

FOR PUBLICATION SUNDAY,
September 6th, 2026



Jake Dishaw
Zoning Administrator

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

**PUBLIC NOTICE
CITY OF SYRACUSE
BOARD OF ZONING APPEALS**

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held on Thursday, September 17th, 2026, at 1:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York to consider in full, or in part, the following applications. *Please note this is not necessarily the order in which they will be heard.*

1. **Application V-2026-15** is an Area Variance application for relief to exceed the maximum 20% "Parking and Driveway Surfaces" coverage requirement to allow the construction of a parking lot with 10 spaces. The property is a multi-unit residential building located at 111 Essex Street and is owned by Pavel Dyachuk. The property is in the Medium Density Residential (R4) Zone District.
2. **Application V-2026-16** is an Area Variance application for relief to construct a 2-story office building where a 3-story minimum is required at 344 N Salina St. The property is owned by Helio Health, Inc. and is in the Urban Core (MX-4) Zone District.
3. **Application V-2026-18** is an Area Variance application for relief from the minimum 30% ground floor window transparency requirement to allow the construction of a 29-unit apartment building at 316 Delaware St. The applicant is proposing 21.88% window transparency. The property is owned by the Spanish Action League of Onondaga County and is in the High Density Residential (R5) Zone District.

The above proposals will be open for inspection 72-hours prior to the public hearing at the Office of Zoning Administration and posted online at <https://www.syr.gov/Boards-and-Commissions/BZA/BZA-Meetings>. Persons wishing to comment on an application may do so in person or by attorney at the public hearing. Written comments may be filed at the public hearing, mailed, or emailed to the Office of Zoning Administration at 300 S State Street, Suite 700, Syracuse, NY 13202, or Zoning@syr.gov.