

Variance Application



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

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below):

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 - Loading dock and delivery areas
 - Dumpsters and/or trash receptacles
 - Landscaping including type, height, and number of plantings
 - Screening including parking, dumpsters, and site
 - Fencing including type and height
 - Lighting including structure heights and luminaries wattage
 - Ground signs
 - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses.
- EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings, if available.)

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

Variance Application

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

General Project Information

Business/project name: St Patrick's Church		
Street address: 216 Lowell N & Skuyler Ave, Syracuse NY 13204		
Lot numbers: _____	Block number: _____	Lot size (sq. ft.) 64,000
Current use of property: Church / Religious		Proposed: same
Current number of dwelling units (if applicable): None		Proposed: None
Current hours of operation (if applicable): N/A		Proposed: N/A
Current onsite parking (if applicable): Yes		Proposed: No change
Zoning (base and any overlay) of property: R5		
Companion zoning applications (if applicable, list any related zoning applications):		
Project construction (check all that apply):		
<input checked="" type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input checked="" type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested):		
<input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary):		
The project consists of restoring the original steeple that was destroyed approx. 100 years ago. The top of the original steeple was approx. 120' above ground level and the planned replacement is the same height. Current R5 zoning restrictions includes a 50' height restriction. We request a variance to this restriction in order to return the steeple to its original height.		

Owner/Owner's Agent Certification

<i>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.</i>	
Print owner name: CHRIS WHITE	
Signature:	Date: 11/21/23
Mailing address: 216 LOWELL N AVE SYRACUSE 13204	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

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Use Variance Test

A Use Variance is permission to establish a land use that is not allowed by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that this has caused an unnecessary hardship using all of the four tests below (see [https://www.dos.ny.gov/lg/publications/Zoning Board of Appeals.pdf](https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf) for more information).

Briefly describe below how each of the required Use Variance tests is met and attach all supporting materials.

1. Reasonable Return

Not applicable to the church.

2. Unique Circumstances

Replacement of the original spire will return the church to its original size and appearance.

3. Neighborhood Character

No change to the neighborhood character.

4. Self-Created Hardship

Replacement of the original spire is not a self-created hardship.

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Area Variance Test

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety, and welfare through a five-part balancing test (see [https://www.dos.ny.gov/lg/publications/Zoning Board of Appeals.pdf](https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf) for more information).

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

1. Neighborhood Character

No Change in neighborhood character

2. Feasibility of Alternatives

No Alternative to replicate the original spire.

3. Substantiality

Not a substantial change to the Church

4. Adverse Effect

No Adverse effect

5. Self-Created Difficulty

Replacement of the original spire is not a self-created difficulty.

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.

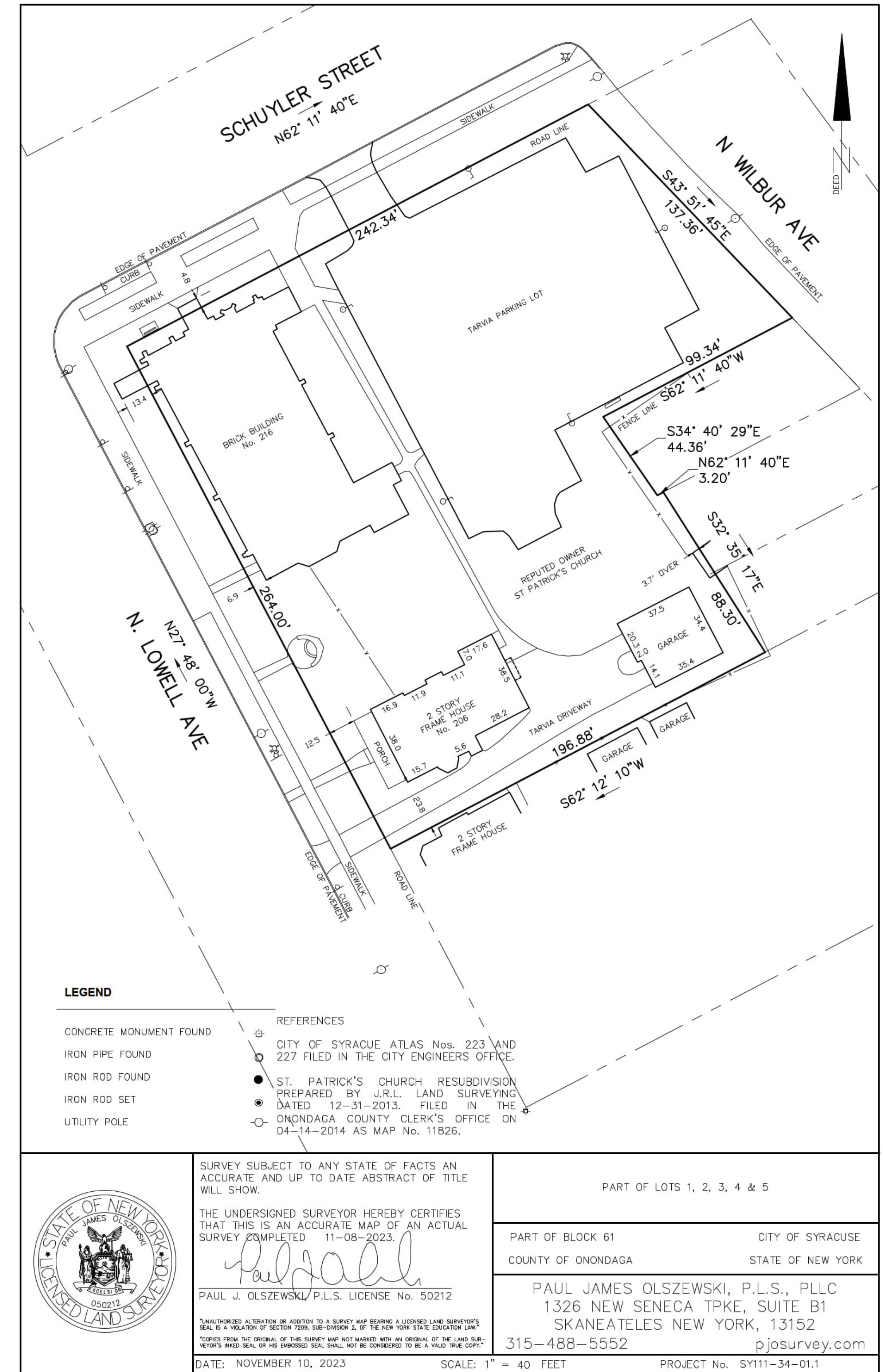
Part 1 – Project and Sponsor Information			
St Patrick & St Bridgids Parish			
Name of Action or Project: St Patrick's Steeple Replacement			
Project Location (describe, and attach a location map): 216 Lowell Ave N & Skyuler Street			
Brief Description of Proposed Action: Remove temporary steeple and replace with a prefabricated aluminum steeple similar in height as the original steeple. Steeple to be place on top of the existing belfry tower.			
Name of Applicant or Sponsor: St Patricks & St Bridgids Parish - Chris White		Telephone: 315-636-8716	
Address: 216 Lowell Ave N		E-Mail: chris@thecmcgroup.com	
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.5 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.5 acres			NO <input checked="" type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>CHELS WATTS</u> Date: <u>11/21/23</u> Signature: <u>[Signature]</u> Title: <u>OWNER REP</u>		

ST. PATRICK'S CHURCH 216 N. LOWELL AVE SYRACUSE, NEW YORK

STEEPLE REPLACEMENT



101 N. Clinton St. Suite 300
Syracuse, New York 13202
T. 315 422 0201
F. 315 422 0776
www.dalpos.com

SITE SURVEY

ST. PATRICK'S CHURCH
216 N LOWELL AVE, SYRACUSE, NY 13204

Sheet Number: 1
Sheet Name: SITE SURVEY
Scale:
Date: 11/21/2023

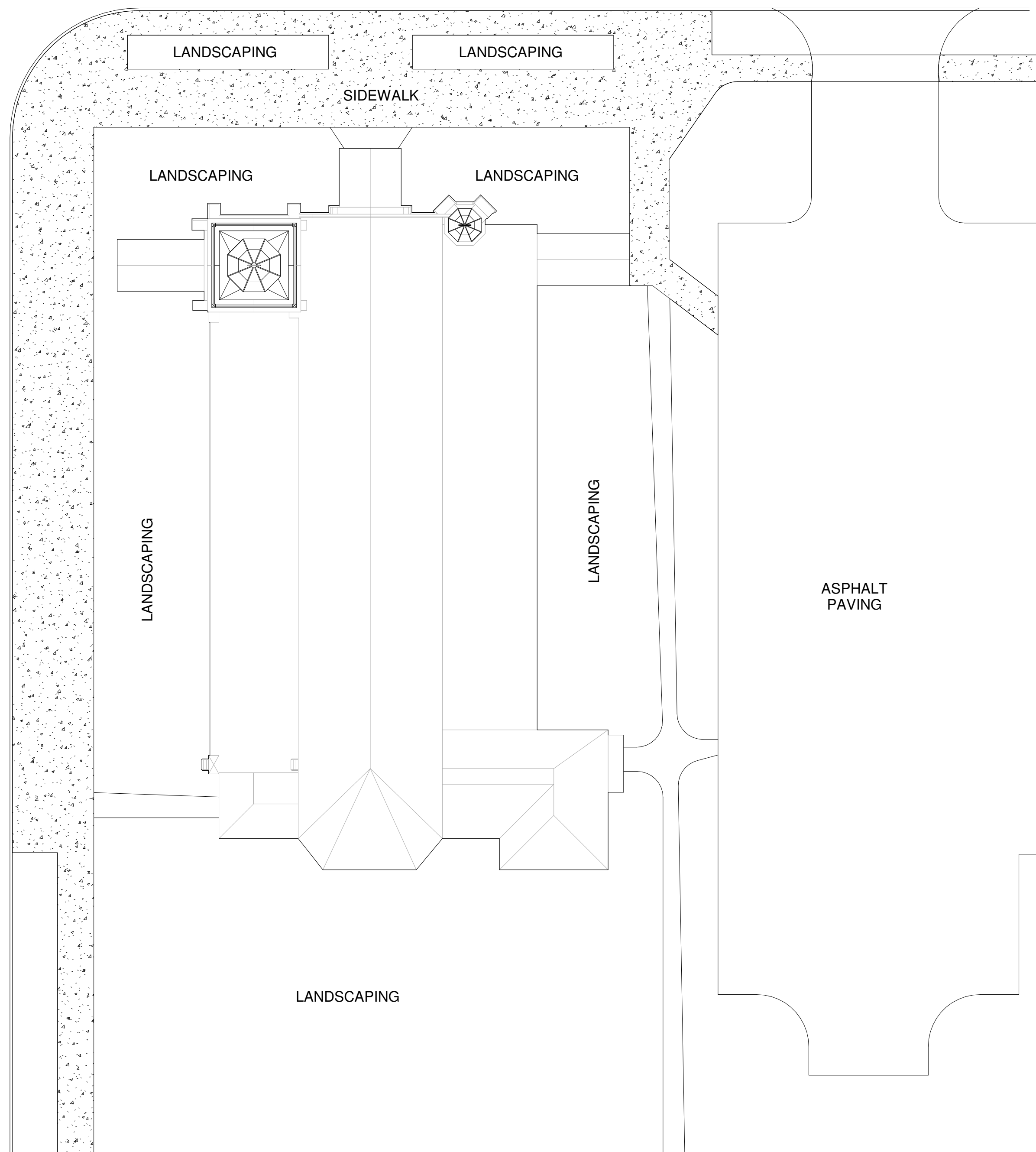
1

ELEVATION 'A'

SCHUYLER STREET

ELEVATION 'B'

N. LOWELL AVE



SITE PLAN
SCALE: 1/16" = 1'-0"



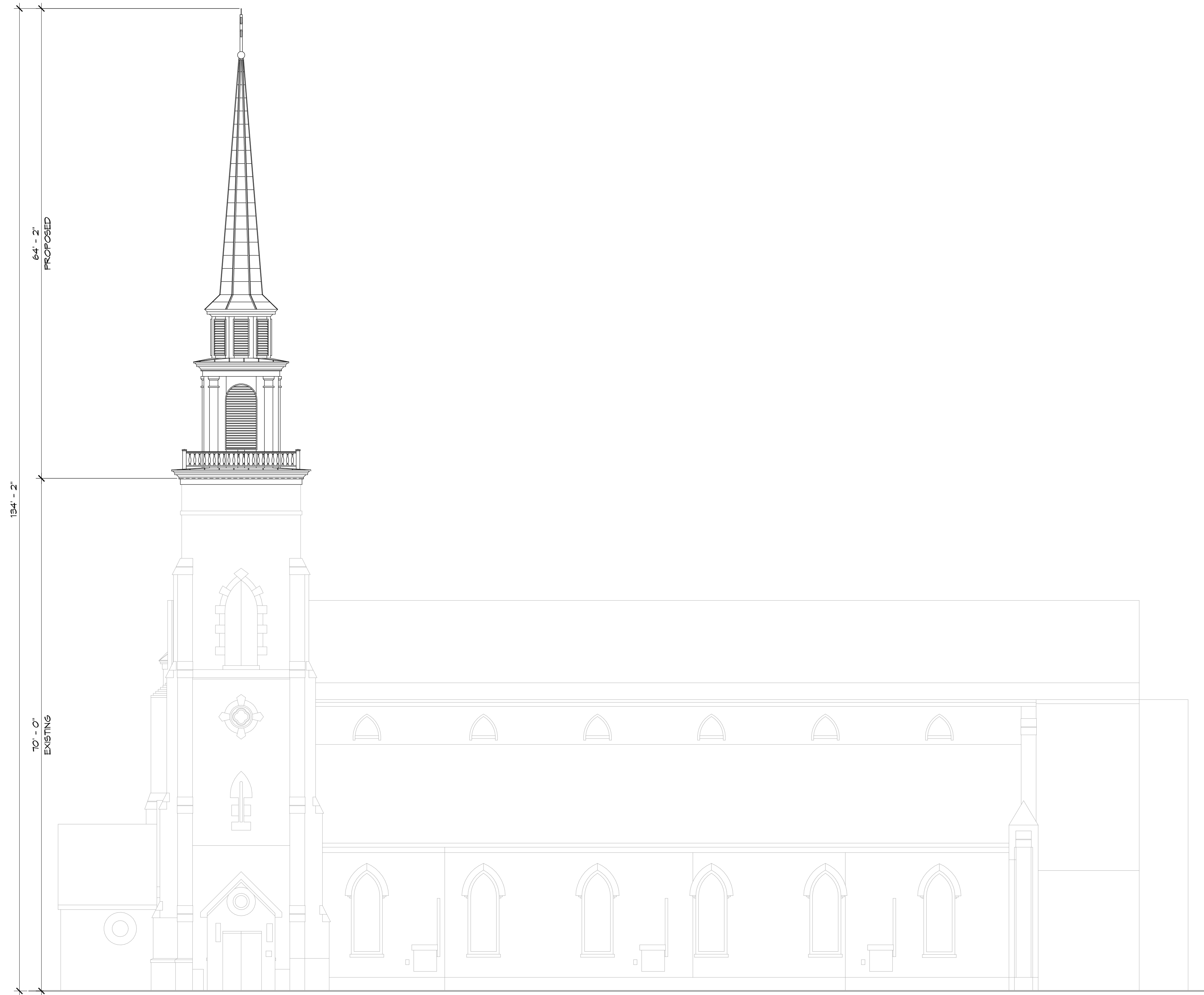
A EXTERIOR ELEVATION NORTH
SCALE: 1/8" = 1'-0"



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PLAN AND ELEVATION
ST. PATRICK'S CHURCH
 216 N LOWELL AVE, SYRACUSE, NY 13204

Sheet Number: 2
 Sheet Name: PLAN AND ELEVATION
 Scale: As indicated
 Date: 11/21/2023



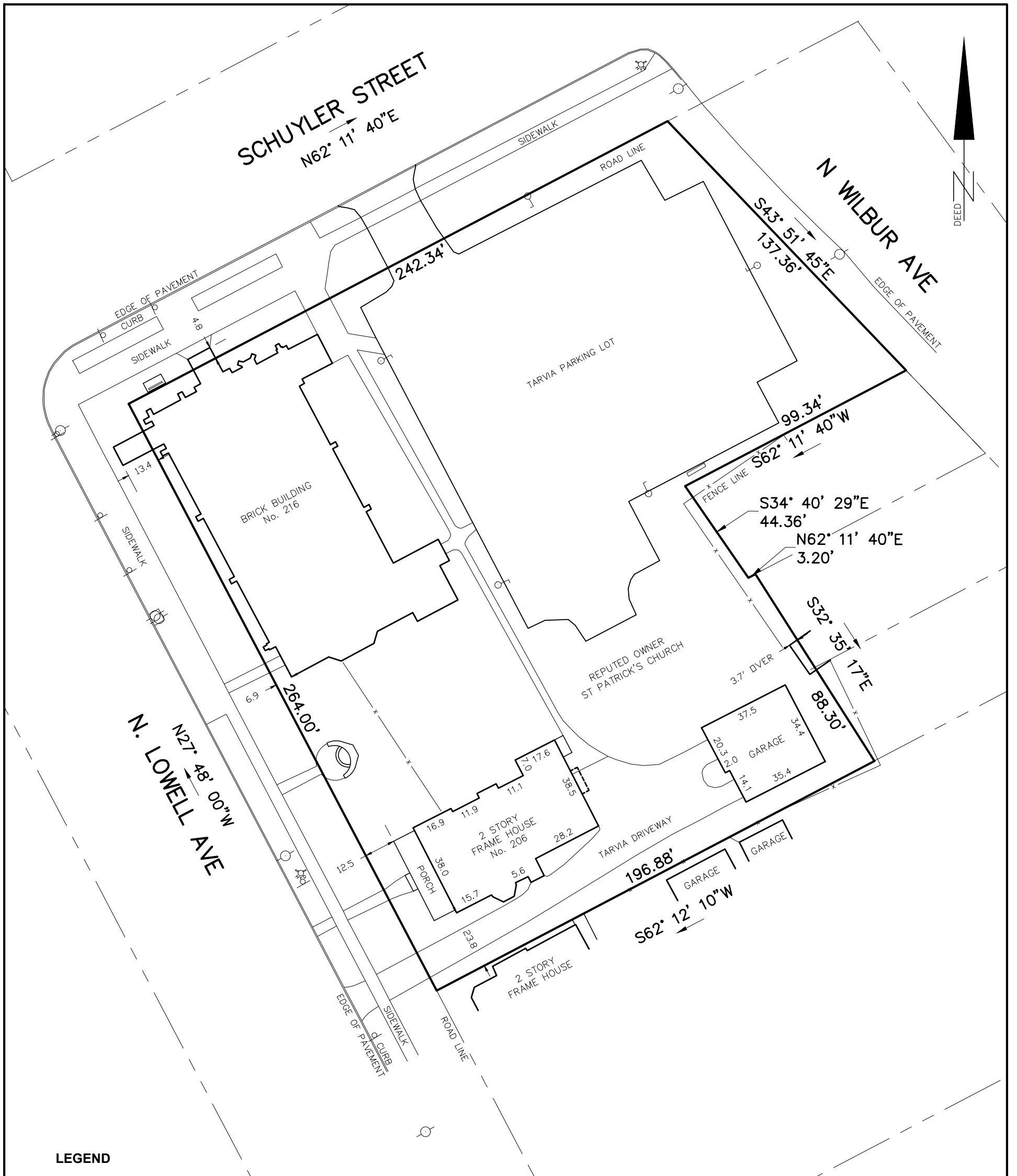
B EXTERIOR ELEVATION WEST
SCALE: 1/8" = 1'-0"



EXISTING VIEW - 1





PROPOSED VIEW - 1

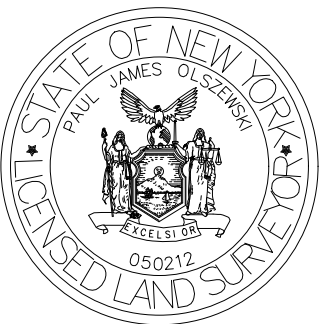


LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE

REFERENCES

-  CITY OF SYRACUE ATLAS Nos. 223 AND 227 FILED IN THE CITY ENGINEERS OFFICE.
-  ST. PATRICK'S CHURCH RESUBDIVISION PREPARED BY J.R.L. LAND SURVEYING DATED 12-31-2013. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON 04-14-2014 AS MAP No. 11826.



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 11-08-2023.

Paul J. Olszewski

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

PART OF LOTS 1, 2, 3, 4 & 5

PART OF BLOCK 61 CITY OF SYRACUSE
COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

DATE: NOVEMBER 10, 2023

SCALE: 1" = 40 FEET

PROJECT No. SY111-34-01.1