

AGENDA
BOARD OF ZONING APPEALS
Thursday, October 8th, 2026
1:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

- I. Call to Order
- II. Adoption of the minutes of the September 17, 2026, Board of Zoning Appeals Meeting
- III. Public Hearing

A. New Business

- 1) **V-2026-15 (Postponed by the applicant)**
Area Variance to exceed the maximum 20% "Parking and Driveway Surfaces"
coverage requirement
111 Essex Street
Pavel Dyachuk
R4 Zone District
- 2) **V-2026-18** Pg. 3
Area Variance for relief from the minimum 30% ground floor window transparency
in a 29 units apartment.
316 Delaware St.
Spanish Action League of Onondaga County
R5 Zone District
- 3) **V-2026-21** Pg. 34
Area Variance for relief to encroach 8 ft from minimum 30-foot front setback
requirement to allow the construction of an enclosed 8' x 8' entry vestibule
527 Jamesville Ave
Mirza Tihic
R1 Zone District

- IV. Adjourn

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CITY OF SYRACUSE, MAYOR SHARON F. OWENS
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

<i>V-2026-18</i>	<i>Staff Report – October 8th, 2026</i>				
<i>Application Type:</i>	Area Variance				
<i>Project Address:</i>	316 Delaware Street (Tax Map IDs: 092.-09-25.1)				
<i>Summary of Proposed Action:</i>	The applicant proposes a transparency variance in ground floor, land use is “dwelling, multi-unit”. The proposal contains 29 residential units. As the parcel has 1 primary street frontage and two secondary street frontages, the applicant proposes 21.88% ground-floor transparency along the primary street frontage at south side of the building along Delaware Street, 8.5% secondary street frontage at East side of the building along the Kellogg St., 20.7% secondary street frontage at West side of the building along Grace St., requiring an Area Variance relief of transparency. As multi-dwelling residential structures with four or more units are required to provide a minimum of 30% transparency (windows and door openings) on the ground-floor façade facing a public street. Dwelling multi-units land use types are permitted by right under the regulations of the R-5 Zone District. Site changes include construction of 15 Parking spaces including 1 ADA parking spaces. Provision of new landscaping and screening. Proposed site area: 0.86 Acres / 37,395 SF.				
<i>Owner/Applicant</i>	Raul Russi/Spanish Action League of Onondaga County, Inc. (Owner) Christian Freeman (Applicant) Holmes-King Kallquist & Associates, Architects, LLP (Architect)				
<i>Zoning Violations:</i>	The proposed project is seeking an Area Variance from the Board of Zoning Appeals to exempt the following Zoning Ordinance(s): SZO, Art. 7, Sec. 7.3 A (1) Multi-Unit Dwelling – <i>The ground-floor level of each façade facing a public street or other public area such as a plaza, park, or pedestrian walkway shall contain a minimum of 30 percent windows, doorways, or openings. (See “a in Figure 7-8). False windows (i.e., those that are permanently covered with opaque materials) shall not satisfy this standard.</i> <table border="1"> <thead> <tr> <th>Prohibited in Zoning Code</th><th>Proposed by Applicant</th></tr> </thead> <tbody> <tr> <td>minimum of 30% transparency required (windows and door openings) on the ground-floor façade facing a public street.</td><td>Applicant provided 21.88 % transparency for the ground floor at South side of building along Delaware Street (Primary frontage)., 20.7% at West side along Grace St (secondary frontage). And 8.5% at East side along Kellogg St (secondary frontage).</td></tr> </tbody> </table>	Prohibited in Zoning Code	Proposed by Applicant	minimum of 30% transparency required (windows and door openings) on the ground-floor façade facing a public street.	Applicant provided 21.88 % transparency for the ground floor at South side of building along Delaware Street (Primary frontage)., 20.7% at West side along Grace St (secondary frontage). And 8.5% at East side along Kellogg St (secondary frontage).
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<i>Existing Zone District:</i>	High Density Residential, R5 Zone District				
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north lie within Low Density Residential, R2 zone district. The Neighboring properties to the south, east and west lie within High Density				

V-2026-18

	Residential, R5 Zone District.
<i>Companion Application(s)</i>	MaSPR-2026-37 Applicant proposed to build three-story multi-dwelling (29 units) building in the R-5 Zone District. Approved, Expired
<i>Scope of Work:</i>	Work related to MaSPR-2026-37 Exterior work: (1) Preparing the vacant lot for construction of the new three-story building, including construct of the 15 parking spaces. (2) Construction of a new three-story multi-dwelling building with 13,580 SF building footprint. (3) Installation of the 6 Dero bike racks on concrete sidewalk. Interior work: (4) Construct of 29 units in three-story building. First floor has 7 units; second & third floor has 11 units.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - Vacant lot. <u>Nonconformities</u> - No nonconformities exist or are proposed aside from the subject of this application. <u>Dimensional Standards</u> - The existing lot meets all Dimensional standards of the R-5 Zone District. - The proposed building footprint occupies 13,580 SF. The project successfully reduced structure site coverage from 40% to 39%, and reduced parking coverage from 40% to 17%. This distribution complies with R-5 development standards. <u>Use Specific Standards</u> - Applicant proposes to designate 100% of the residential units (29 Units) as affordable housing. All units will be reserved for household earnings at or below 60% of the area median income, to be certified by Neighborhood and Business Development. <u>Local Land Use and Residential Compatibility</u> - The property contains an extensive natural forest buffer in the rear from the adjacent residentially zoned parcels. <u>Off-Street Parking and Loading</u> - New accessory parking spaces will be provided in the companion application MaSPR-2026-37. <u>Landscaping, Buffering, and Screening</u> - New landscaping and screening will be provided in the companion application MaSPR-2026-37.

V-2026-18

	<u>Site, Building Design, and Exterior Lighting</u> - New landscaping and screening will be provided in the companion application MaSPR-2026-37. <u>Signage</u> - Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable. <u>Historic Preservation</u> - This property is not listed on the City's Historic Properties list. <u>Additional Standards, Building Placement, and Transparency</u> - The proposed three-story multi-dwelling building positioned center on the lot between Delaware St., Kellogg St., and Grace Street. The building footprint 13,580 SF and its placement match the architectural site drawings, including front, side and rear setbacks as per R-5 Zone District requirements. - All building setbacks, lot coverage, circulation areas, and landscape buffers comply with the R-5 zone district dimensional standards.
<i>Staff Analysis:</i>	<u>Staff Analysis of Area Variance Approval Criteria</u> <u>Neighborhood Character (Criteria Met):</u> The proposed reduction in first-floor transparency from 30% to 21.88% at south side, 20.7 at West Side and 8.5 at East side will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The proposed multi-dwelling residential building aligns with the scale, density, and physical context of the surrounding R-5 zone district. <u>Feasibility of Alternatives (Criteria Met):</u> A feasible alternative to achieve the required 30% at first-floor transparency does not exist. The applicants design placed bedroom windows along Delaware Street and Kellogg Street, while the remaining portions of the units contain bathrooms, and storage areas that cannot accommodate additional fenestration. Increasing window area would require a full redesign of the unit layouts and would disrupt the established architectural rhythm of the façade, which is based on brick tower elements and proportional window placement. Therefore, strict compliance with 30% transparency requirement is not feasible without compromising the functional layout and architectural integrity of the building. As per SZO Article 7.3, A.(1) C. a lesser amount may be allowed if limited by state and/or local energy codes. <u>Substantiality (Criteria Not Met):</u> The requested variance is substantial. The proposed 21.88% at Delaware St. (this is a primary street frontage and all the units are placed along this frontage), 20.7% at Grace St.(this side is secondary street frontage and community room, maintenance storage and mechanical room is located) and 8.5% at Kollege St. (this is also

V-2026-18

	secondary street frontage that two units are located at this side which they already have transparency from primary side also). Overall average in three side of ground floor transparency is 17% represents a significant deviation from the required 30% standard, maintaining visual interest and architectural modulation along the street front. Adverse Effect (Criteria Met): The requested area variance (21.88, 20.7, & 8.5 % provided out of 30% transparency) will not have an adverse physical or environmental effect on the neighborhood. The site incorporates 15 off-street parking spaces, adequate landscaping, and proper site screening to mitigate any physical impacts. Self-Created Difficulty (Criteria Not Met): While the difficulty is technically self-created, resulting from the applicant's architectural design choices and the decision to incorporate a modern façade with reduced ground-floor transparency, this factor alone does not preclude approval of the variance. The transparency deficiency does not create any adverse physical, environmental, or community impacts, nor does it alter circulation, access, or neighborhood character.
Staff Recommendation:	Staff recommend approving this project as proposal meets three criteria.
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Variance application. (See the attached sheet General Conditions for Variance Approval) 2. The proposed Area variance only grants the "Ground floor transparency 8.12% conflict along Delaware Street at South side of the building along Delaware St.", 9.3% conflict along Grace Street at West side of the building and 21.5% conflict along Kellogg Street at East side of the building. In the 316 Delaware St. The applicant shall submit an additional Variance application if they intend to expand the proposed nonconformity.
Summary of Zoning History:	C-0167 Conditional Use for a funeral home denied on 4/5/1944 R-23-53 Resubdivision to Merge 6 lots (304, 310-312, 316, 320, 322-326, Delaware St, and 223 Grace St) into one new lot approved on 9/1/2023 <u>316 Delaware St:</u> (old lot before Resubdivision): No zoning history, vacant lot, house demolition finished 10/1/2021. <u>322-26 Delaware St:</u> no zoning history, vacant lot, demolition completed on 6/24/2022 <u>223 Grace St:</u> no zoning history, vacant lot, demolition of a two-family house completed on 7/21/2022
Code Enforcement History:	No code enforcement history available.
Summary of Changes:	This is not a continued application.

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<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 316 Delaware St. is an irregularly shaped parcel with a lot size of 37,395 SF (0.86 Acres). The property has three street frontages. To the North, the property line borders 221 Grace St & 320 Kellogg St., to the East, the property line borders Kellogg St.. To the West, the property line borders Grace St. To the South, the property line borders Delaware St.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n.

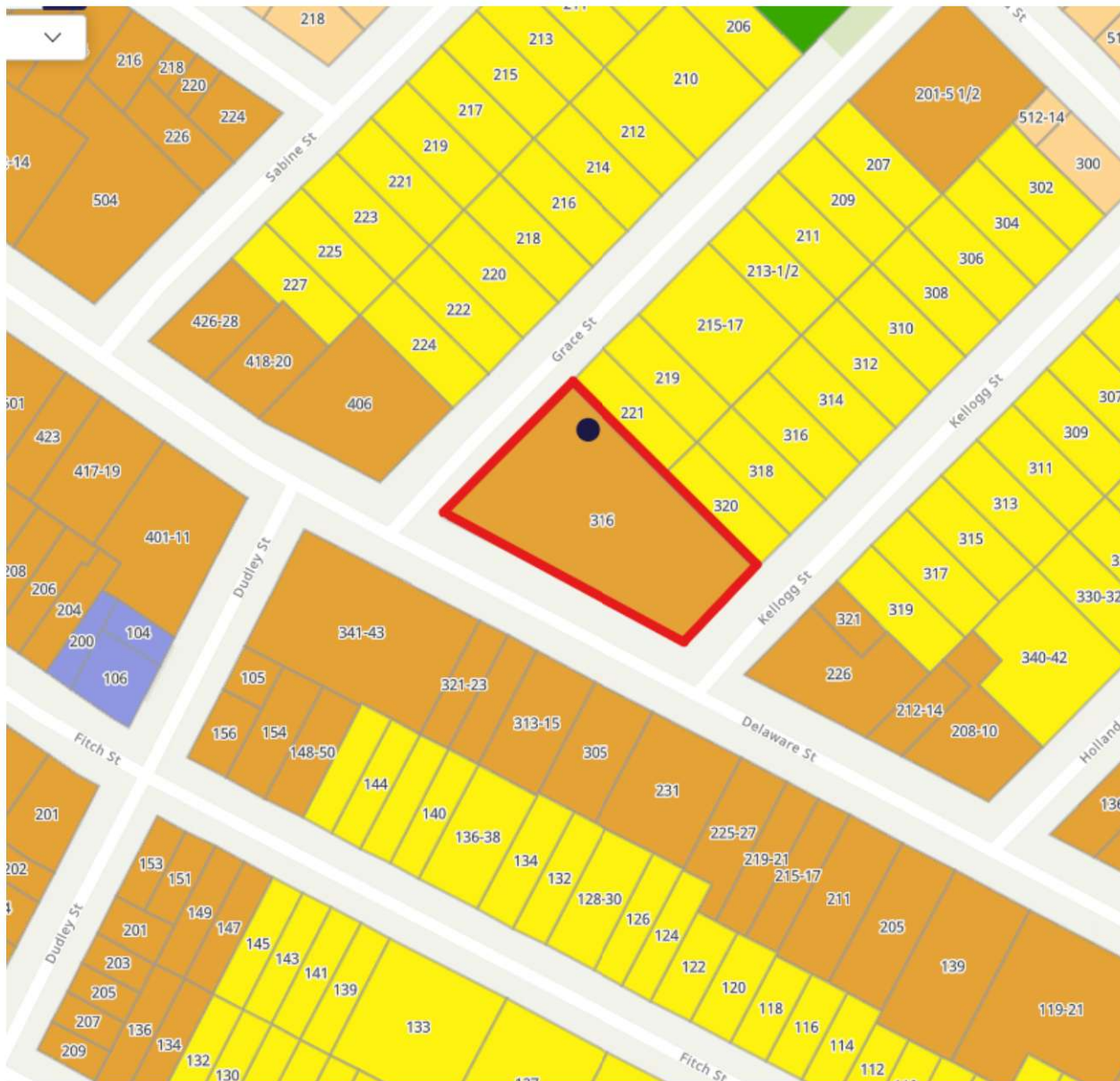
Applicant Submittals: The application submitted the following in support of the proposed project:

- Area Variance Application
- Short Environmental Assessment Form Part 1; dated 8/10/2026
- Site Photographs
- Resubdivision Plat for lots 1, 2, 25 & 26 of City Block 325 (Kellogg Tract) Into New Lot 1A of City Block 325, (to be known as 316 Delaware Street,) prepared by C.T. Male Associates; dated: 06/26/2023; scaled as noted.
- Overall Plan and Neighborhood Plan (Sheet L1.0), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 9/26/2023; scaled as noted.
- Site Preparation Plan (Sheet L1.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Site Layout Plan (Sheet L3.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Site Planting Plan (Sheet L4.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Floor Plans and Roof Plans (Sheet A1.0 through A1.2), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 10/23/2023; scaled as noted.
- Exterior Elevations (Sheet A2.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 10/23/2023; scaled as noted.

Attachments:

Variance Application

Variance support documents

V-2026-18**Context Maps:****Figure 1: Zone District of Subject Property**

Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>





Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

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Director of Zoning

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Assistant Director of
Zoning

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Land Use & Zoning
Attorney

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Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative
Specialist

Raul Russi
Spanish Action League of Onondaga County, Inc.
300 E 175th St.
Bronx, 10457
8/31/2026

Re: Application Completeness for Board of Zoning Appeals for 316 Delaware

Dear Christian Freeman,

On 8/31/2026, Masihullah Omary determined the proposed project V-2026-18 at 316 Delaware St. is complete.

The proposed project will be sent to all involved agencies for review.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available Board of Zoning Appeals (BZA) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed documents must be submitted to Masihullah Omary at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the Board of Zoning Appeals two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Masihullah Omary at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

Your Submission Details

Submission Number:

V-2026-18

Status:

Staff Review

Message:

Applicant Name:
Christian Freeman

Applicant Email:

Primary Location:
316 DELAWARE ST & GRACE ST, 13204

Primary APN:
092.-09-25.1

Submission Type:
Zoning Applications > Variance Applications > Area Variance

Last Updated:
September 9, 2026

Submission URL:
<https://app.oncamino.com/syracusemy/dashboard/submissions/839771/guide>

Contact the agency for more help

 (315) 448-8600
 zoning@syr.gov hpan@syr.gov adillon@syr.gov
 300 South State St.,
Syracuse

① Getting Started

☐ Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place
300 South State St.
Syracuse, NY 13202

② Apply for a Permit

☒ Pre-Application Conference is Required for Variance

Group: Zoning

Step is Completed By: Applicant

A Pre-Application Conference is required for Variance applications. This meeting is an 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. Please contact 315-448-8640 to schedule.

Please click Mark as Complete above to acknowledge understanding of this requirement and next step.

1 Have you already had a pre-conference meeting with the City regarding this application?

Yes

No

2 Are you the property owner?

Yes

No

3 Are you proposing any modifications to the site?

Yes

No

4 What is the passcode provided by the City of Syracuse?

Preservat1on

Data Fields

Variance

1 Area Variance Neighborhood Character

We feel there will be no undesirable change to the neighborhood. The neighborhood is punctuated by empty corner lots such as this one. The new building will define the corner of Kellogg Street and Delaware Street by its presence. The east façade is an extension of the theme of the Delaware Street façade, which was designed using a rhythm of brick 'towers' and fiber-cement panels that break down the scale of the façade. The ground floor windows are proportioned relative to the brick 'towers' they fenestrate, much the same way the windows fit the one- and two-family buildings on Kellogg Street.

2 Feasibility of Alternatives

The units served by the windows on Kellogg Street are part of a larger design created to establish the rhythm of the façade. They serve bedrooms in each unit, whereas storage and bathrooms make up the rest of the unit space along Kellogg Street. A re-design of these units to add more fenestration would have a detrimental impact on the overall design.

3 Substantiality

We feel the area variance is not substantial.

4 Adverse Effect

We feel there will be no adverse effect on the physical or environmental conditions of the neighborhood.

5 Self-Created Difficulty

The difficulty is self-created as with new construction there are no pre-existing conditions affecting the design.

General Project Information

1 Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)

Proposal involves no change on Accessory Land Use Type

2 Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

Dwelling, Multi-unit

3 Describe the nature and extent of variance requested

The ground flood facade facing Kellogg Street does not contain a minimum of 30% windows / doors / openings, which is per code SZO 7,7.3A(1)a.

4 Will this project include site changes?

Yes

5 Will this project include exterior alterations?

Yes

6 Will this project include new construction?

Yes

7 Will this project include demolition (full or partial)?

Yes

8 Companion Zoning Applications (if applicable, list any related zoning applications)

La Liga Westside Village - Major Site Plan review - 601 Geddes and 316 Delaware

9 Proposed Onsite Parking

15

10 Current Onsite Parking

0

11 Proposed Hours of Operation

24/7

12 Current Hours of Operation

n/a

13 Current Number of Dwelling Units

0.0

14 Proposed Number of Dwelling Units

30.0

15 Proposed Use of the Property

Multi-Unit Building

16 Current Use of the Property

vacant

17 Lot Size (sq ft)

37802

18 Business/Project Name

La Liga Westside Village



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov

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's name: Raul Russi

Signature: *Raul Rossi*

Date: 08/13/2026

Mailing address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Print applicant's name: Raul Russi

Signature: *Raul Russi*

Date: 08/13/2026

Mailing address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Print authorized representative's name (if applicable):
 Christian Freeman

Signature: *Christian Freeman*

Date: 08/13/2026

Mailing address: [REDACTED]

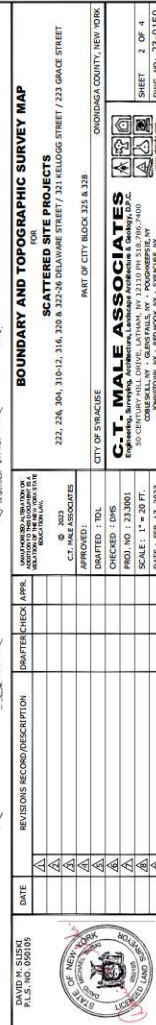
Phone: [REDACTED]

Email: [REDACTED]

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**
- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**

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CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. SOCIETY OF PROFESSIONAL LAND SURVEYORS.

02/17/2023
D.M. M.L.

UP NOTES

VERTICAL DATUM IS BASED ON NAD 83 NORTH FROM RTG GPS OBSERVATION. VERTICAL DATUM IS BASED ON NAD 83 NORTH DATUM FROM RTG GPS OBSERVATIONS. THIS SURVEY WAS REPRODUCED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE INFORMATION AND IS HEREIN SUBMITTED AS AN ABSTRACT, WITHOUT ANY WARRANTY OF ACCURACY OR STATEMENT OF FACTS OR DATA.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND AVAILABLE FROM THE PUBLIC) AND BY OTHER SOURCES. THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, THE EXTENT OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES BEFORE ANY CONSTRUCTION OR EXCAVATION WORK IS UNDERTAKEN.



*ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID

PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE	DESIGNED BY:	DESCRIPTION:
#1	10/2/2023	ORF	CITY COMMENTS
#2	10/2/2026	ORF	CPC RESUBMISSION

ALL DRAWINGS AND DOCUMENTS TO BE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DETERMINED CAPTIONED ©. THE CONSULTOR SHALL WAIVE ALL CLAIMS AT THE SITE AND HOLD UP THE ARCHITECT IN WRITING OF ANY DISAPPROPRIATE.	
JOB NO.	2071
DATE	08/17/23
DRAWN BY:	ORF
SCALE	AS NOTED

DELWARE STREET
NINGS FOR LA LIGA WESTSIDE VILLAGE
SYRACUSE, NEW YORK

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& Associates, Architects, LLP
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P5 (315) 476-8871 FAX (315) 476-5420
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WWW.HOLMESANDKING.COM
THE KALLIOUST GROUP HAS BEEN ACTIVELY SERVING THE COMMUNITY SINCE 1987



SITE PREPARATION
PLAN - 304-326

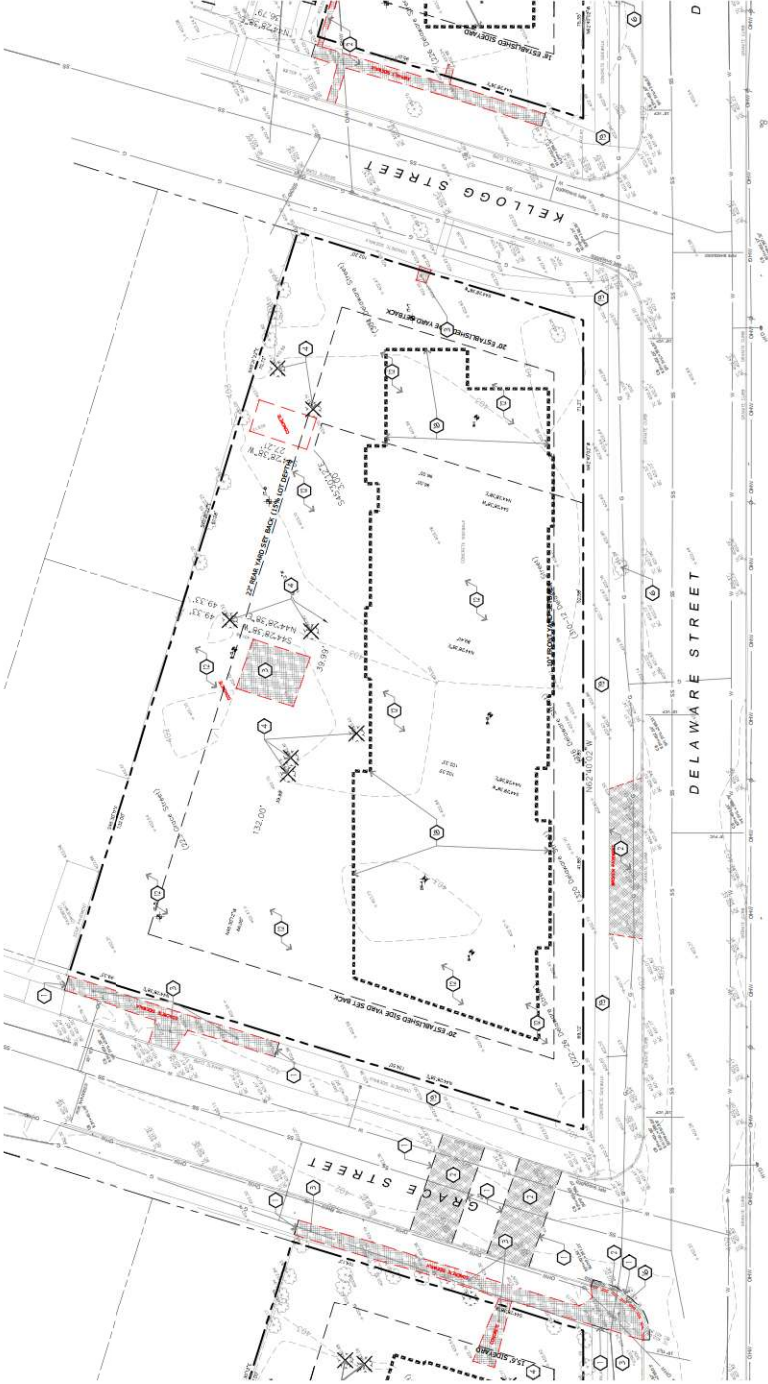
L1.3

**EXISTING CONDITIONS &
REMOVAL/DEMOLITION NOTES**

- [illegible]

INFILTRATION TESTING SUMMARY			SOIL CONDITIONS ENCOUNTERED	
DEPTH - FEET -	TEST NUMBER	PERMEABILITY RATE - GPM/FT -	SOIL TYPE	SOIL CONDITIONS ENCOUNTERED
1.0	1	3.0	2.0	POORLY GRAZED SAND WITH SILT
1.5	2	3.0	2.0	POORLY GRAZED SAND WITH SILT
2.0	3	3.0	2.0	POORLY GRAZED SAND WITH SILT
2.5	4	3.0	2.0	POORLY GRAZED SAND WITH SILT
3.0	5	3.0	2.0	POORLY GRAZED SAND WITH SILT
3.5	6	3.0	2.0	POORLY GRAZED SAND WITH SILT
4.0	7	3.0	2.0	POORLY GRAZED SAND WITH SILT
4.5	8	3.0	2.0	POORLY GRAZED SAND WITH SILT
5.0	9	3.0	2.0	POORLY GRAZED SAND WITH SILT
5.5	10	3.0	2.0	POORLY GRAZED SAND WITH SILT
6.0	11	3.0	2.0	POORLY GRAZED SAND WITH SILT
6.5	12	3.0	2.0	POORLY GRAZED SAND WITH SILT
7.0	13	3.0	2.0	POORLY GRAZED SAND WITH SILT
7.5	14	3.0	2.0	POORLY GRAZED SAND WITH SILT
8.0	15	3.0	2.0	POORLY GRAZED SAND WITH SILT
8.5	16	3.0	2.0	POORLY GRAZED SAND WITH SILT
9.0	17	3.0	2.0	POORLY GRAZED SAND WITH SILT
9.5	18	3.0	2.0	POORLY GRAZED SAND WITH SILT
10.0	19	3.0	2.0	POORLY GRAZED SAND WITH SILT
10.5	20	3.0	2.0	POORLY GRAZED SAND WITH SILT
11.0	21	3.0	2.0	POORLY GRAZED SAND WITH SILT
11.5	22	3.0	2.0	POORLY GRAZED SAND WITH SILT
12.0	23	3.0	2.0	POORLY GRAZED SAND WITH SILT
12.5	24	3.0	2.0	POORLY GRAZED SAND WITH SILT
13.0	25	3.0	2.0	POORLY GRAZED SAND WITH SILT
13.5	26	3.0	2.0	POORLY GRAZED SAND WITH SILT
14.0	27	3.0	2.0	POORLY GRAZED SAND WITH SILT
14.5	28	3.0	2.0	POORLY GRAZED SAND WITH SILT
15.0	29	3.0	2.0	POORLY GRAZED SAND WITH SILT
15.5	30	3.0	2.0	POORLY GRAZED SAND WITH SILT
16.0	31	3.0	2.0	POORLY GRAZED SAND WITH SILT
16.5	32	3.0	2.0	POORLY GRAZED SAND WITH SILT
17.0	33	3.0	2.0	POORLY GRAZED SAND WITH SILT
17.5	34	3.0	2.0	POORLY GRAZED SAND WITH SILT
18.0	35	3.0	2.0	POORLY GRAZED SAND WITH SILT
18.5	36	3.0	2.0	POORLY GRAZED SAND WITH SILT
19.0	37	3.0	2.0	POORLY GRAZED SAND WITH SILT
19.5	38	3.0	2.0	POORLY GRAZED SAND WITH SILT
20.0	39	3.0	2.0	POORLY GRAZED SAND WITH SILT
20.5	40	3.0	2.0	POORLY GRAZED SAND WITH SILT
21.0	41	3.0	2.0	POORLY GRAZED SAND WITH SILT
21.5	42	3.0	2.0	POORLY GRAZED SAND WITH SILT
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23.5	46	3.0	2.0	POORLY GRAZED SAND WITH SILT
24.0	47	3.0	2.0	POORLY GRAZED SAND WITH SILT
24.5	48	3.0	2.0	POORLY GRAZED SAND WITH SILT
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33.5	66	3.0	2.0	POORLY GRAZED SAND WITH SILT
34.0	67	3.0	2.0	POORLY GRAZED SAND WITH SILT
34.5	68	3.0	2.0	POORLY GRAZ

FOR BORING (B) AND DEEP HOLE (DH) INFORMATION SEE GEOTECHNICAL REPORT DATED 07/18/2013.



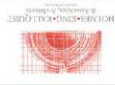


K&F
ENGINEERING & ASSOCIATES, INC.
100 WEST 10TH STREET
SUITE 200
ANN ARBOR, MI 48106-1500
PHONE: (313) 442-7980

PROGRESS SET
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CONSTRUCTION

REV	DATE	BY	DESCRIPTION
1	08/10/07	JK	CONSTRUCTION
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HOLMES & KING • KALLOUIS
SYRACUSE, NEW YORK
304 - 326 DELAWARE STREET
SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE

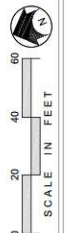
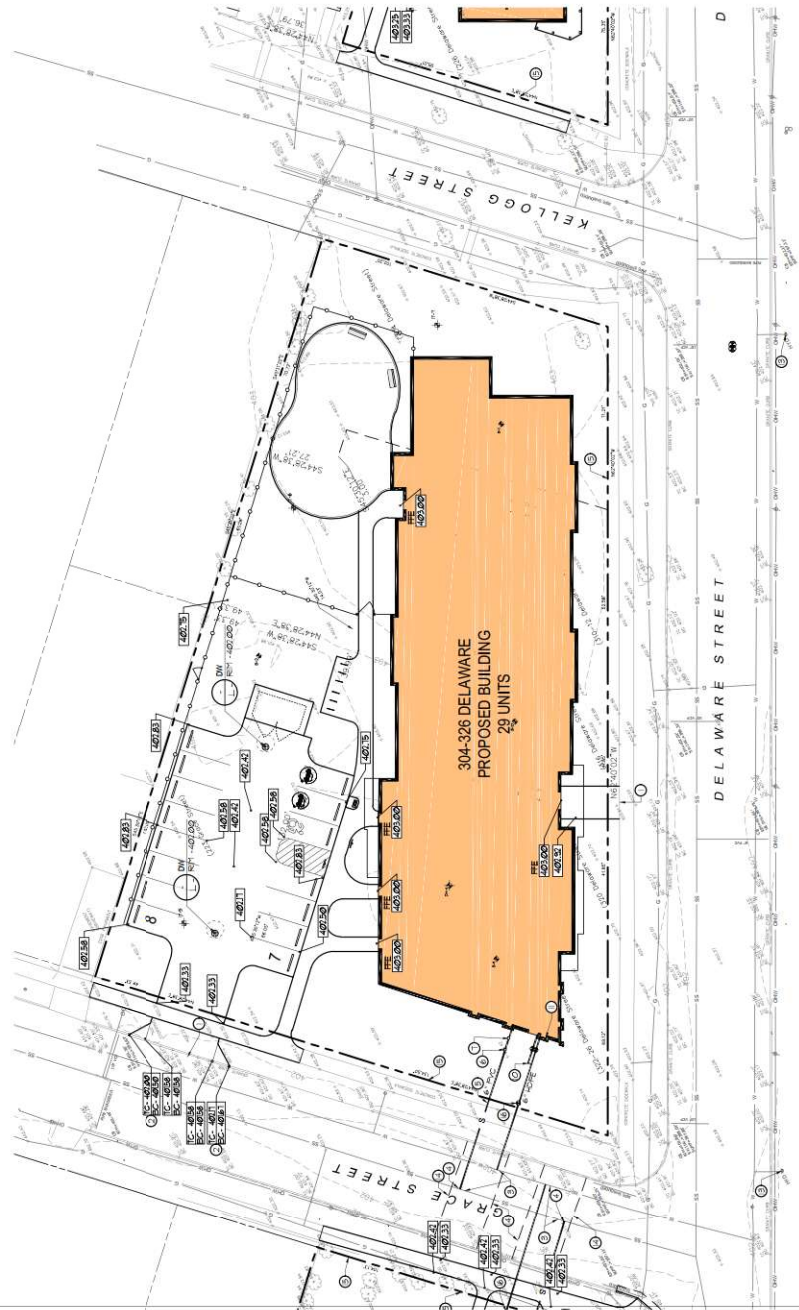


SITE GRADING, DRAINAGE,
AND UTILITIES PLAN -
304-326

L2.3

- GRADING, DRAINAGE & UTILITY GENERAL NOTES
1. ANY/FILL REQUIRED BELOW PAVING SURFACE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBGRADE CORRECTION MATERIALS.
 2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE STRUCTURES AND THE REPAIR OF THE ADJACENT PAVEMENT AND CURBS TO MATCH THE EXISTING CONDITIONS.
 3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOUBLED TO FOUNDATION WALL PER DETAIL.
 4. A GEOTECHNICAL EVALUATION REPORT MUST BE SUBMITTED BY THE CONTRACTOR TO THE CITY OF SYRACUSE, NEW YORK, PRIOR TO THE START OF CONSTRUCTION. IT IS ASSUMED THAT THE CONTRACTOR WILL REVIEW THIS REPORT AND ADHERE TO THE RECOMMENDATIONS AND ANY CORRECTIONS REQUIRED. COPIES OF THE REPORT CAN BE PROVIDED UPON REQUEST.
 5. MINIMUM 6" CLEAR VERTICAL SPACE TO BE PROVIDED BETWEEN THE SURFACE OF THE PLANNED LANDSCAPE GRADE AND NON-HAZARDOUS SOUNDING. DISCHARGE FROM DOWNSPOUTS/FLASH PADS TO EXTEND A MINIMUM OF 24" FROM THE BUILDING.
 6. EXISTING CITY SANITARY LINE

- GRADING, DRAINAGE & UTILITY NOTES
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304-326 DELAWARE PLANTING

- EVERGREEN SHRUB SCREENING AT WASTE ENCLOSURE
(4) PLANTING AROUND PLAYGROUND
(4) FOUNDATION PLANTINGS AT DOORWAYS
(2) STREETSCAPE PLANTINGS AT WALK JUNCTIONS
(5) FLOWERING TREES
(2) STREET TREES
(3) SHRUBS PER 25' OUTSIDE FENCING PER CODE

CONTRACTOR TO LEAVE 24" MINIMUM CLEAR SPACE
BETWEEN FENCES/WALLS AND PLANTINGS



PROGRESS SET NOT FOR CONSTRUCTION

REV	DATE :	DRAWN BY :	DESCRIPTION :
3 :			
#1	10/12/2023	CSF	CITY COMMENTS
#1	3/3/2024	CSF	

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JOB NO: 22071

DATE: 08/17/23

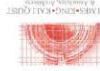
DRAWN BY: CRF

SCALE AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK

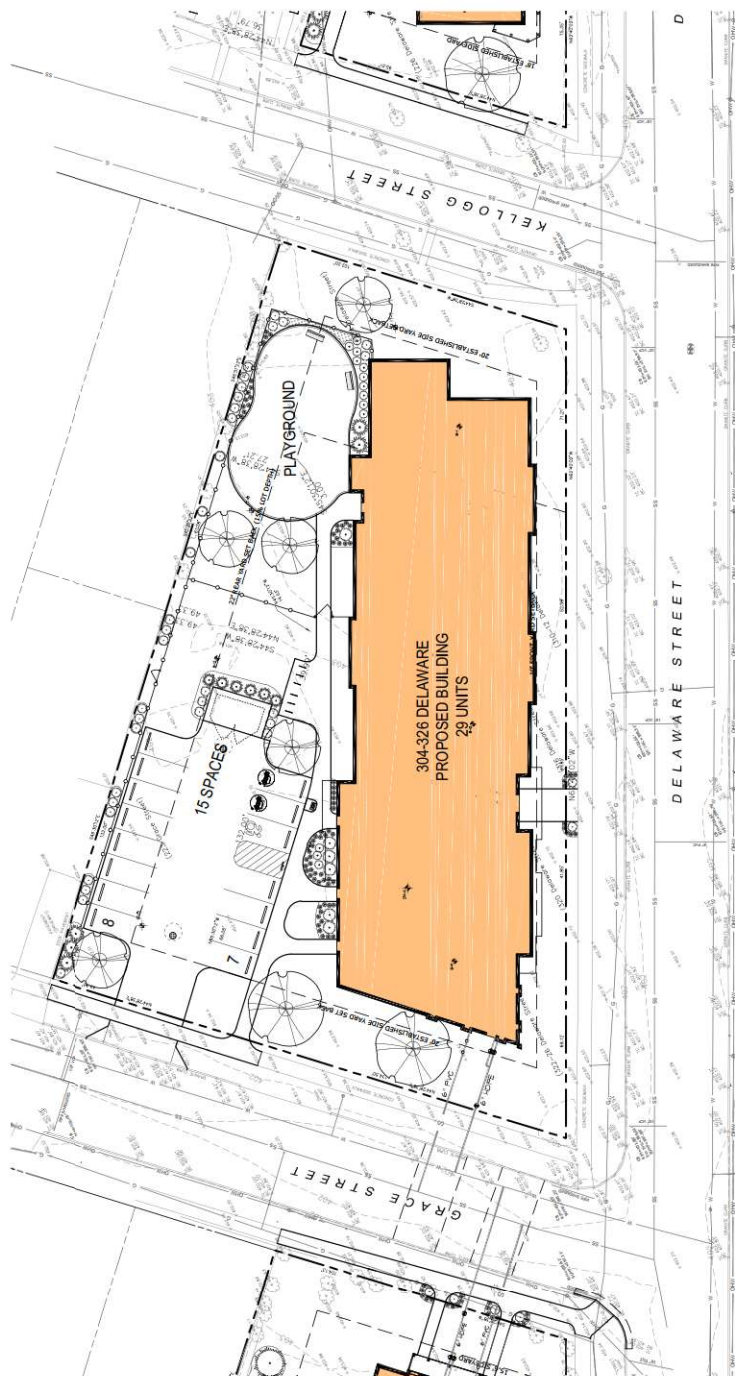
HOLMES & KING = KALLIOUSTI
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH (315) 478-5420
WWW.HKALLIOUSTI.COM

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SITE PLANTING
PLAN - 304-326

L43





PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE :	DRAWN BY :	DESCRIPTION :
#1	10/2/2023	CSF	CITY COMMENTS

B.2	1/24/2006	CRP	ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESCRIBED TO COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
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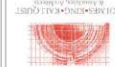
	1000-6789
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DATE: 06/10/2011

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DRAWN BY: CRF

POLMES • KING • KALLOUTS, LLP
 & Associates, Architects, LLP
 575 NORTH SALINA STREET, SYRACUSE, NY 13208
 PH (315) 476-8371 FAX (315) 476-5420
 www.bkkarchitects.com



EROSION CONTROL
PLAN - 304-326

153

NOTE:

REFER TO SHEET L5.1 FOR
EROSION CONTROL NOTES



304-326 DELAWARE STREET
SYRACUSE, NEW YORK

SCHMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE

HOLMES • KING • KALLOUST
& Associates, Architects, LLP
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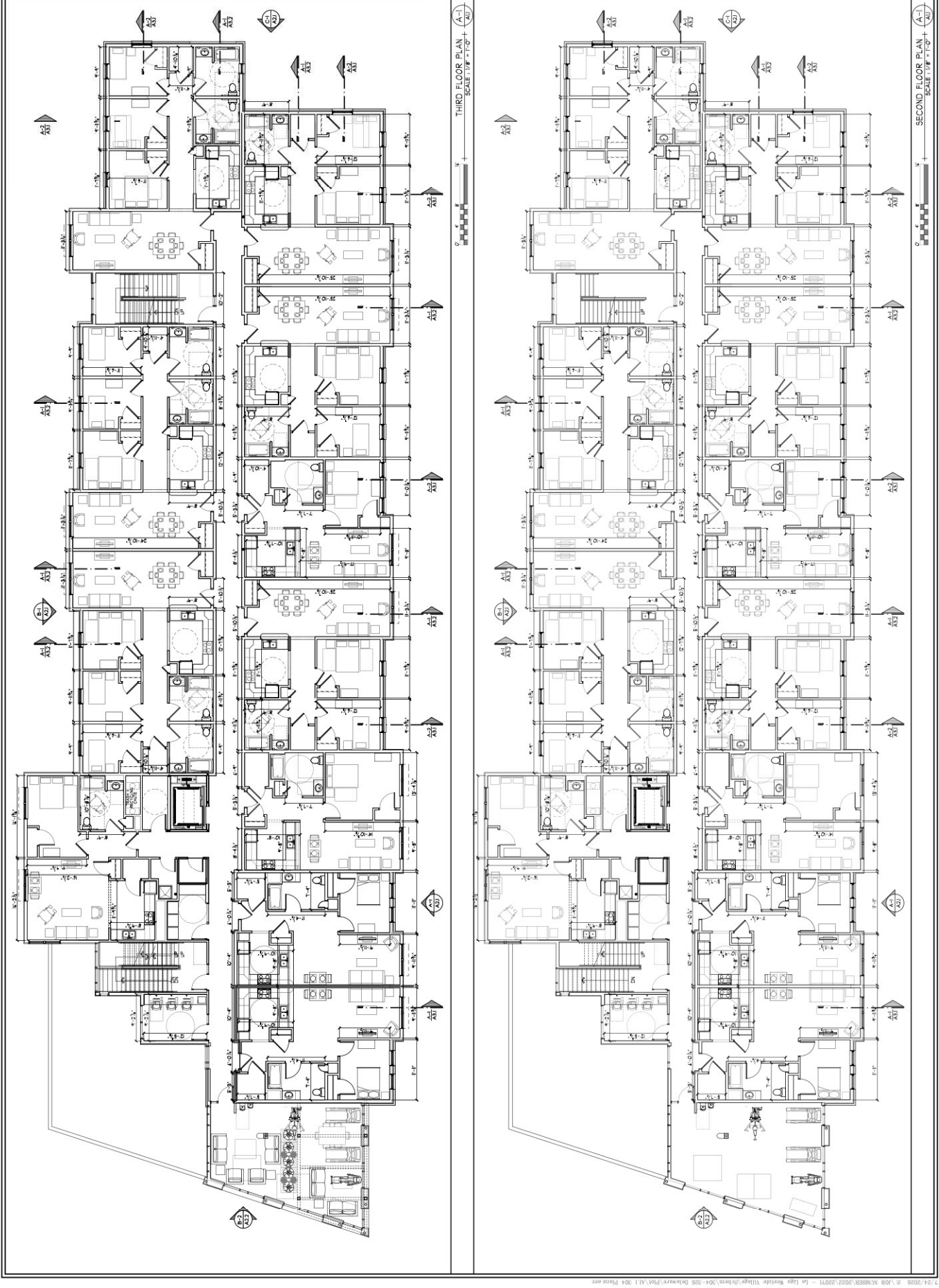
DATE: 08/11/2008
DRAWN BY: MCM
PROJECT NO: 08-001

SCALE: AS NOTED

NO. DATE BY REVISION

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2	08/11/2008	MCM	ISSUED FOR PERMIT
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9	08/11/2008	MCM	ISSUED FOR PERMIT
10	08/11/2008	MCM	ISSUED FOR PERMIT

DATE: 08/11/2008
DRAWN BY: MCM
PROJECT NO: 08-001



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 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: La Liga Westside Village - 304-326 Delaware Street			
Project Location (describe, and attach a location map): Parcels 304, 310-312, 316, 320, 322-26 Delaware St and 223 Grace St combined. Between intersections of Grace St & Kellogg St with Delaware St.			
Brief Description of Proposed Action: Construction of a 37,395 sf, 3-story programmed apartment building (29 units) on the 0.87-acre lot. Site features include bike racks (12 spaces), off street parking (15 spaces), (1) dual-mounted EV charger, foundation plantings, & a screened waste enclosure. Connection from units will extend into Right-of-Way streetscape. Site is zoned as R5 High Density Residential.			
Name of Applicant or Sponsor: Raul Russi, Acacia Network		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: Bronx		State: NY	Zip Code: 10457
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: BZA variance for fenestration.		☐	☒
3. a. Total acreage of the site of the proposed action?		0.87 acres	
b. Total acreage to be physically disturbed?		0.80 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.96 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
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 ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
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: Per NYS HCR requirements. _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
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? 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?	NO ☐ ☒	YES ☒ ☐	
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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	NO ☐ ☒	YES ☒ ☐	

SEAF 2026

EAF Mapper Summary Report

Friday, July 24, 2026 12:47 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Project: V-2026-18 & MaSPR-2026-37

Date: 9/17/2026

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?	☒	☐

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.

City of Syracuse Planning Commission

Name of Lead Agency

9/11/2026

Date

Steven Kulick

Print or Type Name of Responsible Officer in Lead Agency

Chairperson

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

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CITY OF SYRACUSE, MAYOR SHARON F. OWENS
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

<i>V-2026-21</i>	<i>Staff Report – October 8, 2026</i>
<i>Application Type:</i>	Area Variance
<i>Project Address:</i>	527 Jamesville Ave. (Tax Map ID: 059.-06-21.0)
<i>Summary of Proposed Action:</i>	The applicant is requesting an Area Variance to build a “vestibule” type addition in the established “Front Setback”. The proposal involves building an 8 ft by 8 ft enclosed entryway with a 3 ft deep by 8 ft wide step. The Addition will encroach 6.8 ft into the Front Setback; and be 32.1 FT from the westerly property boundary which runs along Jamesville Ave. Total site area: 0.517 Acres / ~ 22,563 SF (Onondaga County Tax Record)
<i>Zoning Violations:</i>	The most extreme extent of the existing Principal Structure is 38.9 ft east of the most westerly boundary, which is located along Jamesville Avenue, thus defining the “Front Setback” distance Pursuant to SZO Art. 7 Sec 7.4 A: Terms and Explanation, as such. “Setback, Front” is defined as “An open space unoccupied on the same lot with the main building, extending the full width of the lot and situated between the front line of the lot and the extreme front line of the building projected to the side lines of the lot. The depth of the front setback shall be measured between the extreme front line of the building and the front line of the lot. Covered porches shall be considered as part of the main building and shall not project into a required front setback, whether enclosed or unenclosed. The front setback depth or front setback requirement for corner lots shall be measured from the property line which has the smallest street frontage.” The subject parcel is located in the R1 Single-Unit Residential Zone District and is also subject to the Dimensional Standards of SZO Art. 2 Sec 2.2 B. Table 2.2 A., this section of code leads staff to use the “Rule of Measurement” outlined in SZO Art. 7 Sec 7.2 C (9) to determine the Front Setback via reference lots. This portion of code is used to define “Front Setback” when there is not a “Principal Structure”. Furthermore, SZO Art 7 sec. 7.2 C (3) Table 7.1 Authorized Exceptions to Setback Requirements: “Front porches and stoops, in all residential zone districts, covered front porches and stoops may extend into the required front setback up to ten feet, provided the porch or stoop is unenclosed and at least five feet from the front property line.” Therefor an area variance is required to build an enclosed porch in the Front Setback.
<i>Owner/Applicant</i>	Mirza Tihic (Owner)
<i>Existing Zone District:</i>	Single-Unit Residential (R1) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties are all in the Single-Unit Residential (R1) Zone District.
<i>Companion Application(s)</i>	ADDITION-2026-49, Denied by Zoning Staff 8/24/2026.

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<i>Scope of Work:</i>	Exterior work: (1) Demolishing a portion of the existing unenclosed stoop, stairs and roof line. The existing stoop is non-conforming, as it falls in the side setback of the parcel & encroaches .2 ft into the neighboring vacant lot known as 529 Jamesville Ave (owned by the applicant). This stoop serves a secondary front entrance that will be barricaded after it is fully removed. (2) The applicant will dig & install footers to the appropriate depth. (3) They will install two windows and one exterior door. (4) Finishes will match the exiting façade and enhance the character of the home. Interior work: (1) No interior work is proposed.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - 527 Jamesville Ave, is a 22,563 SF lot with a Single-Unit Detached Dwelling and a Detached Garage. - Bartlett Road was Abandoned creating two new lots south of the subject parcel. The applicant purchased 529 Jamesville Ave., which is the lot that borders the subject parcel along it's southern boundary. <u>Nonconformities</u> - The existing front stoop is nonconforming as it is located in the side setback and encroaches .2 ft over the southern property boundary. - The existing driveway crosses, what is now, three separate parcels. The applicant is planning to resubdivide the subject parcel, 527 Jamesville Ave. with 529 Jamesville Ave. to reduce the "legally established non-confirming" driveway. <u>Dimensional Standards</u> - The existing lot meets all Dimensional standards of the R1 Zone District. - The Principal Structure's coverage is approx. 1268.60 SF and the garage's structural coverage is 426.88 SF. The total structural coverage is 1695.48 SF or 7.51%, thus conforming. - The existing driveway extends into what was once Bartlett Street, this street has since been abandoned by the City of Syracuse; and a portion of the street, known as 529 Jamesville Ave., was sold to the applicant. The other portion of what was formerly Bartlett Street is owned by the City of Syracuse and likely contains a Walkway Easement for Morning View, LLC. - The portion of the driveway on the subject parcel measures 682.90 SF or 3.02%, thus conforming. <u>Use Specific Standards</u> - No use specific standards exist for Single-Unit Detached Dwellings. <u>Local Land Use and Residential Compatibility</u> - The site is within the Single-Unit Residential Zone District (R1), where Single-Unit Detached Dwellings are permitted by right. <u>Off-Street Parking and Loading</u> - The existing driveway establishes a legal parking area.

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	<u>Landscaping, Buffering, and Screening</u> - No buffering is required. <u>Site, Building Design, and Exterior Lighting</u> - The existing residential structure is a Single-Unit Detached Dwelling. <u>Signage</u> - There is no proposed signage. <u>Historic Preservation</u> - This property is not on the City’s Historic Properties list and does not require review by the Landmark Preservation Board. <u>Additional Standards, Building Placement, and Transparency</u> - There are no additional standards. <u>Wetlands determination</u> - The is not located within or adjacent to any DEC regulated freshwater wetlands. Therefore, no freshwater wetlands permit is required.
<i>Staff Analysis:</i>	<u>Area Variance Approval Criteria</u> Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of the Area Variance. Approving this variance will not create an undesirable change in the character of the neighborhood or be a detriment to nearby properties. The proposed addition is a modest 8' x 8' enclosed vestibule at the front entrance of a two-story single-family home. Enclosed front entries are a standard and common feature on residential homes throughout the Jamesville Avenue corridor. Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an Area Variance. No, the applicant cannot achieve the benefit sought without an Area Variance. The benefit sought, a weather-protected enclosed entry vestibule to the primary front entrance of the home, cannot be achieved without extending into the front setback. The existing house was constructed prior to 1935 and the front entrance is fixed in its current location on the Jamesville Avenue façade. Relocating the primary entry to the side or rear of the structure is not architecturally or practically feasible given the existing floor plan, foundation, and interior layout. Is the requested Area Variance substantial The requested Area Variance is not substantial, if this parcel where subject to “New Build” Front Setback definitions pursuant to SZO Art. 7 Sec 7.2 C (9), the reference lots would result in establishing a much shorter Front Setback, which would be approximately 25 ft from Jamesville Ave. The proposed Variance will result in an enclosed porch that is 32.1 FT from Jamesville Ave. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district

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	The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The addition is a modest 8' x 8' enclosed entry vestibule attached to an existing single-family residence. It introduces no new use, no increase in density, and no change in the residential character of the property or surrounding neighborhood. The proposed construction will be performed in compliance with the 2025 Residential Code of New York State and the 2025 Energy Conservation Construction Code of New York State, as documented in the architectural plans prepared by licensed architect Kristin Koehler-Jeroloman of KK-J Architecture PLLC. Is the alleged difficulty self-created The alleged difficulty is not self-created as SZO Art. 7 Sec 7.4 A: Terms and Explanation defines the Front Setback based on existing structures. Furthermore, the underlying constraints that necessitate this variance are not self-created and are largely beyond the applicant's control. The existing house was constructed prior to 1935, years before the applicant's ownership, and the front entrance location, interior floor plan, and staircase configuration are all fixed conditions inherited with the property. The immediate positioning of the staircase adjacent to the front door, which eliminates any possibility of creating an interior transitional entry space, is a structural reality of a 19th century home that the applicant did not design and cannot reasonably or cost-effectively alter.
Staff Recommendation:	Staff recommend Approving this project.
Recommend conditions if approved:	1. Proper Permits shall be obtained prior to conducting any work on the site. 2. The Property shall be maintained as a Single-Unit Detached Dwelling.
Zoning Procedural History:	V-88-69 Administrative Closed on 9/21/88 “Maintain” a 2-Family Dwelling
Summary of Zoning:	Zoning history is limited to a Use Variance from 1988. V-88-69 was filed on 8/16/1988 and administrative closed on 9/21/88 as the property was determined to be a “Single-Family” home as only one kitchen was documented.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<u>Existing property characteristics</u> The subject property at 527 Jamesville Ave. is an irregularly shaped parcel, Per Onondaga County Tax Record the lot size is ~ 22,563 SF (0.517 Acres). The property has one street frontage with 101.40 FT of frontage along Jamesville Ave., which is located on the western property boundary. The southern property boundary borders Jamesville Ave for 193.00 FT. The eastern property line borders 1230 Comstock Ave

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	for 131.39 FT. The northern property boundary borders 230 Vincent St for 76 FT and 517 Jamesville Ave for 168.33 FT. An additional westerly property boundary borders 517 Jamesville Ave. for 43.80 FT; The parcel contains a Single-Unit Detached Dwelling that is owner occupied.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.5(c), the proposal is a Type II Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal does not require review by the Onondaga County Planning Board.

Application Submittals: The application submitted the following in support of the proposed project:

- Permit Application: ADDITION-2026-49
- Zoning Denial Letter for ADDITION-2026-49
- V-2026-21 Application
- Short Environmental Assessment Form Part 1
- “Entry Addition To: Tihic Residence” 527 Jamesville Avenue, Syracuse, NY. Dated 7/11/2026 & Drawn by: Kristin "Kris" Koehler-Jeroloman of KK-J Architecture PLLC .
- Lots 1, 33 and 34 Map of the Fellows Tract Filed 7/23/1891, Map no 689 & Part of Lot 1 - South Side Tract, City of Syracuse, County of Onondaga, State of New York, Known as 527 Jamesville Avenue. Drawn & stamped by Colin m. Kraft of Land Lines Surveying, P.C.

Attachments:

Code Enforcement History

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

V-2026-21**Figure 2: Aerial Imagery of Subject Property**

Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of
Zoning

Conor Rourke
Land Use & Zoning
Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Mirza Tihic
527 Jamesville Ave.
Syracuse, NY 13210

9/30/2026

Re: Application Completeness for Area Variance Application V-2026-21, 527 Jamesville Ave.

Dear Mirza Tihic,

On 9/30/2026, Rebeca Baker determined the proposed project V-2026-21, at 527 Jamesville Ave. has all the required submittals for the application to be complete.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available Board of Zoning Appeals (BZA) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed documents must be submitted to Rebeca Baker at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the Board of Zoning Appeals (BZA) two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Rebeca Baker at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

INTERNAL USE ONLY

Your Submission Details

Submission Number:

V-2026-21

Status:

Staff Review

Message:

Applicant Name:

Mirza Tihic

Applicant Email:

mirzatihic@gmail.com

Primary Location:

527 JAMESVILLE AVE & BARTLETT, 13210

Primary APN:

059.-06-21.0

Submission Type:

Zoning Applications > Variance Applications > Area Variance

Last Updated:

October 5, 2026

Submission URL:

<https://app.oncamino.com/syracuseny/dashboard/submissions/851349/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov hpan@syr.gov adillon@syr.gov

300 South State St.,
Syracuse

① Getting Started

○ Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

② Apply for a Permit

✓ Pre-Application Conference is Required for Variance

Group: Zoning

Step is Completed By: Applicant

INTERNAL USE ONLY

1 Have you already had a pre-conference meeting with the City regarding this application?

Yes

No

2 Are you the property owner?

Yes

No

3 Are you proposing any modifications to the site?

Yes

No

4 What is the passcode provided by the City of Syracuse?

Preservat1on

Data Fields

Variance

1 Area Variance Neighborhood Character

The proposed enclosed entry addition will not produce an undesirable change to the character of the neighborhood or create a detriment to nearby properties. The addition is a modest 8' x 8' enclosed vestibule at the front entrance of a two-story single-family home that has stood on this lot since 1891. Enclosed front entries are a standard and common feature on residential homes throughout the Jamesville Avenue corridor. The addition is architecturally designed by a licensed New York State architect to match the existing structure in materials, roofline, and style, it will enhance rather than detract from the appearance of the home and the streetscape. The property sits on a large 0.6-acre corner lot, providing ample separation from neighboring properties. No neighboring properties are adversely affected.

2 Feasibility of Alternatives

No feasible alternative exists. The benefit sought, a weather-protected enclosed entry vestibule to the primary front entrance of the home, cannot be achieved without extending into the front setback. The existing house was constructed in 1891 and the front entrance is fixed in its current location on the Jamesville Avenue façade. Relocating the primary entry to the side or rear of the structure is not architecturally or practically feasible given the existing floor plan, foundation, and interior layout. The interior configuration presents a specific hardship: the existing staircase to the second floor is immediately adjacent to the front door, leaving no transitional space between the exterior entry and the living areas of the home. This makes it impossible to create an interior mudroom or transition space without a complete and cost-prohibitive redesign of the staircase and surrounding structural elements. Additionally, the applicant's household observes the cultural practice of removing footwear upon entering the home, a practice common across many cultures and recognized as beneficial to indoor hygiene and cleanliness. The current entrance configuration, with the staircase directly at the door, makes this practice extremely difficult to maintain in a functional and dignified manner. An enclosed entry vestibule is the only practical solution that provides adequate space for this purpose without requiring a full interior renovation. An unenclosed stoop or open porch would not provide the functional benefit of an enclosed vestibule, particularly given Syracuse's severe winter climate with significant snow, ice, and wind exposure. A variance is the only path to achieving this standard and culturally appropriate residential improvement.

3 Substantiality

The requested variance is not substantial. The proposed addition is a modest 8' x 8' enclosed entry vestibule, a small structure relative to the existing two-story home and the overall lot size of approximately 26,136 square feet (0.6 acres). The addition represents a minimal encroachment into the front setback and is limited strictly to the area necessary to create a functional entry vestibule at the existing front door location. Furthermore, the property is situated on a large corner lot where Bartlett Street, the secondary frontage, is a paper street designated as "Not Open" that has never been improved or opened as a public right-of-way. The applicant also owns half of the Bartlett Street paper street corridor adjacent to the property. The effective open space surrounding the structure far exceeds what would be found on a typical R1 lot in Syracuse, significantly reducing any visual or practical impact of the proposed addition. The existing house has sat on this lot since 1891. The proposed addition is architecturally designed by a licensed New York State architect to be fully integrated with and complementary to the existing structure in scale, materials, roofline, and style. It does not alter the height, massing, or overall character of the building in any meaningful way. The variance requested is the minimum necessary to achieve the functional benefit sought and represents a modest dimensional adjustment, not a significant departure from the intent of the zoning code.

4 Adverse Effect

The proposed area variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The addition is a modest 8' x 8' enclosed entry vestibule attached to an existing single-family residence. It introduces no new use, no increase in density, and no change in the residential character of the property or surrounding neighborhood. The proposed addition is slab-on-grade construction, which has a minimal footprint and does not meaningfully alter stormwater drainage, impervious surface coverage, or any other environmental condition on the site. The property is a large 0.6-acre corner lot with abundant open space, landscaping, and permeable surface area that far exceeds what is typically found on R1 lots in the City of Syracuse. Any marginal increase in impervious surface from the addition is negligible relative to the overall lot size. The addition does not affect sight lines, traffic, pedestrian access, or public infrastructure in any way. Bartlett Street, the secondary frontage, is a paper street that has never been opened or improved, and the applicant owns half of that corridor, further ensuring that no public use or access is impacted. The proposed construction will be performed in compliance with the 2025 Residential Code of New York State and the 2025 Energy Conservation Construction Code of New York State, as documented in the architectural plans prepared by licensed architect Kristin Koehler-Jeroloman of KK-J Architecture PLLC. No hazardous materials, significant grading, tree removal, or other environmentally impactful activities are involved. The addition will have no adverse effect on the physical or environmental conditions of the neighborhood or district.

5 Self-Created Difficulty

The difficulty is partially self-created in that the applicant is proposing a new addition that extends into the required front setback. However, the underlying constraints that necessitate this variance are not self-created and are largely beyond the applicant's control. The existing house was constructed in 1891, over 100+ years before the applicant's ownership, and the front entrance location, interior floor plan, and staircase configuration are all fixed conditions inherited with the property. The immediate positioning of the staircase adjacent to the front door, which eliminates any possibility of creating an interior transitional entry space, is a structural reality of a 19th century home that the applicant did not design and cannot reasonably or cost-effectively alter. The front setback requirement itself applies to the Jamesville Avenue frontage as a function of the R1 zoning designation, a designation the applicant did not create and cannot change. The applicant has no ability to relocate the front of the house, move the primary entrance, or reconfigure the interior staircase without an economically prohibitive structural renovation that would far exceed the scope and cost of the proposed addition. The Board is respectfully requested to weigh this factor in the context of the full record, noting that the difficulty arises primarily from the age and fixed configuration of a 19th century structure, not from any unreasonable or avoidable choice by the applicant. The ordinance itself recognizes that self-created difficulty shall not necessarily preclude the granting of an area variance, and the totality of the circumstances here strongly supports approval.

General Project Information

1 Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)

Proposal involves no change on Accessory Land Use Type

2 Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

INTERNAL USE ONLY

3 Describe the nature and extent of variance requested

Applicant requests an area variance from the minimum front yard setback requirement under SZO Art. 2 Sec. 2.2B for the R1 Single-Unit Residential Zone District to permit construction of an enclosed entry addition at the front of the existing two-story single-family residence at 527 Jamesville Avenue, Syracuse, NY 13210. The proposed addition is an approximately 8' x 8' enclosed entry vestibule with slab-on-grade foundation, designed by licensed architect Kristin Koehler-Jeroloman of KK-J Architecture PLLC (Cicero, NY). The addition replaces an existing exterior deck/stoop at the front entrance of the home and provides a weather-protected enclosed entry consistent with the residential character of the neighborhood. The existing house, built in 1891, sits approximately 26.4 feet from the Jamesville Avenue front property line. The proposed addition will extend the building footprint toward the front of the lot. The property is a large corner lot of approximately 26,136 square feet. Bartlett Street, shown on the site plan, is a paper street designated as "Not Open" and has never been improved or opened as a public right-of-way. The applicant owns half of the Bartlett Street paper street corridor adjacent to the property, further extending the effective lot depth on that side. Bartlett Street therefore does not constitute an active public frontage triggering a front setback requirement on the Bartlett side. The sole applicable front setback is along Jamesville Avenue. The variance is sought solely for dimensional relief from the front setback standard along Jamesville Avenue. The use, single-family residential owner-occupied, remains unchanged.

4 Will this project include site changes?

Yes

5 Will this project include exterior alterations?

Yes

6 Will this project include new construction?

Yes

7 Will this project include demolition (full or partial)?

Yes

8 Companion Zoning Applications (if applicable, list any related zoning applications)

no change

9 Proposed Onsite Parking

10 Current Onsite Parking

whatever is there now (driveway and garage)

11 Proposed Hours of Operation

N/A

12 Current Hours of Operation

N/A

13 Current Number of Dwelling Units

1.0

14 Proposed Number of Dwelling Units

1.0

15 Proposed Use of the Property

Single-family residential (same as existing)

16 Current Use of the Property

Primary residence

17 Lot Size (sq ft)

26,136

18 Business/Project Name

527 Jamesville Ave - Front Entrance



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov

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's name: Mirza Tihic	
Signature: <i>Mirza Tihic</i>	Date: 09/09/2026
Mailing address: 527 Jamesville Ave, Syracuse NY 13210	
Phone: [REDACTED]	Email: [REDACTED]
Print applicant's name: Mirza Tihic	
Signature: <i>Mirza Tihic</i>	Date: 09/09/2026
Mailing address: 527 Jamesville Ave, Syracuse NY 13210	
Phone: [REDACTED]	Email: [REDACTED]
Print authorized representative's name (if applicable):	
Signature:	Date: 09/09/2026
Mailing address:	
Phone:	Email:
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted. PLEASE NOTE: - If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization. - If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative. - Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.	

Short Environmental Assessment Form

Part 1 - Project Information

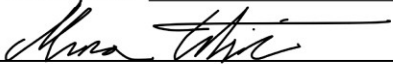
Instructions for Completing

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			
527 Jamesville Ave - Mirza Tihic			
Name of Action or Project: Area Variance - Front Entry Addition			
Project Location (describe, and attach a location map): 527 Jamesville Avenue, Syracuse, NY 13210			
Brief Description of Proposed Action: Construction of an approximately 8' x 8' enclosed entry vestibule addition at the front of an existing two-story single-family residence, slab-on-grade foundation, designed by licensed architect KK-J Architecture PLLC. Variance requested from the minimum front yard setback requirement under SZO Art. 2 Sec. 2.2B.			
Name of Applicant or Sponsor: Mirza Tihic		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 527 Jamesville Avenue			
City/PO: Syracuse		State: NY	Zip Code: 13210
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action?		0.6 acres	
b. Total acreage to be physically disturbed?		0.015 (64 sq) acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
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 ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
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>Plan prepared in compliance with 2025 Energy Conservation Construction Code of NYS, Climate Zone 5</u> _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☒	YES ☐	
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? 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?	NO ☒ ☒	YES ☐ ☐	
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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

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		
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 ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: _____ _____		
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 ☐
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 ☐
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 ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Mirza Tihic</u> Date: <u>09/09/2026</u> Signature: <u></u> Title: <u>Owner/resident</u>		

6181 JAMESVILLE TOLL ROAD
JAMESVILLE, NEW YORK 13078

SURVEYING, P.C.

LAND LINES

I HEREBY CERTIFY THAT THIS
IS A CORRECT MAP MADE
FROM AN ADJUTANT SURVEY

COLIN M. KRAFT
LICENSE No. 50450

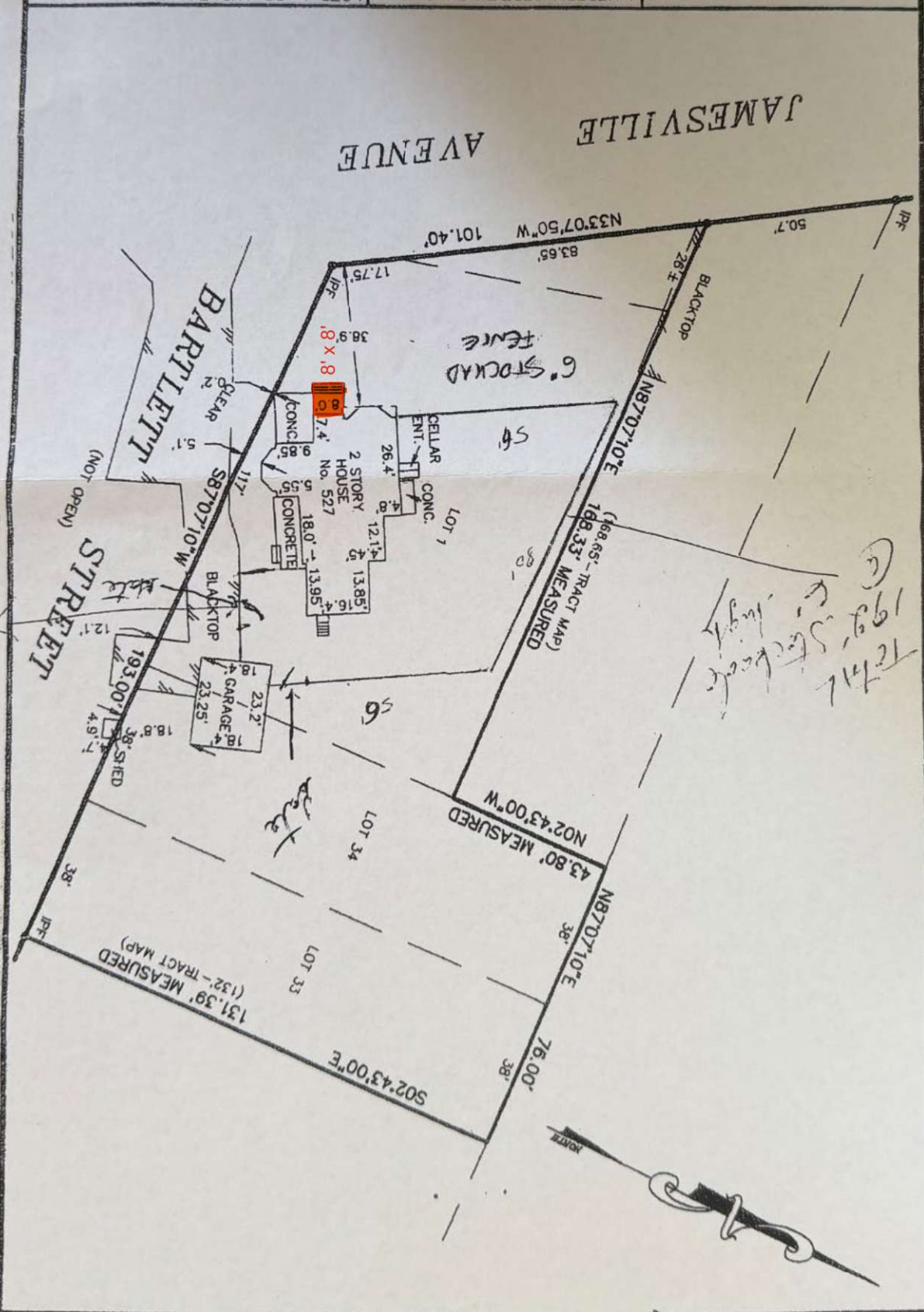
MAP OF THE FELLOWS TRACT
FILED 7/23/1891 MAP No. 698 &
PART OF LOT 1-SOUTH SIDE TRACT
CITY OF SYRACUSE
COUNTY OF ONONDAGA
STATE OF NEW YORK

KNOWN AS: 527 JAMESVILLE AVENUE

DRAWN BY: CMK
DATE: 4/6/2009

SCALE: 1"=30'

DWG. No.: 090326



527 Jamesville Ave, Syracuse NY 13210



Your Submission Details

Submission Number:

ADDITION-2026-49

Status:

Denied

Message:

Denied per Zoning. Please reach out to zoning at 315-448-8640.

Applicant Name:

Mirza Tihic

Applicant Email:

mirzatihic@gmail.com

Primary Location:

527 JAMESVILLE AVE & BARTLETT, 13210

Primary APN:

059.-06-21.0

Submission Type:

Permit Applications > Construction Permits > Building & Site > Residential > Addition / Conversion

Last Updated:

September 9, 2026

Submission URL:

<https://app.ancamino.com/syracuseny/dashboard/submissions/840923/guide>

Contact the agency for more help



(315) 448-8600



alee@syr.gov mjackson@syr.gov



300 South State St.,
Syracuse

① Required Data Fields

✓ Landlord/Homeowner Applicant Information

Group: Central Permit Office

Step is Completed By: Applicant

✓ Addition Project Details

Group: Central Permit Office

Step is Completed By: Applicant

② Required Supplemental Documentation

✓ Sealed Scaled Copy of Property Survey

Group: Central Permit Office

Step is Completed By: Applicant

Please see an example of the Sample Survey provided.

1 What is your role in the project?

Homeowner

2 Is this application a part of the city's Block Challenge Program?

Yes No

Details

Contact Information

1 Design Professional's Email

2 Design Professional's Phone

3 Design Professional's Name

Kristin (Kris) Koehler-Jeroloman, Architect

4 Contractor's Email

5 Contractor's Phone

6 Contractor's Name

Mirza Tihic

7 Design Professional's Company

NY

8 Contractor's Company

Myself

9 Applicant's Email Address

10 Applicant's Role

11 Applicant's Phone Number**12 Applicant's Name**

Mirza Tihic

Project Details**1 Is this a bedroom addition?**

No

2 Is this for a 1 or 2 family home?

1 Family

3 Completion Date

11/29/2026

4 Description of Work

Description of Work This project consists of constructing a new 8'-0" x 8'-0" entry addition at the front of the existing two-story single-family residence at 527 Jamesville Avenue. The addition provides a covered, enclosed entry vestibule with a new exterior door and picture window. No changes are proposed to the existing structure's footprint beyond the addition itself, and no habitable floor area is being added to the second floor. Work is designed in accordance with the 2025 Residential Code of New York State and the 2025 Energy Conservation Construction Code of New York State (Climate Zone 5). **Foundation and Slab** The addition will be constructed on a new slab-on-grade foundation. Continuous concrete footings, 1'-6" wide x 8" thick with two #4 rebars continuous, will be placed on undisturbed, stable soil below the frost line. Foundation walls will be 8" concrete block with #4 rebars at 48" o.c. vertical and a 6" block top course. The new entry slab will be a 4" concrete slab over 4" compacted stone, with 6 mil poly vapor barrier and 6"x6" 10/10 W.W.M. or fiberglass mesh reinforcement. Slab edge insulation will be R-10 rigid, 4 ft. Drainage fill of washed gravel with filter fabric between stone and backfill will be provided, sloped to sump or exterior daylight. Grade will be sloped away from the building a minimum of 6" in the first 10'. **Framing and Exterior Walls** Exterior walls will be framed with 2x6 studs at 16" o.c., sheathed with 7/16" exterior grade structural sheathing and building wrap. Wall cavities will receive R-13 insulation with vapor barrier. Pressure-treated bottom plate with sill seal and anchor bolts at 6'-0" o.c. maximum, set no more than 12" from the end of each sill board. Exterior siding will be installed to match the existing house. **Roof** The new roof will be framed with 2x8 rafters at 24" o.c. with ridge beam as indicated on plans, sheathed with 1/2" 5-ply fir plywood, 15 lb. roof felt, and asphalt-fiberglass shingles to match existing. A self-adhering polymer-modified bitumen ice and water barrier underlayment will be applied over the entire roof surface, with metal drip edge. A new cricket will be installed at the intersection with the existing roof. Roof/ceiling insulation will be R-24, with a minimum 2" ventilation space and provided baffles. Ventilated soffits and ridge vent will be provided. Fascia will be continuous 2x4 wood sub-fascia with aluminum fascia to match existing. **Interior Finishes** Interior walls and ceiling will be finished with 1/2" gypsum drywall. Door and window trim will be 4". Door style to be selected by owner. **Windows and Doors** One new 60"x36" picture window, with the top of the new window aligned to the top of the existing adjacent bay window. One new exterior entry door. The existing exterior door is to remain. If the existing deck is removed, the affected door will be barricaded or steps to grade will be provided. **Materials Summary** Concrete (footings and slab), 8" concrete block, #4 reinforcing bar, compacted stone, washed gravel, filter fabric, 6 mil poly vapor barrier, rigid foam insulation (R-10 slab edge), pressure-treated lumber (sill plates), dimensional lumber (2x6 studs, 2x8 rafters), 7/16" structural sheathing, 1/2" fir plywood roof sheathing, building wrap, fiberglass batt insulation (R-13 walls, R-24 roof/ceiling), asphalt-fiberglass shingles, ice and water shield membrane, 15 lb. roof felt, aluminum fascia, vinyl or fiber cement siding to match existing, 1/2" gypsum board, wood trim, anchor bolts and standard fasteners. Design Professional Plans prepared and sealed by Kristin Koehler-Jeroloman, R.A., KK-J Architecture PLLC, dated 07-11-2026 (Drawings 1-3 and S-1).

5 Construction Cost

15790.0

6 Construction Start Date

Ungrouped

1 **OWNERNAME2**

2 **OWNERNAME1**

3 **Property Number**

1944003101

4 **PRINTKEY**

059.-06-21.0

For agency use (GIS Queries)

3 This submission location is inside the "syracuse_floodplain" layer.

false

4 This submission location is inside the "syracuse_preservation_districts" layer.

false

5 This submission location has the attribute "LPSS" equal "Local Protected Site or Local District" in the "syracuse_parcel_with_rps" layer.

false

6 This submission location has the attribute "Stop_Work_Order" equal "Yes" in the "syracuse_stop_work_order" layer.

false

As the below signature, I attest that all required pieces of information have been provided and that all information contained within said application is correct.

Applicant Signature

Mirza Tihic

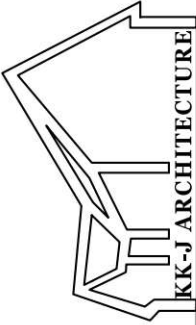
Date

08/17/2026

ENTRY ADDITION TO:

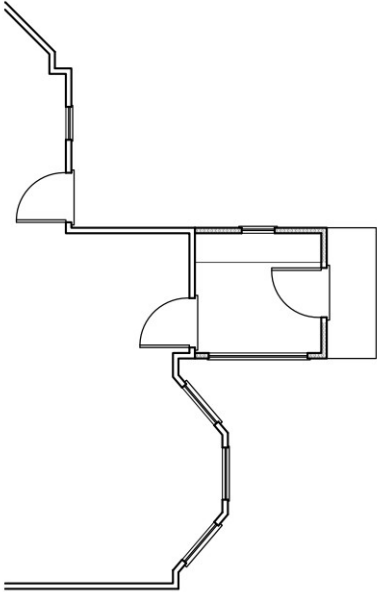
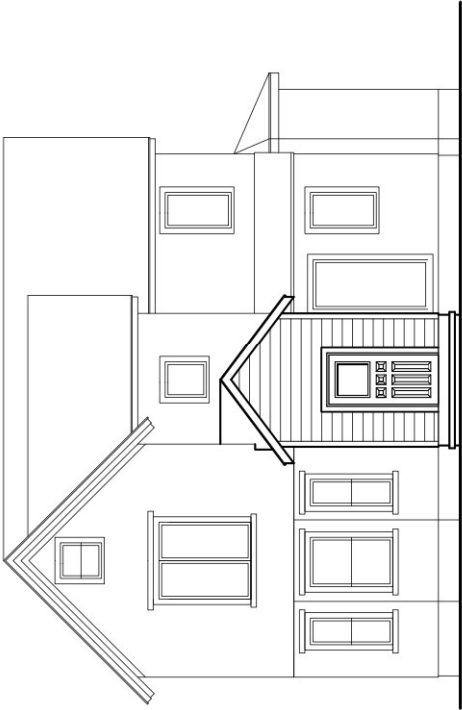
TIHIC RESIDENCE

527 JAMESVILLE AVENUE
SYRACUSE, NY



Kristin "Kris" Koehler-Jeroloman
8437 Brewerton Road, Cicero NY 13039
315-652-5622

DATE: 7 / 11 / 2026



ARCHITECT:



KR-K ARCHITECTURE
P.L.L.C.
Kristin "Kriti" Koehler-Jerolman
8437 Brewerton Road, Cicero NY 13039
315-652-5622

PROJECT:

ENTRY ADDITION TO:
THIC RESIDENCE
527 JAMESVILLE AVENUE
SYRACUSE, NY

The use of these plans is limited to the location shown on these drawings and is not to be used for any other project. Further distribution of these drawings, use elsewhere or modified in any manner is prohibited.

at the site locations as indicated on these drawings at the time of stamping/sealing and only for use in connection with the project shown on these drawings.



DATE: 07-11-26

SCALE: AS NOTED

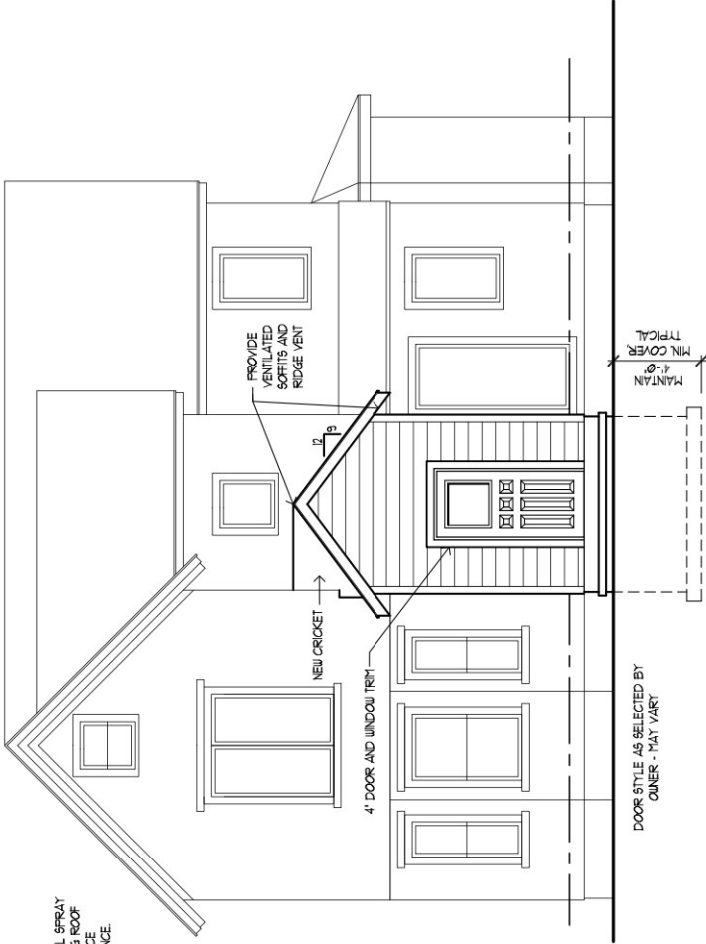
DRAWN: K K J

CHECKED: K K J

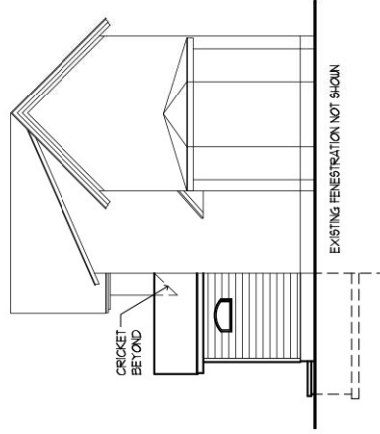
DRAWING:

ELEVATIONS

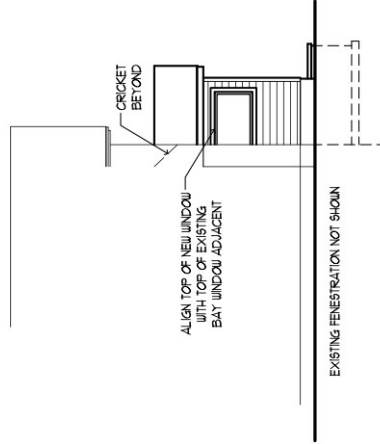
DRAWING NO:
1 OF 3



FRONT ELEVATION
1 / 4" = 1' - 0"



RIGHT ELEVATION
1 / 8" = 1' - 0"



LEFT ELEVATION
1 / 8" = 1' - 0"

THE use of these plans is given the limited license to reproduce for construction purposes only the site location as indicated on these drawings at the time of original fielding and only for the purpose of construction. Further distribution of these drawings, use, disclosure or modification in any manner is prohibited.



It is unlawful to reproduce this seal
DATE: 07-11-26
SCALE: 1/4" = 1'-0"
DRAWN: K K J
CHECKED: K K J
DRAWING:

DRAWING NO:

3 OF 2

$$1/4'' = 1' - 0''$$

ENVELOPE COMPONENT	REQUIRED R' VALUE	PROVIDED R' VALUE
EXTERIOR WALL INSULATION	R ≥ 13	R ≥ 13
ROOF/CEILING INSULATION	R ≥ 24	R ≥ 24
GLAZING	U ≤ .45	U ≤ .45
FLOOR INSULATION	R ≥ 30	R ≥ 30
SLAB EDGE INSULATION	R ≥ 10.4 Ft.	R ≥ 10.4 Ft.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE 2015 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

2025 RESIDENTIAL CODE OF NEW YORK STATE

GENERAL NOTES:

- STAIRS**
ALL STAIRS SHALL HAVE SOLID RIGIDS, HANDRAIL, AT LEAST ONE SIDE AND ALL RAILINGS SHALL BE 36" HIGH AND HAVE SPINDLES SPACED TO PREVENT PASSAGE OF A 4" DIAMETER SPHERE.
1. UNDOULS
- ALL OPERABLE UNDOULS WITH A 6'11" HEIGHT LESS THAN 24" TO FINISHED FLOOR AND MORE THAN 17" FROM FINISHED GRADE OR OTHER EXTERIOR SURFACE SHALL BE PROVIDED WITH A FALL PROTECTION DEVICE. THE FALL PROTECTION DEVICE PROVIDED SHALL REDUCE THE UNDOUL OPERATION SO AS TO PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE
 - UNDOULS SHALL BE TETHERED AT HAZARDOUS LOCATIONS AS SPECIFIED IN SECTION 3.14
3. PROVIDE FIRE BLOCKING WHERE REQUIRED IN ACCORDANCE WITH SECTION 307.11
4. EXTERIOR GUARDS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

STRUCTURAL NOTES

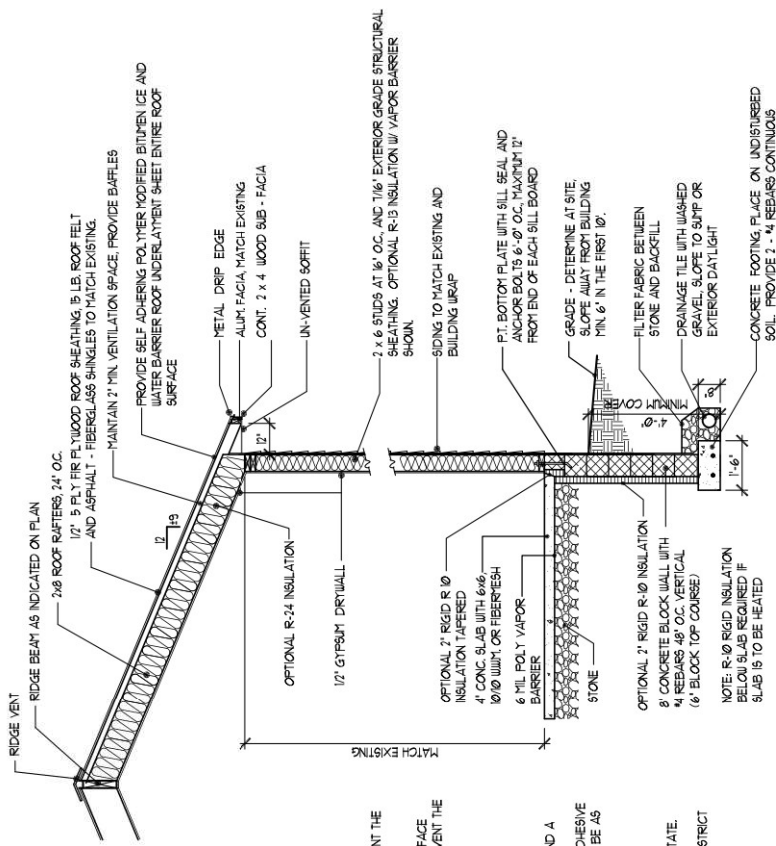
1. THE DESIGN OF THIS STRUCTURE IS BASED ON THE USE OF 2" SFF LUMBER HAVING AN E VALUE OF 190 AND 863 WHEN USED IN REPETITIVE MEMBERS AND A MODULUS OF ELASTICITY (E) OF 1000,000.
2. ALL WOOD HEADERS BEAMS AND OTHER STRUCTURAL ELEMENTS SHALL BE FABRICATED BY LAMINATING COMPONENTS TOGETHER WITH CONSTRUCTION ADHESIVE AND UNIFORM NAILING WITH 6 D NAILS AT 12" O.C. THE MINIMUM HEADER SIZE FOR DOORS, WINDOWS AND OTHER FRAMED LOAD BEARING OPENINGS SHALL BE AS FOLLOWS WITH 7 JACK STUDS EACH END UNLESS OTHERWISE NOTED:
- 3'-0" OPENING - 2 - 2x6 S WITH 1/2" FL WOOD CENTER
- 4'-0" OPENING - 2 - 2x8 S WITH 1/2" FL WOOD CENTER
- 5'-0" OPENING - 2 - 2x10 S WITH 1/2" FL WOOD CENTER
3. ALL PREHANGING WOOD ROOF TRUSSES USED IN THIS STRUCTURE SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE. TRUSSES SHALL BE MANUFACTURED IN ACCORDANCE WITH THE BUILDING CODE FOR APPLICABLE SNOW LOADS.
4. MANUFACTURED BEAMS (MICROLAM) 1 1/2 S, TEEBEAMSTRAND 1 1/2 S, OR PARALLAN / FLS S, ETC.) AND 1" FLOOR JOISTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. SUPPLIER SHALL VERIFY SIZE AND ENGINEERING.
- WHERE TRUSSES UNDO UP/LIFT EXCEEDED 3200 LBS, PROVIDE HURRICANE CLIPS RATED FOR LOAD AS SPECIFIED BY TRUSS DESIGNER.

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) CURRENT VERSION, NFPA 70 CURRENT EDITION, AND THE CURRENT RESIDENTIAL CODE OF NEW YORK STATE. ALL CEILING JUNCTION BOXES ARE DESIGNED TO SUPPORT LIGHT FIXTURES ONLY. HEAVY FIXTURES SUCH AS PADDLE FANS AND CHANDELIERS REQUIRE SPECIAL ADDITIONAL SUPPORT CAPABLE OF CARRYING THE PARTICULAR FIXTURE.

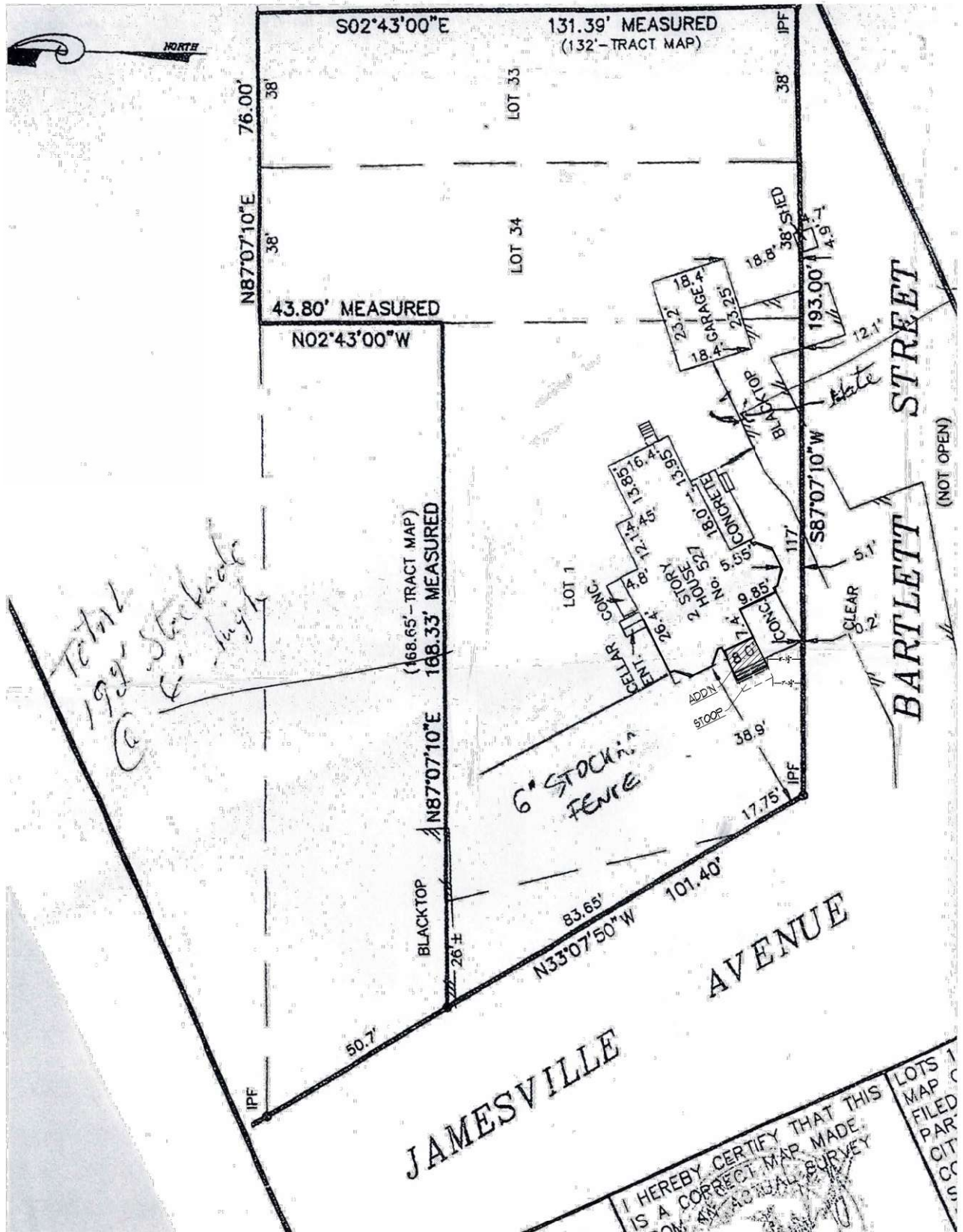
2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE - ENERGY CODE NOTES

- ALL JOINTS AND OPENINGS IN THE BUILDING ENVELOPE SYSTEMS, INCLUDING THOSE AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND ROOF/CEILING BETWEEN WALLS AND FLOORS OR FOUNDATIONS, BETWEEN WALL PANELS, AT UTILITY SERVICE PENETRATIONS, AND BETWEEN DISAPPEARABLE MATERIALS SHALL BE CALLED GASKETED WEATHERSTRIPPED OR OTHERWISE SEALED IN ACCORDANCE WITH THE ECCOCS, INCLUDING BUT NOT LIMITED TO MATERIALS R402.5.1.1. NO MORE THAN 2 PERCENT OF THE TOTAL INSULATED AREA SHALL CONTAIN GAPS OR JOIDS IN THE INSULATION OR BE COMPRESSED BELOW THE THICKNESS REQUIRED TO ATTAIN THE LABELED R-VALUE. EACH PIECE OF BUILDING THERMAL ENVELOPE INSULATION IS INDICES OR SHALL BE IN WIDTH, THE INSULATION SHALL BE LABELED WITH ITS R-VALUE. EACH PIECE OF INSULATING MATERIAL SHALL BE INSTALLED SUCH THAT THE MANUFACTURERS VAPOR MARK IS EASILY OBSERVABLE UPON INSPECTION WHEN BLOWN OR OPERATED INSULATION IS USED. THE INSTALLER SHALL CERTIFY THE FOLLOWING INFORMATION IN A SIGNED STATEMENT POSTED IN A CONSPICUOUS PLACE.
- .. TYPE OF INSULATION USED AND MANUFACTURER
 - .. INSULATION COVERAGE PER BAG (THE NUMBER OF BAGS REQUIRED TO RESULT IN A GIVEN R-VALUE) AS WELL AS THE SETTLED R-VALUE.
 - .. THE INITIAL AND SETTLED THICKNESS.
 - .. THE NUMBER OF BAGS INSTALLED.
3. ACCESS DOORS BETWEEN CONDITIONED SPACES AND UNCONDITIONED SPACES INCLUDING ACCESS HATCHES IN INSULATED CEILINGS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUAL TO THE INSULATION R-VALUE OF SURROUNDING SURFACES.
4. INSULATION TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. INSULATION NOT REQUIRED IF THE ADDITION IS TO BE CONDITIONED. PROTECTION FROM UNDESIRABLE WEATHER SHALL BE MAINTAINED TO PREVENT CLOSURE OF ACCESS DOORS. ACCESS DOORS TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUAL TO THE INSULATION R-VALUE OF SURROUNDING SURFACES. ALL JOINT PRODUCTS ARE TO BE PROTECTED FROM UNDESIRABLE WEATHER.
5. VAPOR RETARDER REQUIREMENTS BY INSULATION TYPE AS FOLLOWS: INSULATION IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS:
- .. BATT/BLOK CAVITY INSULATION - CLASS 1 (KRAFT FACED BATT OR VAPOR RETARDER PAINT WITH A PERM RATING 01 - 19)
 - .. CLOSED CELL SPRAY FOAM CAVITY INSULATION - SERVES AS ITS OWN CLASS 1 VAPOR RETARDER. NO SHAPY VAPOR RETARDER REQUIRED.
 - .. EXTERIOR CONTINUOUS INSULATION GREATER THAN OR EQUAL TO R-5 - CLASS 0 IF RESPONSIVE. (ACA SHAPY) VAPOR RETARDER.



TYPICAL WALL SECTION

	Is intended to reproduce the seal.
	DATE 07-11-26
	SCALE N/A
	DRAWN: KKJ
	CHECKED: KKJ
	DRAWING:
NOTES AND WALL SECTION	
DRAWING NO.	3 OF 3





Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of
Zoning

Conor Rourke
Land Use & Zoning
Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative
Specialist

To: Mirza Tihic
527 Jamesville Ave.
Syracuse, NY 13210

8/31/2026

Re: ADDITION-2026-49 Denial

Dear Mirza Tihic,

On 8/31/2026, Rebeca Baker determined that the proposed Permit ADDITION-2026-49, does not qualify to be approved by the Central Permit Office pursuant to Syracuse Zoning Ordinance (SZO), Art. 2, Sec. 2.2 B "Front setback in the R1 zoning district" & SZO Art 7 Sec 7.2 C Table 7.1 and subsection (9).

As a result, the application will be denied by the Central Permit Office. The applicant may revise the site plan to address the deficiencies noted above and resubmit for review. Alternatively, if the applicant believes that compliance with the Zoning Code is not feasible, they may seek relief through the variance application before the Zoning Board of Appeals pursuant to SZO, Article. 5, Section 5.5 A

If you have any questions or would like to discuss possible revisions to bring the proposal into compliance, please contact rbaker@syr.gov.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

Parcel History

01/01/1900 - 10/05/2026
 Tax Map #: 059.-06-21.0
 Owners: Mirza Tihic
 Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
527 Jamesville Ave & Bartlett	09/21/88	Project	Variance (Converted)	Closed	V-88-069 MAINTAIN 2-FAMILY DWELLING. CLOSED ADMINISTRATIVELY.
527 Jamesville Ave & Bartlett	05/02/12	Completed Complaint	Bulk Household Items	Completed	2012-09161 Bed - table
527 Jamesville Ave & Bartlett	05/03/12	Inspection	Complaint Inspection	Fail	
527 Jamesville Ave & Bartlett	05/03/12	Violation	SGOC - Section 14-14 - Improper Containerization	Closed	
527 Jamesville Ave & Bartlett	05/03/12	Violation	SGOC - Section 14-18 - Early or late set out of construction debris	Closed	
527 Jamesville Ave & Bartlett	05/17/12	Completed Complaint	Tire Pickup (4/yr)	Completed	2012-10536 2 tires
527 Jamesville Ave & Bartlett	05/30/12	Permit Application	Misc.(deck, fence,ramp)	Issued	
527 Jamesville Ave & Bartlett	05/31/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-09400 c/d illegal set out
527 Jamesville Ave & Bartlett	06/06/12	Inspection	Progress Inspection	Pass	
527 Jamesville Ave & Bartlett	06/27/12	Inspection	Progress Inspection	In Progress	
527 Jamesville Ave & Bartlett	07/18/12	Inspection	Progress Inspection	In Progress	
527 Jamesville Ave & Bartlett	08/29/12	Inspection	Final Inspection	Pass	
527 Jamesville Ave & Bartlett	08/30/12	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	06683 Install 194 ft of stockade fence at 6' high with 3' gate (to run from west rear corner of house to property line,and around to north/left corner of garage); and Install 34' +/- of chainlink fence at 4' high with 3' gate (to run from southeast corner of porch, up and over to mid-west side of garage), as per attached plot plan; Fence to remain on/within property boundaries.

Parcel History

62 / 65

Address	Date	Transaction	Transaction Type	Status	Description
527 Jamesville Ave & Bartlett	03/27/13	Completed Complaint	Blue Bin: request new BB	Completed	2013-01402 I need an additional Blue Bin
527 Jamesville Ave & Bartlett	04/19/13	Completed Complaint	DeadAnimal in Right ofWay	Completed	2013-08046 dead dog
527 Jamesville Ave & Bartlett	05/21/13	Completed Complaint	Street Light Issue	Completed	2013-11582 There are 4 street lights out between Thurber and Vincent street. 2 in front of 527 Jamesville Ave.
527 Jamesville Ave & Bartlett	07/11/13	Completed Complaint	Blue Bin: request new BB	Completed	2013-16702 2BB
527 Jamesville Ave & Bartlett	06/26/14	Inspection	Complaint Inspection	Fail	
527 Jamesville Ave & Bartlett	06/26/14	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
527 Jamesville Ave & Bartlett	07/03/14	Inspection	Complaint Re-Inspection	No Progress	
527 Jamesville Ave & Bartlett	01/26/15	Completed Complaint	Tree/Limb/Stump Removal	Completed	2013-16597 In recent storms part of a tree (on city line property) fall on my drive way. Another tow large branches are broken and are hanging over my driveway, a life threatening hazard, as these branches can fall any time. The tree is next to the drive way and the electric grid poles. The tree has been loosing branches in the past and I urge for the tree to be removed completely.
527 Jamesville Ave & Bartlett	08/06/15	Completed Complaint	Overgrowth: Private, Occ	Completed	2014-17160 O/g
527 Jamesville Ave & Bartlett	08/06/15	Inspection	Complaint Re-Inspection	Pass	
527 Jamesville Ave & Bartlett	05/18/16	Permit Application	Misc.(deck, fence,ramp)	Issued	23917 fence
527 Jamesville Ave & Bartlett	06/23/16	Inspection	Inspector Notification	In Progress	
527 Jamesville Ave & Bartlett	09/15/16	Completed Complaint	Quad 2 ConstrDebrisPickUp	Completed	2016-26702 construction debris
527 Jamesville Ave & Bartlett	12/07/16	Inspection	Progress Inspection	In Progress	
527 Jamesville Ave & Bartlett	12/26/16	Inspection	Progress Inspection	In Progress	
527 Jamesville Ave & Bartlett	06/28/17	Inspection	Progress Inspection	In Progress	
527 Jamesville Ave & Bartlett	09/12/17	Inspection	Final Inspection	Pass	
527 Jamesville Ave & Bartlett	09/13/17	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	23917 fence Certificate of Completion #23917
527 Jamesville Ave & Bartlett	10/18/17	Completed Complaint	Pot Holes in Road	Completed	2017-06284 POTHOLES

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
527 Jamesville Ave & Bartlett	03/01/18	Completed Complaint	Illegal Trash Set Out	Completed	2018-05465 code violation
527 Jamesville Ave & Bartlett	09/19/18	Completed Complaint	Bulk Household Items	Completed	2018-28883 couch
527 Jamesville Ave & Bartlett	09/28/18	Completed Complaint	Bulk Household Items	Completed	2018-29567 couch
527 Jamesville Ave & Bartlett	03/23/21	Complaint	Bulk Household Items	Needs Review	2021-07626 EXTRA TRASH
527 Jamesville Ave & Bartlett	07/27/21	Inspection	Complaint Inspection	Fail	
527 Jamesville Ave & Bartlett	07/27/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
527 Jamesville Ave & Bartlett	08/03/21	Completed Complaint	Overgrowth: Private, Occ	Completed	2021-20443 OG
527 Jamesville Ave & Bartlett	08/03/21	Inspection	Complaint Inspection	Pass	
527 Jamesville Ave & Bartlett	08/19/22	Inspection	Complaint Inspection	Fail	
527 Jamesville Ave & Bartlett	08/19/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
527 Jamesville Ave & Bartlett	08/26/22	Inspection	Complaint Inspection	Fail	
527 Jamesville Ave & Bartlett	09/09/22	Inspection	Complaint Inspection	Pass	
527 Jamesville Ave & Bartlett	09/12/22	Completed Complaint	Overgrowth: Private, Occ	Completed	2022-07645
527 Jamesville Ave & Bartlett	07/12/23	Inspection	Complaint Inspection	Fail	
527 Jamesville Ave & Bartlett	07/12/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
527 Jamesville Ave & Bartlett	07/19/23	Completed Complaint	Overgrowth: Private, Occ	Completed	2023-04886
527 Jamesville Ave & Bartlett	07/19/23	Inspection	Complaint Inspection	Pass	

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General Conditions for Variance Approval

1. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the Board of Zoning Appeals.
2. This approval does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities.