



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

V-23-12

Staff Report – September 14, 2023

Application Type:

Area Variance

Summary:

Applicant is requesting an area variance to encroach four (4') feet into the four (4') foot side setback requirement to allow for the construction of a garage. The applicant resubdivided the lot at 125 Wood Avenue, adding approximately one thousand four hundred and fifty five (1,455 sq ft) square feet of space to their lot, with the intention of constructing a four hundred and seventy-six (476 sq ft) square foot garage. The current plans for the garage would encroach four (4') feet into the four (4') foot side setback and run up against the property line of 127 Wood Avenue.

Project Address:

123 Wood Avenue, Syracuse, NY 13205

Owner/Applicant:

Patrona M. Jones

Existing Zoning:

The property lies within a **Small Lot Residential, zone R3**.

Surrounding Zoning:

Lots to the immediate North, South, East, and West are also zoned Small Lot Residential, R3. There are also **R2** and **Mx-2** lots located on the block.

Context:



Image Source: Street Smart by Cyclomedia



Image Source: Syracuse ReZone Map

Proposed Action:

The applicant is requesting to encroach 4’ into the 4’ side setback to construct a new garage at 123 Wood Avenue (previously 125 Wood Avenue,) pursuant to, Article 2.4(B) of Syracuse ReZone, as adopted July 1st, 2023.

Scope of Work:

The scope of work includes the removal of an existing driveway on the eastern side of the house, the addition of a new asphalt driveway on the Western side of the house, and the construction of a 14’ x 34’ x 8’ garage also on the Western side of the house.

Zoning History:

R-22-13: Combine three lots at 123, 125, and 127 Wood Avenue into two. Approved on 05/19/2022.

Code Enforcement History:

See attached.

Staff Analysis:

The current size and layout of the parcel would allow for the construction of a garage without encroaching onto setbacks and without the granting of this variance. The proposed plans would deviate from the rest of the neighborhood as most parcels on the block do not have garages.

Zoning Violations: The proposal deviates from Articles 2.3(B), and 3.4 (C)(2)(c) of Syracuse ReZone, as adopted, in that the garage would be situated in the required 4' side setback.

Variances: **The proposal necessitates an Area Variance** from article 2.3(B) and article 3.4 (C)(2)(c), of Syracuse ReZone, as adopted, **to allow accessory structures to encroach upon the side setback.**

Summary of Changes: New submittals only for continued hearings.

Property Characteristics: The **subject property** is regular in shape with approximately **66 feet of frontage** on Wood Avenue and a **lot depth** of approximately **96 feet.**

SEQR Determination: Pursuant to the New York State Environmental Quality Review Regulations, Article 617.5 (c)(9) **the proposal is a Type II Action.**

Onondaga County Planning Board Referral: The proposal was not reviewed by the Onondaga County Planning Board pursuant to GML §239-1, m and n.

Land Use: **Land use** in the area consists primarily of single and two-unit **residential uses** along the north and south sides of the block at Wood Avenue, **and multi-unit** along the eastern corner of Wood Avenue where it meets South Salina Street. The **“Syracuse Land Use and Development Plan” designates the character of this site,** which lies within the Southside neighborhood, **Traditional Residential.**

These neighborhoods developed earlier in the streetcar era and include a mix of single- and two-family detached residences. The majority of housing in these areas was developed between the late-1800s and the 1920s. These typically have smaller setbacks, narrower lots, and more lot coverage than the “suburban” models that followed. Like the Streetcar Residential areas, garages are typically not attached and do not figure prominently on the primary elevation of the house. Building massing and windows are typically vertically oriented.

The two-story porch, so common throughout Syracuse, is a significant element throughout these neighborhoods. The most common are typically from the early 1900s and are built in a wide variety of styles including Colonial and Classical Revivals. Victorian-era neighborhoods, developed a few decades earlier, have different residential forms, although many of these include one-over-one, “flat-style” duplexes, as well. Many homes from this era were built as two-family homes, but larger Victorians have often been subdivided into multiple units.

These areas are typically tightly clustered around neighborhood commercial areas, which often form the spine of the neighborhood.

Application Plans:

The application included the following plans:

- Site Plan. Site Address: 123-25 Wood Avenue; Prepared by Hillary Donohue, Licensed Professional Architect; dated: 05/13/23; scaled: as shown.
- Property Survey. Property Addresses; 123 and 127 Wood Avenue; Surveyed by Michael J McCully, Licensed Land Surveyor; dated 11/18/21; scaled as shown.

Attachments:

Area Variance Application
Site Plan
Property Survey
Garage Renderings
SEQR
Other Department Comments
Parcel History

Variance Application



Office of Zoning Administration
 201 East Washington St.
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syrgov.net

For Office Use Only	
Zoning District:	_____
Application Number: V-	_____-_____-_____
Date:	_____

Variance Application

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.

General Project Information

Business/project name: <u>Patrona Jones-Rosser</u>	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <u>123 Wood Ave / 125 Wood Ave Syr. N.Y. 13205</u>	
Lot numbers:	Block number: Lot size (sq. ft.)
Current use of property: <u>side lot</u>	Proposed: <u>garage on site</u>
Current number of dwelling units (if applicable):	Proposed:
Current hours of operation (if applicable):	Proposed:
Current onsite parking (if applicable):	Proposed:
Zoning (base and any overlay) of property:	
Companion zoning applications (if applicable, list any related zoning applications):	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance	
Nature and extent of variance requested (attach additional pages if necessary): <u>Request for area variance of the 4' setback on property line 125/127 wood Ave. We purchased the lot to add a garage structure to contain our landscaping items and household storage as I am not able to carry heavy items up + down stairs, as well as the basement storage well narrow opening does not allow for us to take some items in.</u>	

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.	
Print owner name: <u>Patrona Jones-Rosser</u>	
Signature:	Date: <u>11-31-23</u>
Mailing address: <u>123 Wood Ave Syracuse N.Y. 13205</u>	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

Variance Application



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201 East Washington St.
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov.net

Area Variance Test

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 (see [https://www.dos.ny.gov/lg/publications/Zoning Board of Appeals.pdf](https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf) for more information).

Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.

1. Neighborhood Character

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.

No undesirable change will occur due to the garage approval

2. Feasibility of Alternatives

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

There is no other feasible method, the proposal was already changed to include the fire wall.

3. Substantiality

Describe whether the requested area variance is substantial.

The variance is needed due to the 4' setback. I agreed to split a portion of the lot with my neighbor for their dogs to have a small green space, unfortunately I need 4' of that space, my neighbor has no issue with the garage. We need this size for our ride on / mowers and other large storage items.

4. Adverse Effect

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

This will not have any major impact on the neighborhood. There was a 2 story house there and we are proposing a smaller structure

5. Self-Created Difficulty

Describe whether an alleged difficulty is self-created.

I was unaware that I needed the 4' setback when I agreed to split a portion of the lot with my neighbor.

Variance Application



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Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each 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 – \$250 for Area Variance and \$500 for Use Variance issued to the Commissioner of Finance.

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the 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 and current conditions including structures, fencing, parking surface, and retaining walls (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 including:

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

FLOOR PLANS for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses.

EXTERIOR BUILDING ELEVATIONS with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings, if available.)

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Summary of Variance Procedure

The variance procedure is summarized below. For complete details, see Sections 7.3 and 7.5.A of the Zoning Ordinance.

1	Pre-Application Conference	<i>Required</i>	Submittal and Internal Review
2	Application Submittal and Processing	<i>Submit to Office of Zoning Administration</i>	
3	Staff Review and Action	<i>Review by Office of Zoning Administration</i>	Hearings and Decision-Making
4	Scheduling and Notice of Public Hearings	<i>Public hearing required for Board of Zoning Appeals</i>	
5	Review and Decision	<i>Review and decision by Board of Zoning Appeals</i>	
6	Post-Decision Actions and Limitations	<i>Variance expires after one year (unless extension granted)</i>	

1. Pre-Application Conference

- Opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development

2. Application Submittal and Processing

- Submit to Office of Zoning Administration along with applicable fees

3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)

4. Scheduling and Notice of Public Hearings

- Once an application is determined ready for a public hearing, it will be scheduled for the next available hearing date with the Board of Zoning Appeals
- Notice of hearing mailed to applicant (and representative, if any), approximately 10 days prior to hearing
- Unless otherwise notified, all public hearings are held at 1:00 p.m. in Common Council Chambers on the third floor of City Hall

5. Review and Decision

- Decision shall be based only on the record of the public hearing and reduced to writing
- Decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board

6. Post-Decision Actions and Limitations

- Variance expires if the authorized use or construction has not obtained all necessary building permits within one year of approval or an extension is granted
- All conditions of the variance approval must be met within 18 months

Variance Application



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Summary of Variance Procedure (cont.)

What is a variance and when is a variance needed for my project?

If your project is not expressly allowed under the current zoning ordinance you may seek a variance from the City of Syracuse Board of Zoning Appeals. A zoning variance is an exception to a zoning ordinance that may be granted by the Board of Zoning Appeals on a case-by-case basis. Depending on the nature of the proposed project an applicant will be required to apply for either a use or an Area Variance. The evidence burden for the approval of a variance is on the applicant. Therefore the applicant should provide any evidence that may support their claim. Evidence may include financial records and estimates and detailed explanations, supported by evidence, of the nature of the project and its potential effect on the community.

A **Use Variance** is required to permit a land use that is otherwise prohibited by the local zoning ordinance. Here, the applicant must seek permission from the Board of Zoning appeals to use the property in a manner that is not permitted in their zoning district.

Use Variance Approval Criteria

In making its determination the Board of Zoning Appeals must find that the applicant meets all of the criteria to demonstrate an unnecessary hardship on the property. A Use Variance cannot be granted without a showing by the applicant that applicable requirements of this Ordinance have caused unnecessary hardship. In order to prove unnecessary hardship, the applicant meet the requirements of New York General City Law, which require the applicant to demonstrate that, for each and every allowed use under the zoning district in which the property is located:

- The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- The requested Use Variance, if granted, will not alter the essential character of the neighborhood; and
- The alleged hardship has not been self-created.

Generally, the nicety for a Use Variance is more difficult to prove than the necessary for an Area Variance because all of the above criteria must be proven in order to permit the Board to approve an application

An **Area Variance** is required for a use of land in a manner that is allowable under the local zoning ordinance, but which is not allowed by the dimensional or physical requirements of the local zoning regulations.

Area Variance Approval Criteria

In making its determination, the Board of Zoning Appeals will take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- 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 or environmental conditions in the neighborhood or district; and
- Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the Area Variance.
- The board of appeals, in the granting of Area Variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: garage install				
Project Location (describe, and attach a location map): 123 / 125 Wood Ave				
Brief Description of Proposed Action: Installation of 14' x 34' x 8' garage on side lot				
Name of Applicant or Sponsor: Patrona Jones-Rowser		Telephone: 315 876 1887		
Address: 123 Wood Ave		E-Mail: pmjrowser@gmail.com		
City/PO: Sumner		State: NY	Zip Code: 13205	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			6366.93^{sq ft} acres 476^{sq ft} acres 6366.93 acres^{sq ft}	
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>N/A</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban *N/A*

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

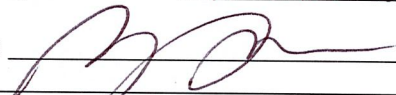
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

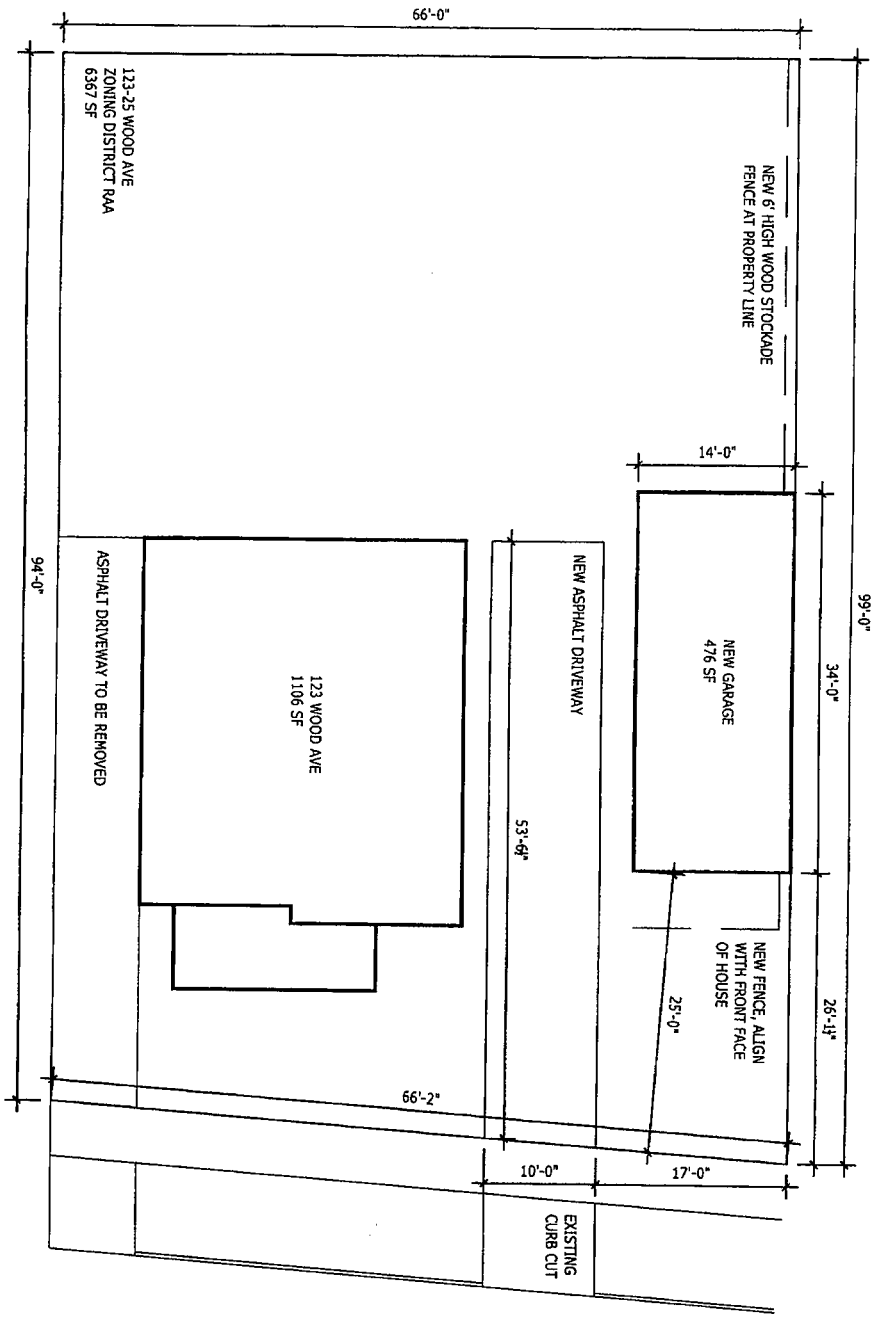
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Patrons Jones-Powser Date: 7-31-23

Signature:  Title: owner



CLM CITY LINK ARCHITECTURE

Professional Address
408 Otisco Street Syracuse NY, 13204

Prepared by
Hilary LM Donohue

Prepared phone
978-761-0571

Prepared email
hilarylmdonohue@gmail.com

Checked by
First Floor Plan

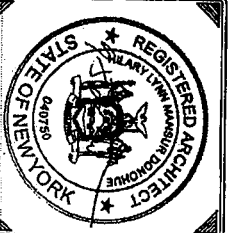
Checked by
Patrona Jones

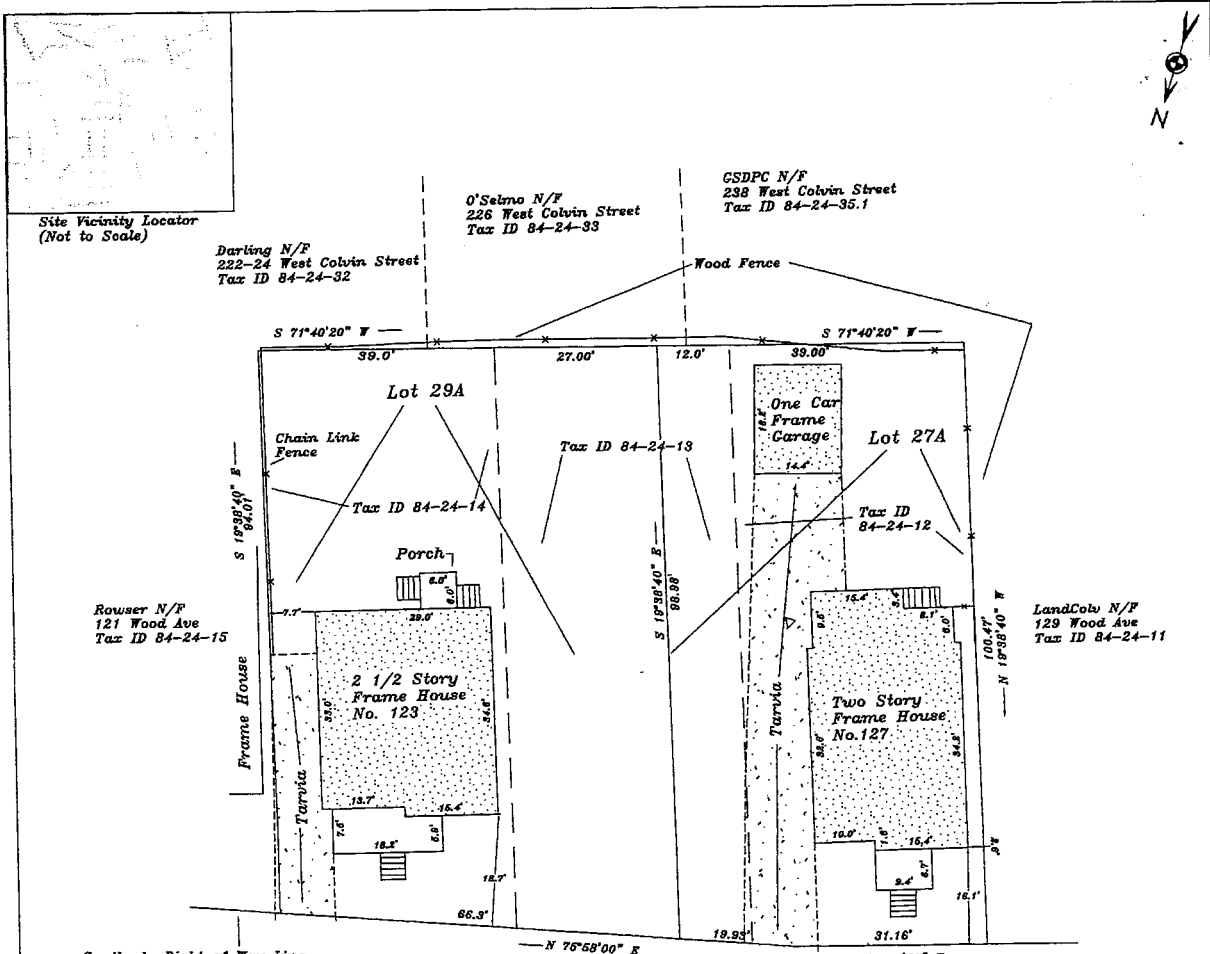
Scale
3/32" = 1'-0"

Date
5.13.2023

Property
123-25 Wood Ave
Syracuse, NY 13205

Project
SITE





Site Vicinity Locator
(Not to Scale)

Darling N/F
222-24 West Colvin Street
Tax ID 84-24-32

O'Selmo N/F
226 West Colvin Street
Tax ID 84-24-33

GSDPC N/F
238 West Colvin Street
Tax ID 84-24-35.1

Rowser N/F
121 Wood Ave
Tax ID 84-24-15

LandCob N/F
129 Wood Ave
Tax ID 84-24-11

Southerly Right of Way Line

Veronica H. Voss, Deputy Commissioner

Wood Avenue
(Open 50' Wide)

CITY OF SYRACUSE, NY
DEPARTMENT OF ENGINEERING

FINAL TRACT PLAN
APPROVED 09/18/2022

May E. Gallagher, P.E.

The City of Syracuse hereby certifies that the property taxes due on this property have been paid as of this date: 09/14/2022

ONONDAGA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

This Plan has been reviewed by the Onondaga County Health Department. Subdivision approval by this Department is not required.

Date Reviewed: 8-17-22

Ann E. Gallagher

Ann E. Gallagher
1st Deputy Commissioner of Assessment

Bureau of Public Health Engineering

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 27A= 5107.81 Sq. Ft.
- *New Lot 29A= 6366.93 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Jones & Burton

Michael J. McCully
Land Surveying PLLC
6876 Fieldstone Drive
Casenovia New York 13036
Phone : (315) 815-5084



Final Resubdivision on Lots 27,28 and 29, Blocks 1042 and 1043 of the Brown Tract.

Known as No. 123 and 127 Wood Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: CPD Scale: 1"=20'
Date(s): 11/18/2021

APPROVED in accordance with a determination of the Zoning Administrator
Signature: [Signature] Date: 5/19/22

I hereby certify that this map was made from an actual survey and same is correct.
M.J. McCully NYSLS 50696

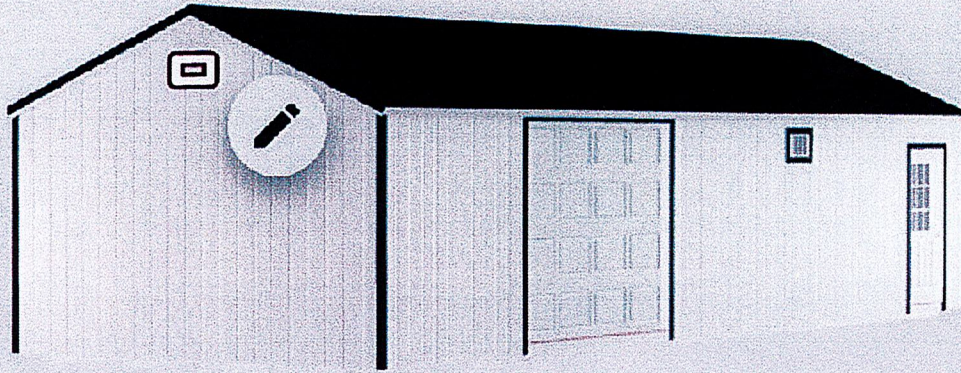
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2021, Michael J. McCully Land Surveying, all rights reserved.

14' x 34' LP Sided Garage
2"x4" floor joists 12" on center
2"x4" studs & rafters 16" on center
Approx. Interior wall height 8'



34'

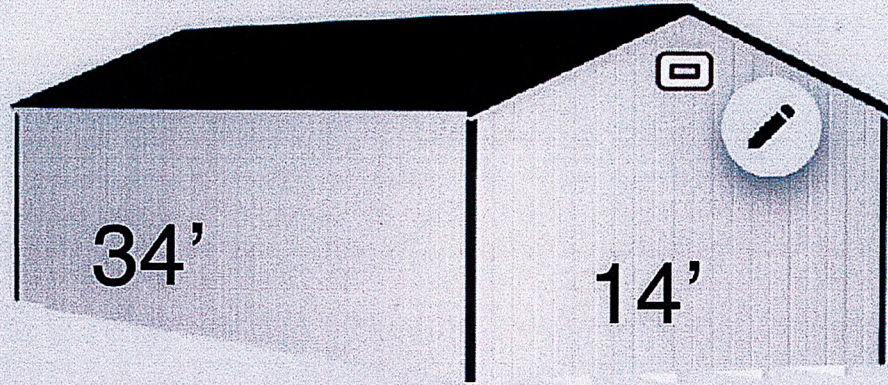
14'



14'

34'

123 Wood Ave.



34' side facing neighboring
property line
LP Fire Sheathing with LP Smart
siding over it

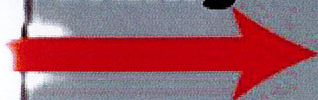


Side D

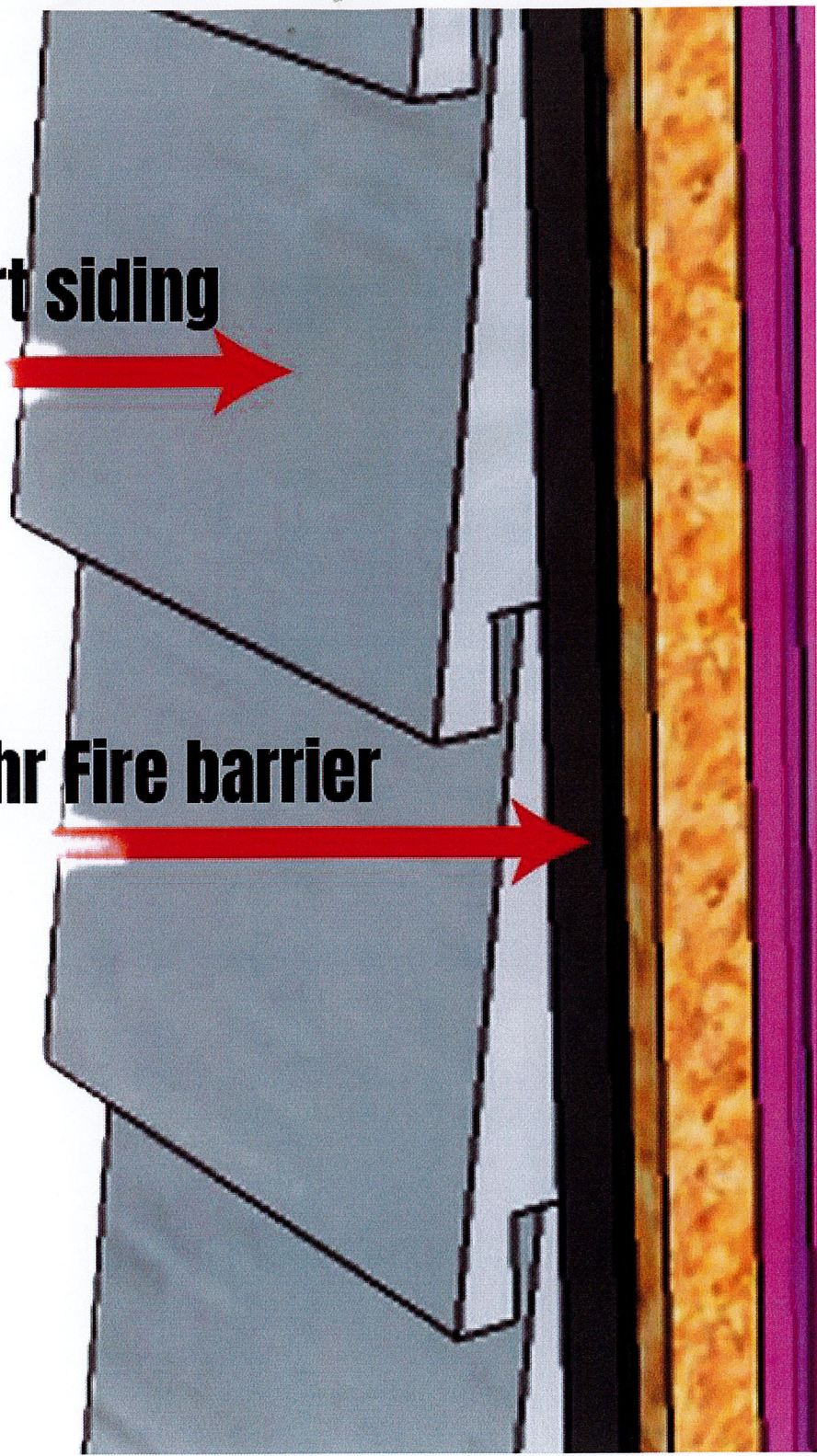
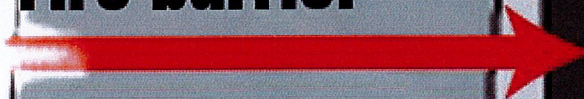
14' x 34'

(2) 9' x 7' garage doors
36" exterior 9-lite
Transom window

Smart siding



LP 1hr Fire barrier









FR Clear

Clear Fire retardant coatings/spray

Applicable for

- Wood
- Fabrics
- Leather

-  An eco-friendly clear, water based, raw wood and fabric spray treatment, non-toxic to humans or the environment
-  Tested and certified to NFPA 701, 705 and 260 flammability fire rating
-  ASTM E84/UL 723 Class A flame spread and smoke development rating and ASTM D6413-15 Vertical Flame Resistance, UL Classified
-  Tested to CAN/ULC-S109 large and small flame



Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Patrona Jones
From: Haohui Pan, Zoning Planner
Date: 09/11/2023
Re: Variance (Area) V-23-12
123 Wood Ave, Syracuse, 13205

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

These comments will also be forwarded to the BZA for their consideration. Please modify the proposal and/or provide written comments as maybe necessary to address the comments and submit to Haohui Pan Syracuse Zoning Office, Room 500, City Hall Commons, Syracuse, NY 13202, or [Zoning@syr.gov.net](mailto:Zoning@syr.gov) as soon as possible.

Please contact the Haohui Pan, Syracuse Zoning Office at (315) 448-8640 or Zoning@syr.gov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	08/10/2023		
Zoning Planner	Pending	08/10/2023		
Zoning Administrator	Pending	08/10/2023		
DPW Street Repair - Zoning	Pending	08/10/2023		
DPW Commissioner - Zoning	Pending	08/10/2023		
DPW Sewers - Zoning	Internal Review Complete	08/11/2023	Vinny Esposito	The garage needs to be at minimum 2' off the property line for maintenance and roof run-off. there appears to be approximately 29.3' to property line from the house. A 14' building 2' off PL plus 10' drive leaves 3.3'
DPW Sidewalks - Zoning	Pending	08/10/2023		
DPW Traffic Control- Zoning	Internal Review Complete	08/15/2023	Joe DiBello	no concern. Defer to other city departments

City of Syracuse

Parcel History

01/01/1900 - 09/11/2023
 Tax Map #: 084.-24-14.0
 Owners: Patrona M Jones
 Zoning: RAA

Address	Date	Transaction	Transaction Type	Status	Description
123 Wood Ave	02/01/12	Completed Complaint	Complaint Reqst - General	Completed	2012-02526 more boxes than usual..all broken down
123 Wood Ave	06/27/13	Completed Complaint	Const/Demo Debris: Req PU	Completed	2013-15336 quad 3 c/d wood
123 Wood Ave	01/19/16	Completed Complaint	Bulk Household Items	Completed	2016-00132 extra trash
123 Wood Ave	01/22/18	Inspection	Complaint Inspection	Fail	
123 Wood Ave	01/24/18	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
123 Wood Ave	01/24/18	Inspection	Complaint Inspection	Fail	
123 Wood Ave	01/30/18	Completed Complaint	Trash/Debris-Private, Occ	Completed	2018-01823
123 Wood Ave	01/30/18	Inspection	Complaint Re-Inspection	Pass	
123 Wood Ave	04/24/20	Completed Complaint	Trash Skip	Completed	2020-06423 trash skip
123 Wood Ave	11/10/20	Complaint	Tire Pickup (4/yr)	Needs Review	2020-22783 3 TIRES FOR PICK UP
123 Wood Ave	03/01/22	Project	Lot Alteration	Approved	R-22-13 Combine three lots situated at 123, 125, and 127 Wood Ave into two new lots. Map Filed:9/15/22 Map #: 13368

Parcel History

01/01/1900 - 09/11/2023
Tax Map #: 084.-24-14.1
Owners: Patrona M Jones
Zoning:

Address	Date	Transaction	Transaction Type	Status	Description
123 Wood Ave	05/18/23	Permit Application	Misc.(deck, fence,ramp)	Holding For	48826 Erect a 14' x 34' garage on the west side of the property and relocate driveway.
123 Wood Ave	08/10/23	Project	Variance (Area)	Active	V-23-12 123 / 125 Wood Ave Install a 14' X 34' X 8' garage on side property line.