

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only: Application Number: V- 17-47
Tax map Section: 008 Block: 14 Lot: 06.0 Zoning District: BA

1. Address of subject property: 1425 Lodi St

2. Year property was purchased by current owner: 2012

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Dat Huynh

Mailing Address: 6606 Woodchuck Hill Rd

Zip: 13078

Daytime phone number: 315-532-4143

home phone number:

E-mail (alternate contact for additional information request):

b. Contract purchaser(s) ☐, Lessee ☐, or Co-applicant ☐ (if applicable)

***note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s):

Mailing Address:

Zip:

Home phone number:

Day Phone:

E-mail (alternate contact for additional information request):

c. Representative: Attorney ☐, Architect ☒, Contractor ☐, Other ☐

(Only if involved in this application)

Name(s): DAVID J. TUCKER RA

Mailing Address: 19 SOUTH ST. MARCELLUS, NY.

Zip: 13108

Telephone number: 315 401 0630

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.):

3 FAMILY

Proposed use and occupancy of property: ADDITIONAL STUDIO APT.

Current number of onsite (off-street) parking spaces: 6+

Proposed number of onsite (off-street) parking spaces:

Days and hours of operation (for any business uses): N/A

Explain in detail what (if any) new additions or construction is proposed on the site:

NO ADDITIONS - RENOVATE GARAGE INTO APT.

Reason for request:

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that ***the standards of proof for a use variance are much more demanding*** than for an area variance and that ***the burden is on the applicant*** to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

The Owner desires to turn his current Garage into a small studio apartment. This is a Change of Occupancy that requires the Owner to meet current NYS Codes. The site is in an RB District and in order to proceed he will require an Area Variance for two items:

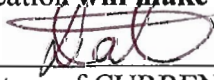
- Two side yard set back distance do not meet the 4'-0" minimum called for in the Use. The walls will be rated for 2 hours.
- The front yard width is not 50' as called for, but only 36.5".
- The driveway is narrow, but can be navigated. See photo. There is a large parking area in the rear so on street parking isn't required.
- Lot coverage 1,870 sf. Under the 30% called for. Total lot is 6,930 sf.

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

DECLARATION

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application **will make consideration of this application null and void**.

 10/6/17
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) Date

DAI HUYNH
Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).



OFFICE OF ZONING ADMINISTRATION
Stephanie A. Miner, Mayor

REFERRAL COMMENTS

11/07/2017

Variance (Area): V-17-47

Address: 1425 Lodi St, Syracuse, 13208

Request:

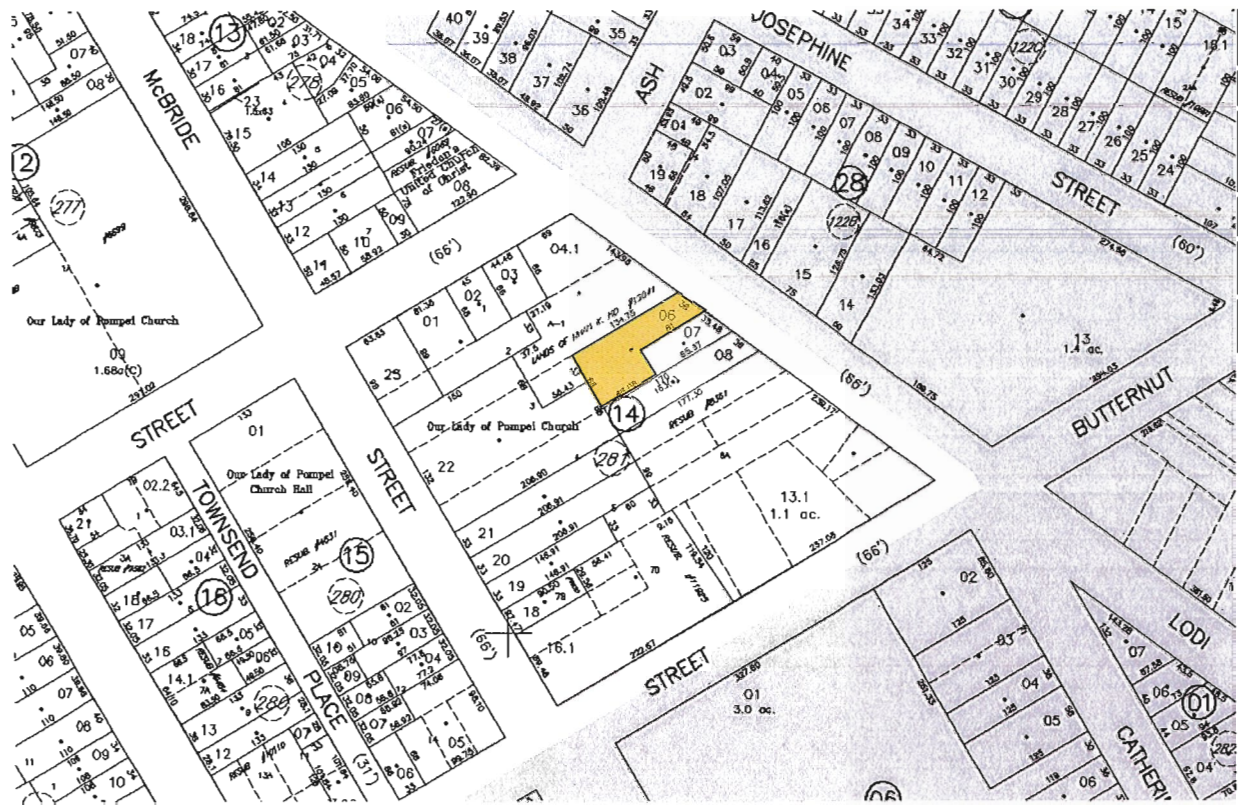
Establish fourth dwelling unit.

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

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	10/30/2017	Richard DeMarzo	All work must meet city specs
DPW Commissioner - Zoning	Pending	10/24/2017		
DPW Sewers - Zoning	Internal Review Complete	11/02/2017	Vinny Esposito	site utility plan required.
DPW Sidewalks - Zoning	Internal Review Complete	10/31/2017	Chris Ettinger	no concerns
DPW Traffic Control- Zoning	Internal Review Complete	10/30/2017	Jim French	no concerns
DPW - Transportation Planner	Internal Review Complete	10/27/2017	Neil Milcarek-Burke	No concerns with conversion of garage into ADU. Parking pad in the main building's setback should be removed - including the asphalt in the ROW between sidewalk and curb.
Eng. Design & Cons. - Zoning	Internal Review Complete	11/01/2017	Charles Davidson	Design and Construction has no objection regarding the proposed variance if the following conditions are complied with: The new plumbing system shall be reviewed and approved by OCDWEP plumbing control prior to construction. A building permit application shall be submitted to the City for review and approval prior to construction. Any future alterations shall be submitted to the City for review and approval prior to construction
City Engineer - Zoning	Internal Review Complete	11/01/2017	Ray Wills	-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts. -City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project

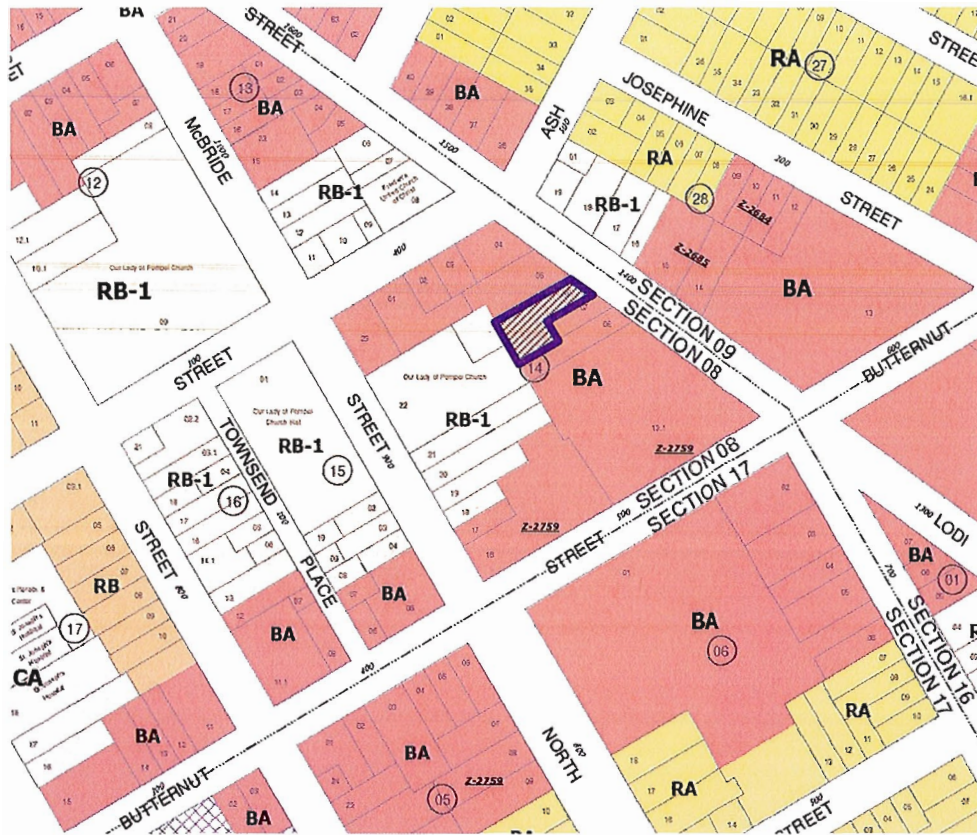
1425 LODI STREET

V-17-47



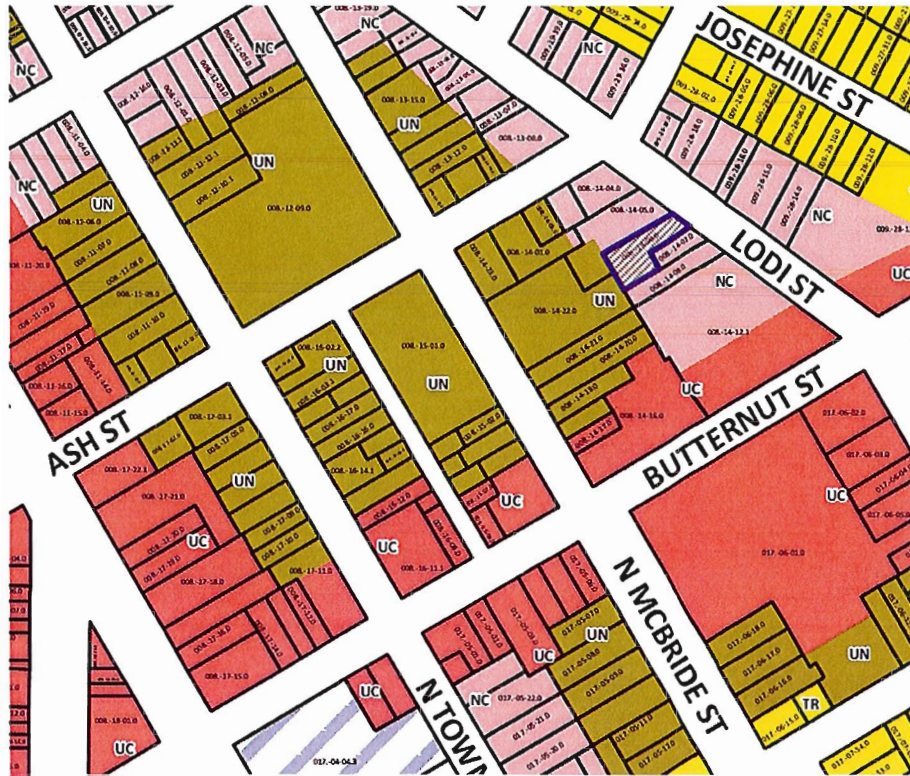
1425 LODI STREET

V-17-47



1425 LODI STREET

V-17-47



Neighborhood Center

These neighborhood-scale commercial centers were designed to serve pedestrians and so buildings were tightly packed together, built up to the sidewalk, and featured large storefront windows to entice shoppers—all of which are desirable characteristics in new development today and assets of these neighborhood centers that should be protected and expanded upon. Most buildings here are one-to-two stories tall, but some with residential or office uses above can be up to four stories tall.

Uses here include retail, services, restaurants, office, and residential. Active uses should be located on the ground floor whenever possible. Large new buildings inserted into the streetscape should break up their sidewalk-facing façade with vertical articulation and windows to fit in with the smaller surrounding buildings and avoid visual monotony. Sidewalks should be wide enough to accommodate heavy pedestrian traffic and, in some locations, café seating.

Occasionally detached housing is mixed into these centers, especially when they take the form of a corridor rather than a node, such as South Ave. and Butternut Circle. Residential building forms like this are not unusual in this character area, and they are often converted to commercial use with the addition of a storefront—a mix and match of forms and uses should be allowed here. (See the table following and the photos of the Northside Gallery and Recess coffee shop elsewhere in this plan, illustrations of converted residential buildings.)

DIVISION OF CODE ENFORCEMENT
201 E. WASHINGTON STREET — ROOM 101
SYRACUSE, NEW YORK 13202-1430

DENIAL OF PERMIT

REFERENCE ADDRESS 1425 LEO ST.

WARD NO. _____

OWNER DAT HUYNH

OWNER'S ADDRESS 6606 WOODCHUCK HILL ROAD

JAMESVILLE, NY

TELEPHONE 315-552-4143

APPLICATION FOR PERMIT TO:

erect () convert (X) maintain () operate ()

CONVERT GARAGE TO SINGLE FAMILY (EFFICIENCY) HOME. DENSITY, PARKING, DRIVEWAY, LOT WIDTH,

DENIED UNDER ARTICLE (s) _____

of the zoning ordinance for the following reasons: _____

☐ PLANS ATTACHED, APPROVED BY _____ LOCATION OF REFERENCE ADDRESS:
ON _____ ASSESSOR'S ATLAS

☐ SURVEY ATTACHED BOOK (S) NO. _____

☐ ZONING REVIEWED BY _____ PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE OCTOBER 05, 2017 SIGNATURE 

Date: Oct. 9, 2017

To Whom It May Concern,

This is my proposal to turn the empty two-car garage into livable space. This garage have been empty and unused for as long as I own the the building since 2012. There was several break-in since I took over the ownership of this garage. I want to turn this unuse garage into a small studio apartment to make it a usable space and reduce crime in the area at the same time.

Please contact me with any questions that you may have with my number below.

Best Regards,

Dat Huynh
315-552-4143
datrhuynh@gmail.com

ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL SURVEY WITH THE EMBOSSED SEAL AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

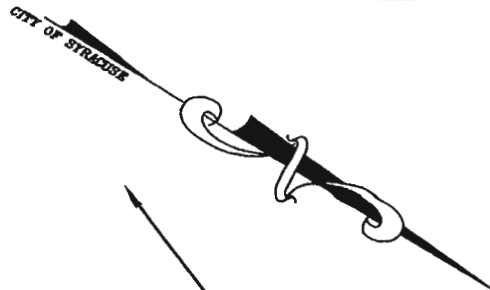
NOW OR FORMERLY
MENS MAO
LIBER 4944 PAGE 240

132.0' TO SOUTHERLY
ROAD BOUNDARY
ASH STREET

PARALLEL TO ASH STREET

N.59°18'00"E 134.75'

143.96' TO SOUTHERLY
ROAD BOUNDARY
ASH STREET



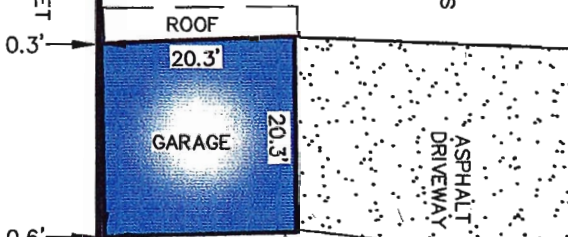
PARALLEL TO MCBRIDE STREET
N.30°40'10"W 66.00'

CHAIN LINK FENCE

0.159 acres

66.08' DEED
68.12' MEAS.

PARALLEL TO ASH STREET
S.59°18'00"W



33.00'
S.30°40'10"E
PARALLEL TO
MCBRIDE STREET

CHAIN
LINK
FENCE
NOW OR FORMERLY
ROGER BOUCHER
LIBER 3998 PAGE 170



PARALLEL TO ASH STREET
S.59°18'00"W

81.00' D & M.

S.54°12'30"E 36.00'

LODI STREET
(66' WIDE)

WESTERLY
ROAD BOUNDARY

NOW OR FORMERLY
OUR LADY OF POMPEI CHURCH

LOCATION SURVEYS DO NOT INCLUDE THE STAKING
OF THE PROPERTY CORNERS EXCEPT AS SHOWN.

NOW OR FORMERLY
ANTONIO C. LONGO
LIBER 4926 PAGE 713

LEHR
LAND SURVEYORS



LIVERPOOL, NEW YORK
315-451-3333
lehrsurveyors@aol.com

HEREBY CERTIFY THAT THIS IS AN
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

DOUGLAS R. LEHR
LICENSED LAND SURVEYOR
NYSL 549223

LOCATION SURVEY ON PART OF LOT No.3, BLOCK No.281,
CITY OF SYRACUSE

KNOWN AS No.1425 LODI STREET, CITY OF SYRACUSE,
COUNTY OF ONONDAGA, NEW YORK

DRAWN BY: WJH

SCALE: 1"=20'

DATE: 23 FEB 2012

REVISIONS:

DRAWING No. 12-B-52
A

John Williams

turning 99 @ aol.com

WITH THE EMBOSSED SEAL AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.
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NOW OR FORMERLY
WENS MAO
LIBER 4944 PAGE 240

132.0' TO SOUTHERLY
ROAD BOUNDARY
ASH STREET

PARALLEL TO ASH STREET
N.59°18'00"E 134.75'

143.96' TO SOUTHERLY
ROAD BOUNDARY
ASH STREET

LODI STREET
(66' WIDE)

S.54°12'30"E 35.00'

PARALLEL TO ASH STREET
S.59°18'00"W 81.00' D & M.

PARALLEL TO MCBRIDE STREET
N.30°40'10"W 66.00'

CHAIN LINK FENCE

Greenspace

0.159 acres

66.08' DEED
68.12' MEAS.

PARALLEL TO ASH STREET
S.59°18'00"W

0.9'

20.3' GARAGE

33.00' S.30°40'10"E
PARALLEL TO MCBRIDE STREET

CONC.
ROOF
CHAIN LINK FENCE
NOW OR FORMERLY
ROGER BOUCHER
LIBER 3998 PAGE 170

FRAME HOUSE

2 STORY
FRAME HOUSE
#1425
62.6' 16.6' 6.7' 7.8' 30.4' 26.0' 20.6'

WESTERLY
ROAD BOUNDARY

NOW OR FORMERLY
OUR LADY OF POMPEI CHURCH

LOCATION SURVEYS DO NOT INCLUDE THE STAKING
OF THE PROPERTY CORNERS EXCEPT AS SHOWN.

NOW OR FORMERLY
ANTONIO C. LONGO
LIBER 4926 PAGE 713

Total Parking Space (PS): 5 plus garage
Please call me @ 553-4143 with any
Questions that you may have

LEHR
LAND SURVEYORS



LIVERPOOL, NEW YORK
315-451-3333
lehrsurvey@aol.com

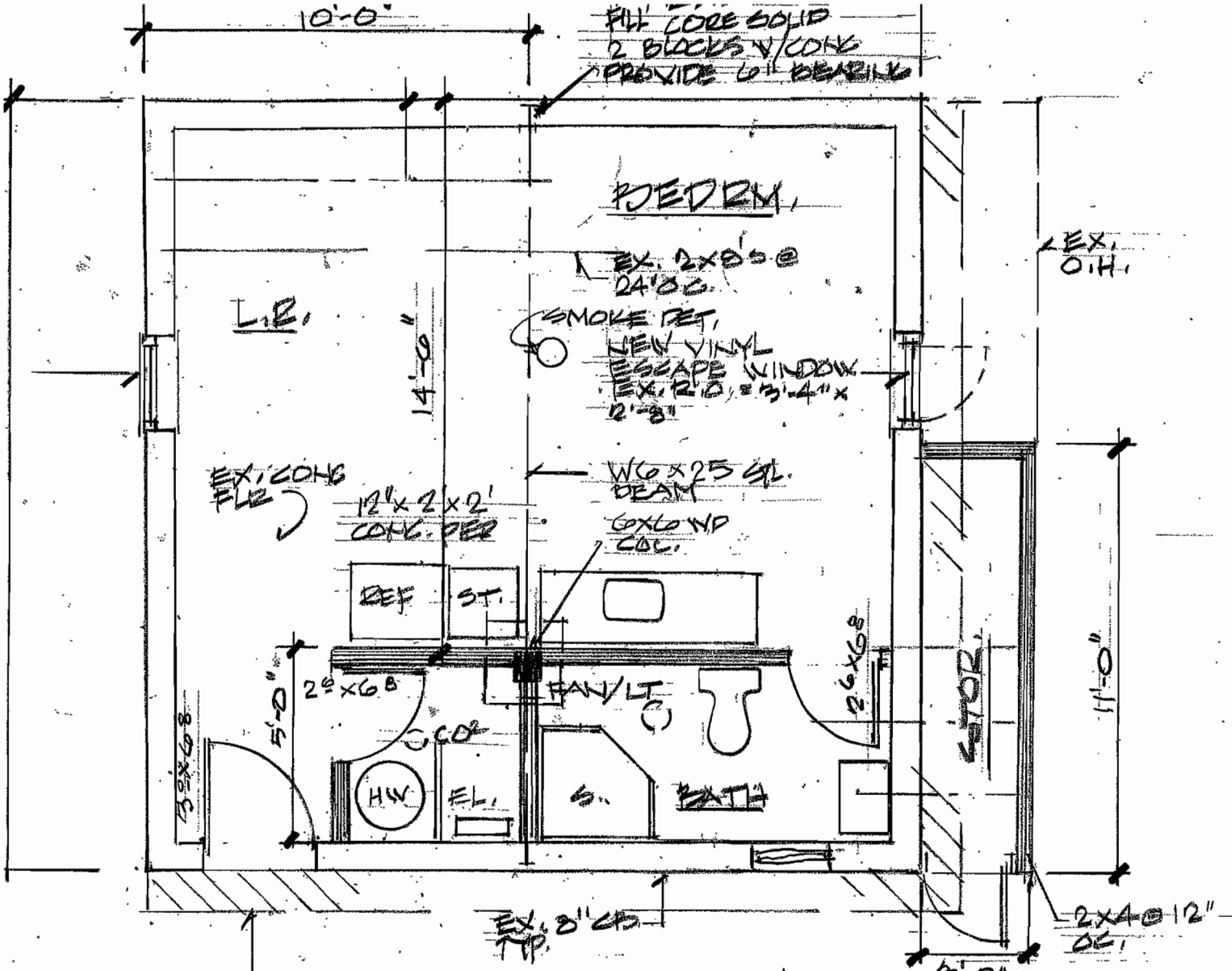
THIS EXCELLENCE THAT THIS IS AN
ACCURATE MAP FROM AN ACTUAL SURVEY.



LOCATION SURVEY ON PART OF LOT No.3, BLOCK No.281,
CITY OF SYRACUSE

KNOWN AS No.1425 LODI STREET, CITY OF SYRACUSE,
COUNTY OF ONONDAGA, NEW YORK

DRAWN BY: WJH	SCALE: 1"=20'	DATE: 23 FEB 2012
REVISIONS:		DRAWING No. 12-B-52



SANIT EX. BIT.
 EXCAVATE TO 24" B.G.
 ADD 2-1/2" RIGID INSUL.
 NORTH & WEST FDN. WALLS



DAVID J. TUCKER ARCHITECT PLLC

60 E. Main St. Marcellus, NY 13108

Arcituck@aol.com

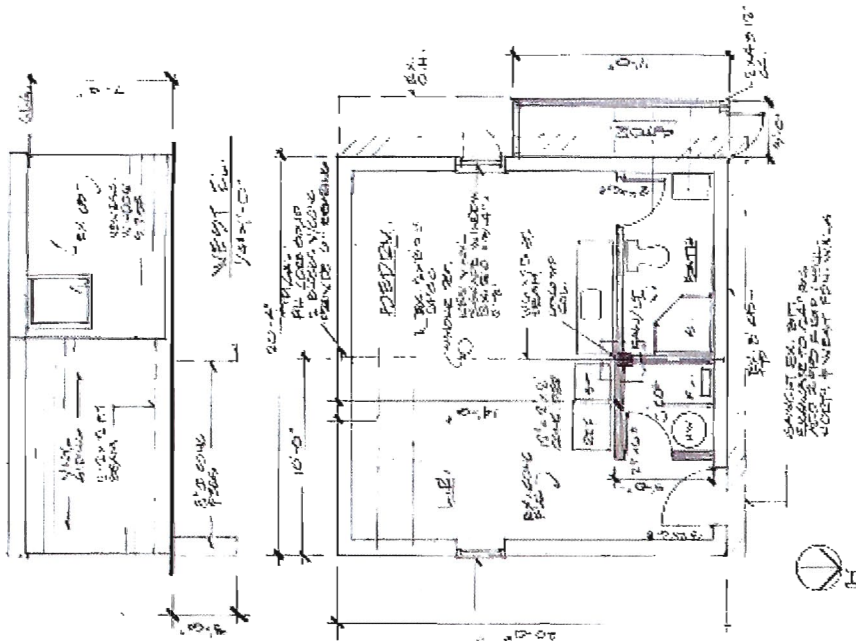
GARAGE TO APARTMENT CONVERSION

1425 LODI ST. SYRACUSE NY

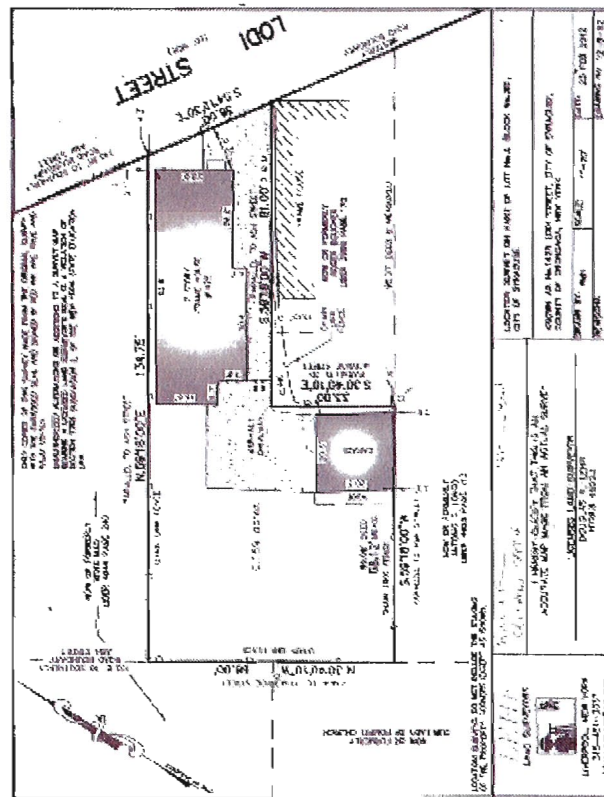
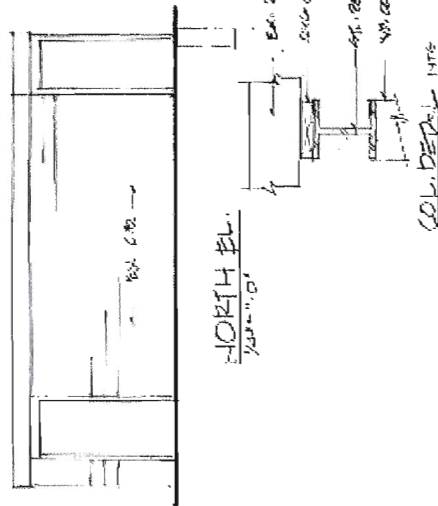
PLAN No.: 1712

DATE: 10/5/17

1 OF 1



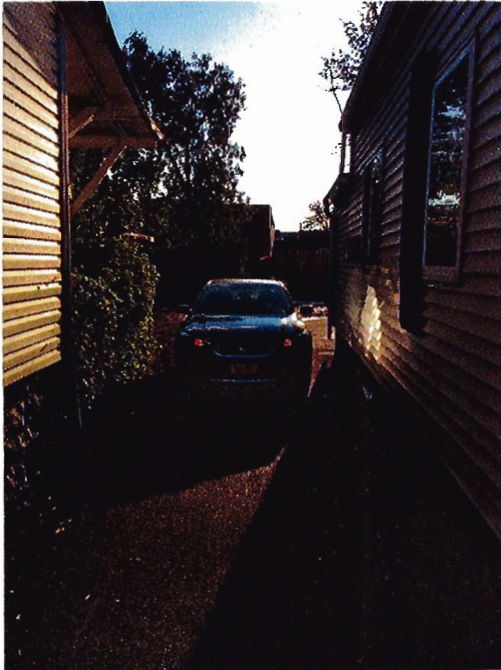
DAVID J. TUCKER ARCHITECT PLLC	
925 N. 10th St. Milwaukee, WI 53233	
ARCHT@DJTUCKER.COM	
GARAGE TO APARTMENT	
1425 1001 ST. SPRINGFIELD, IL	
PLAN No.: 1712	DATE: 10/16/17



CLINING AND CODE NOTES:

1. Signs to fall under the Building Code Section 1001. Change of Occupancy.
2. Zoned 2B. Variance required because it is only 35' wide.
3. Coverage: Total area = 6,532. Building coverage = 1,420 sq. ft. = 21.7%.
4. Existing walls will be removed and with 2nd wood framing and insulation with 1/2" rigid foam on 8'-21" per Section 1001 of the Energy Code.
5. Total square (2 x 8) shall be required to be 48" with a combination of closed cell and Phenolic insulation per Section 1001 of the Energy Code.
6. Roof is being replaced to handle the live load 15 lb/sq ft.
7. Two foot wide parapet walls are required on the east and south walls due to the frequency there being less than a foot from the curb.
8. Smoke and Methane detectors are required.
9. Fan is required in the Bath Room.
10. Sweeping area has greater than 10% natural light.





1425 Lodi Driveway. Tenant can drive in and out everyday. This pictures are for you to review and comments.

Please contact me with any questions at 515-552-4143

Dat Huynh