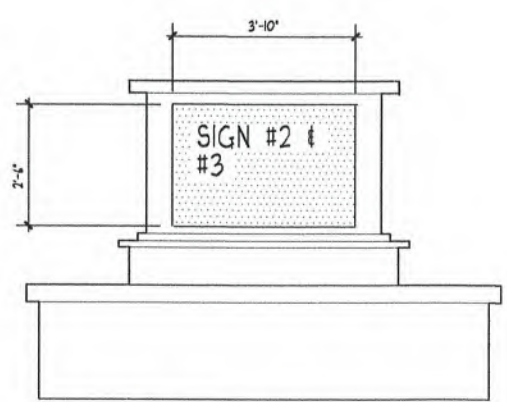
2 SIDE ELEVATION (EAST)

A-4 1/8" = 1'-0"



4 FRONT ELEVATION (SOUTH)

A-4 1/8" = 1'-0"



EXISTING SIGN MODIFICATIONS

1. REMOVE INTERIOR STYROFOAM (SHADED AREA).
2. FABRICATE NEW LIGHTED BOX SIGN 30"X46" TO FIT
3. MAKE ONE SIGN FOR EACH SIDE: INTERNALLY LIGHTED BOX SIGN WITH PLEXIGLASS SURFACE. CONNECT TO EXISTING ELECTRIC POWER.

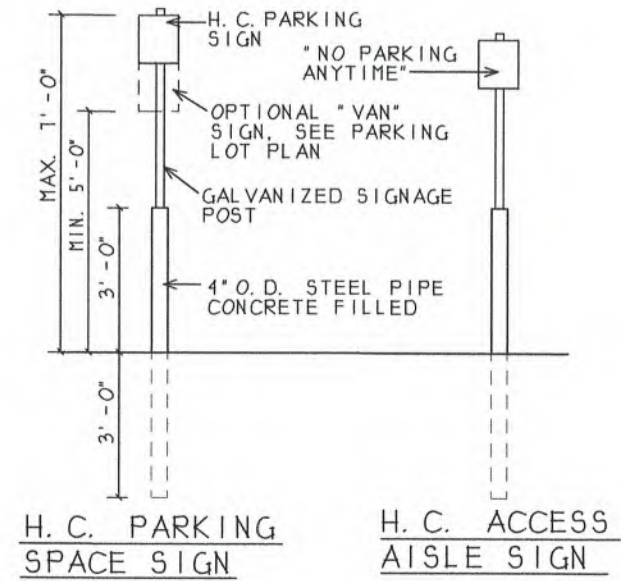
GROUND SIGN SQUARE FEET

2'-4" X 3'-10" = 9.58 SF X 2-SIDES = 19.16 SF

4 EXISTING GROUND SIGN

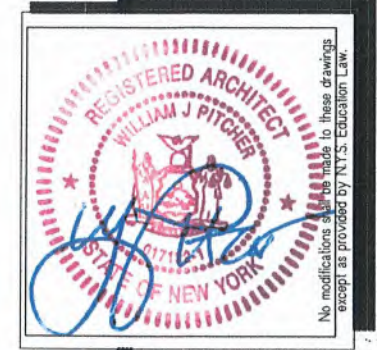
A-4 1/4" = 1'-0"

0 5



5 A.D.A. PARKING SIGNS

A-4 N.T.S.



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10-5-2020

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ELEVATIONS
SIGNAGE,
PLAN &
NOTES

A-4