

## VARIANCE APPLICATION

## SYRACUSE BOARD OF ZONING APPEALS

## PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only: Application Number: V- 18-05  
Tax map Section: 037 Block: 02 Lot: 09.0 Zoning District: RA

1. Address of subject property: 328 Westmoreland Ave, Syracuse, NY

2. Year property was purchased by current owner: 2017

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): James Ferretti

Mailing Address: PO BOX 441, NORTON, MA

Zip: 02766 Daytime phone number: 5088181641 home phone number:

E-mail (alternate contact for additional information request): bathi.bath@aol.com

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):

Mailing Address:

Zip: Telephone number:

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

2. Family

Proposed use and occupancy of property: 2 Family Residential

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

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

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

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

**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.

We Have Seven Houses on Street and wish  
To Have Front Facades That Fit For Aesthetic purposes  
And Improve Street From Current Conditions.  
There no other reasonable plan to match other houses  
There will no be no adverse effect or impact on environment  
in neighbourhood. There will be no difficulty created cause  
it's not going out further than what was there already.  
We would like all the Houses to match

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**.

Signature of CURRENT PROPERTY OWNER

Date

11/17/17

(If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.)

JAMES L. PERAZITI  
Printed or typed name of person whose signature is above.



OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

## REFERRAL COMMENTS

01/09/2018

Variance (Area): V-18-05

Address: 328 Westmoreland Ave, Syracuse, 13210

Hearing Date: 2/15/2018

Request:

Construct a deck waiving front yard setbacks.

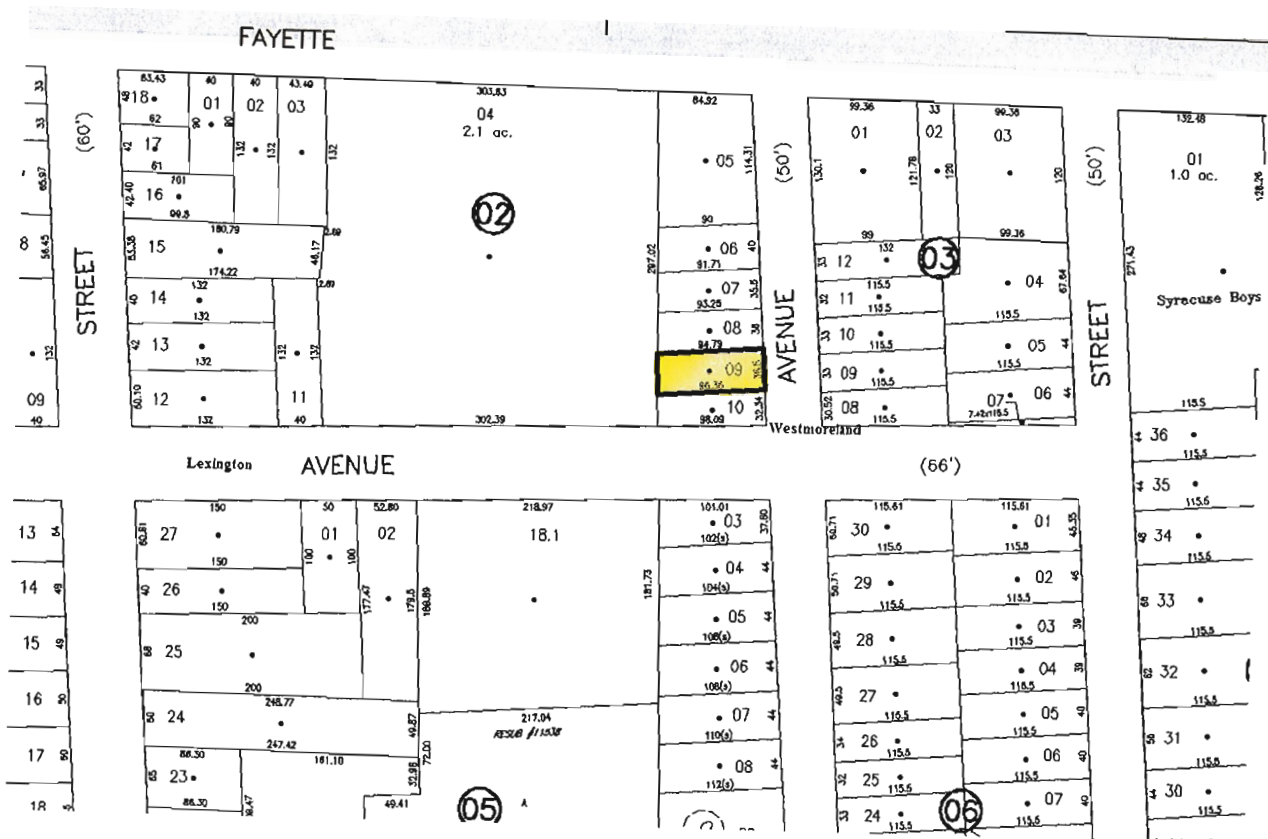
The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	01/02/2018	Richard DeMarzo	no concerns
DPW Commissioner - Zoning	Pending	12/29/2017		
DPW Sewers - Zoning	Internal Review Complete	01/02/2018	Vinny Esposito	All utilities (house services) must be located prior to any excavation.
DPW Sidewalks - Zoning	Internal Review Complete	01/08/2018	Chris Ettinger	no concerns
DPW Traffic Control - Zoning	Internal Review Complete	01/04/2018	Jim French	no concerns
DPW - Transportation Planner	Internal Review Complete	01/02/2018	Neil Milcarek-Burke	The property already contains first and second floor porches that appear to have been boxed in.  The steps will require an encroachment application, and any structures will require a 1' minimum offset from the sidewalk edge.  Applicant should be aware that this property does not contain a legal driveway.
Eng. Design & Cons. - Zoning	Internal Review Complete	01/03/2018	Charles Davidson	No objections to proposed variance. Any future alterations shall be submitted to the City for review and approval prior to construction.
City Engineer - Zoning	Internal Review Complete	01/04/2018	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 require it, the permits must be obtained in advance of work commencing -Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve

the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....) , or where applicable obtaining a SWPPP prior to work commencing.  
-THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.

Eng. Mapping - Zoning	Internal Review Complete	01/03/2018	Ray Wills	No objection to the approval of the variance, however the work shown will not only require a variance but an encroachment waiver as well, due to the deck extending beyond the applicants property line and into the ROW. The applicant should apply for and receive this waiver before any variances are granted.
Water Engineering - Zoning	Pending	12/29/2017		

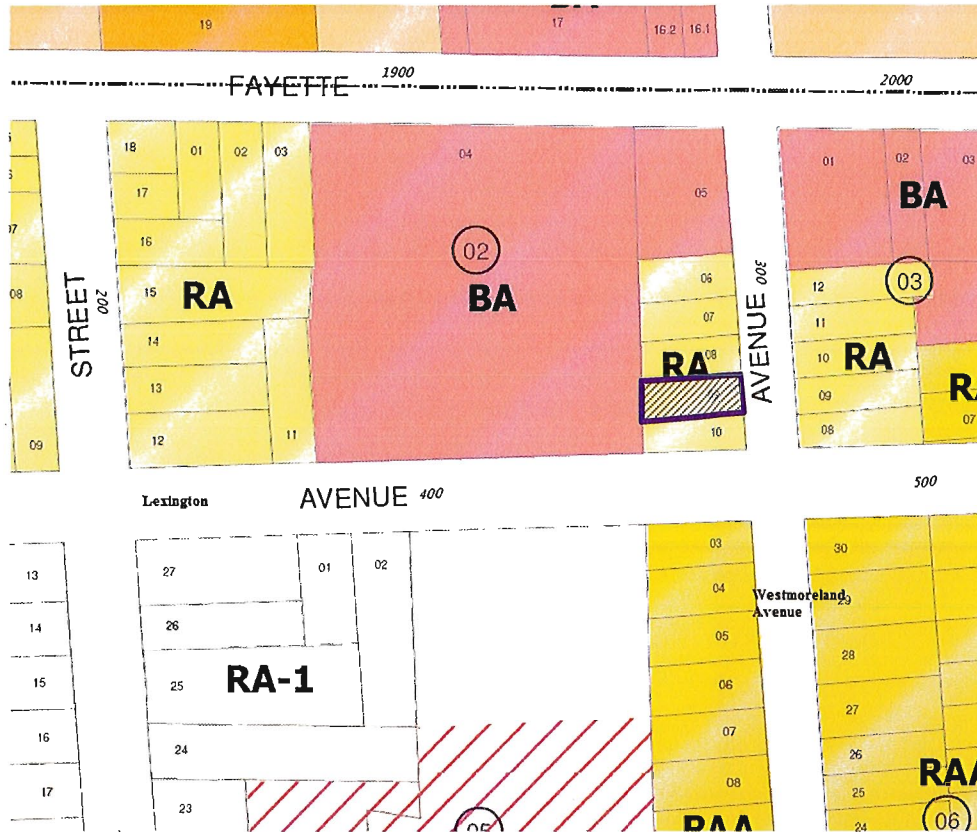
**V-18-05**





# 328 WESTMORELAND AVENUE

V-18-05





## 328 WESTMORELAND AVENUE

V-18-05



### Traditional Residential (Single- and Two-Family)

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

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

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

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

DENIAL OF PERMIT

REFERENCE ADDRESS 328 Westmoreland Ave

WARD NO. \_\_\_\_\_

OWNER James Ferretti

OWNER'S ADDRESS PO Box 441  
Norton MA 02766

TELEPHONE 508-818-1641

APPLICATION FOR PERMIT TO:

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

Porch/Deck in front yard setback

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. \_\_\_\_\_

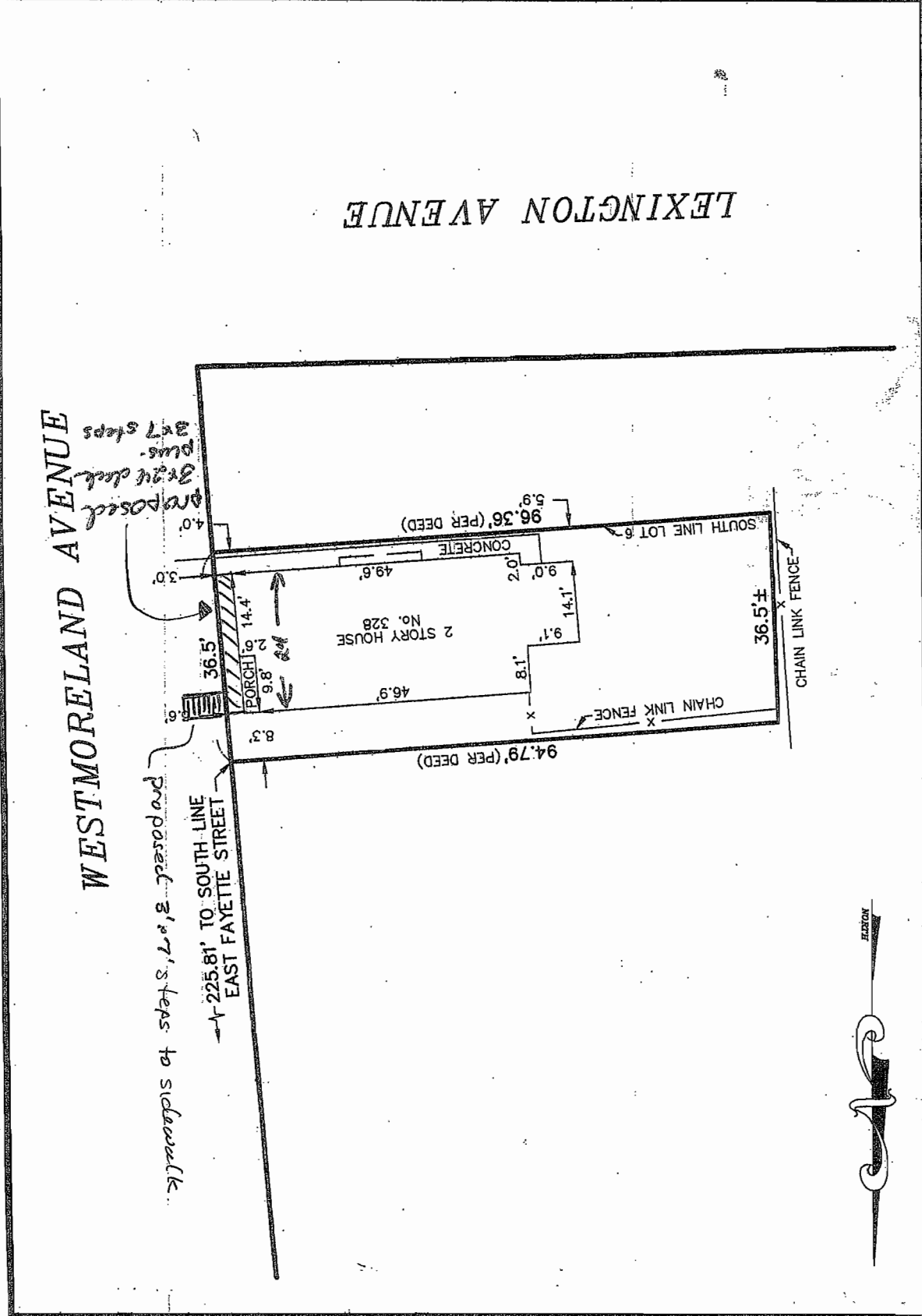
☐ ZONING REVIEWED BY \_\_\_\_\_ PLATE (S) NO. \_\_\_\_\_

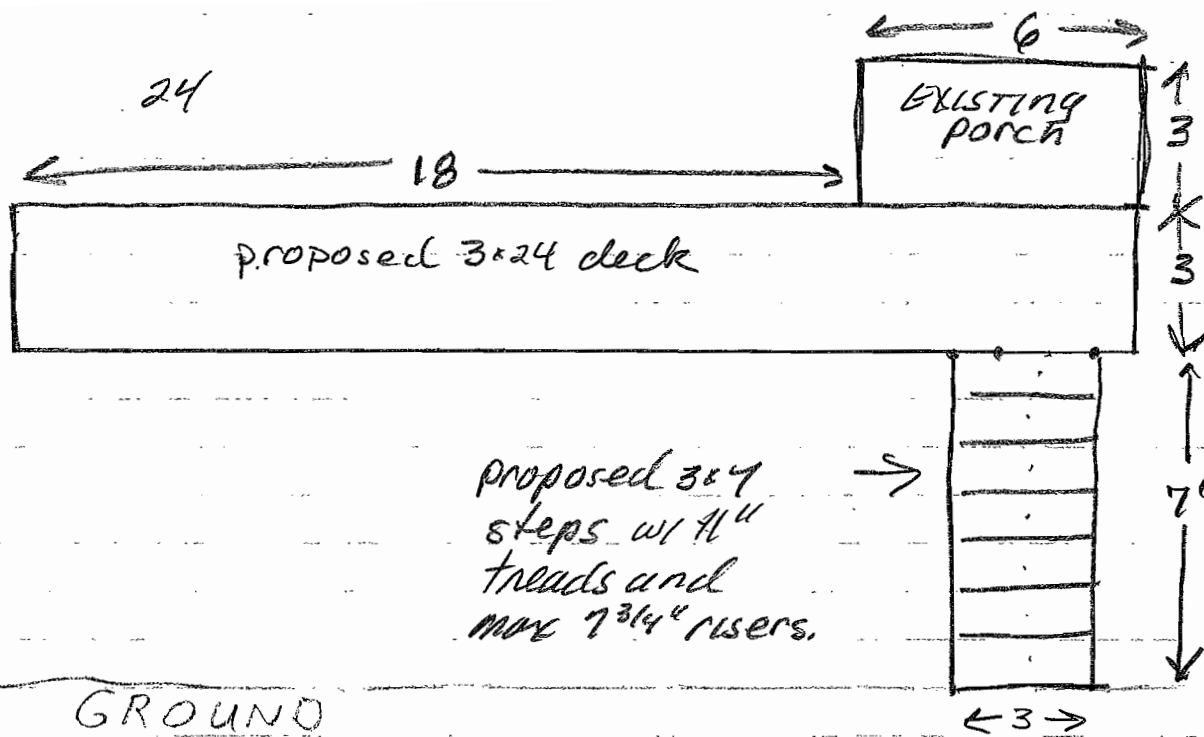
PARCEL (S) NO. \_\_\_\_\_

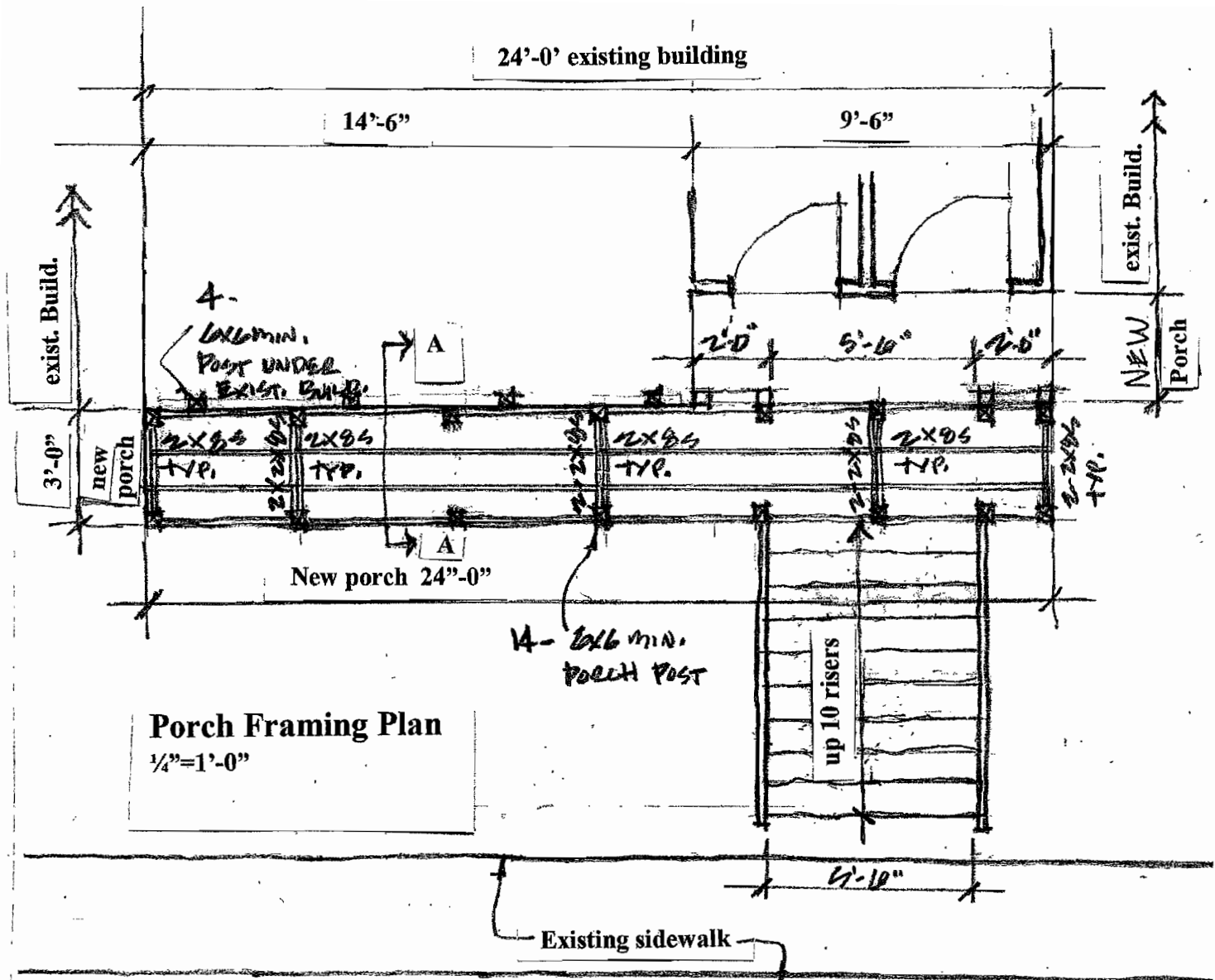
DATE 11-28-2017 SIGNATURE Gail L. Krystak



I HEREBY CERTIFY THAT THIS IS A CORRECT MAP MADE FROM A FIELD SURVEY STATE OF NEW YORK COUNTY OF ONONDAGA CITY OF SYRACUSE FILED 5/1/1891 MAP No. 684 FAIRVIEW TRACT PART OF LOT No. 6 IN BLOCK No. 9 KNOWN AS: 328 WESTMORELAND AVENUE		DRAWN BY: CMK DATE: 10/25/2017 DWG. No.: 171032
SCALE: 1" = 20' LICENSE No. 50450 COLLEEN M. DRAFT		SURVEYING, P.C. 6181 JAMESVILLE TOLL ROAD JAMESVILLE, NEW YORK 13078 315-492-4604



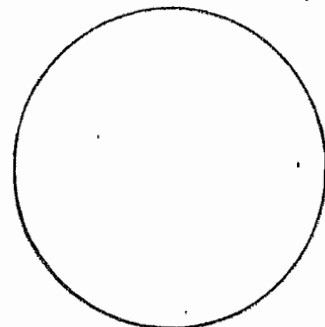




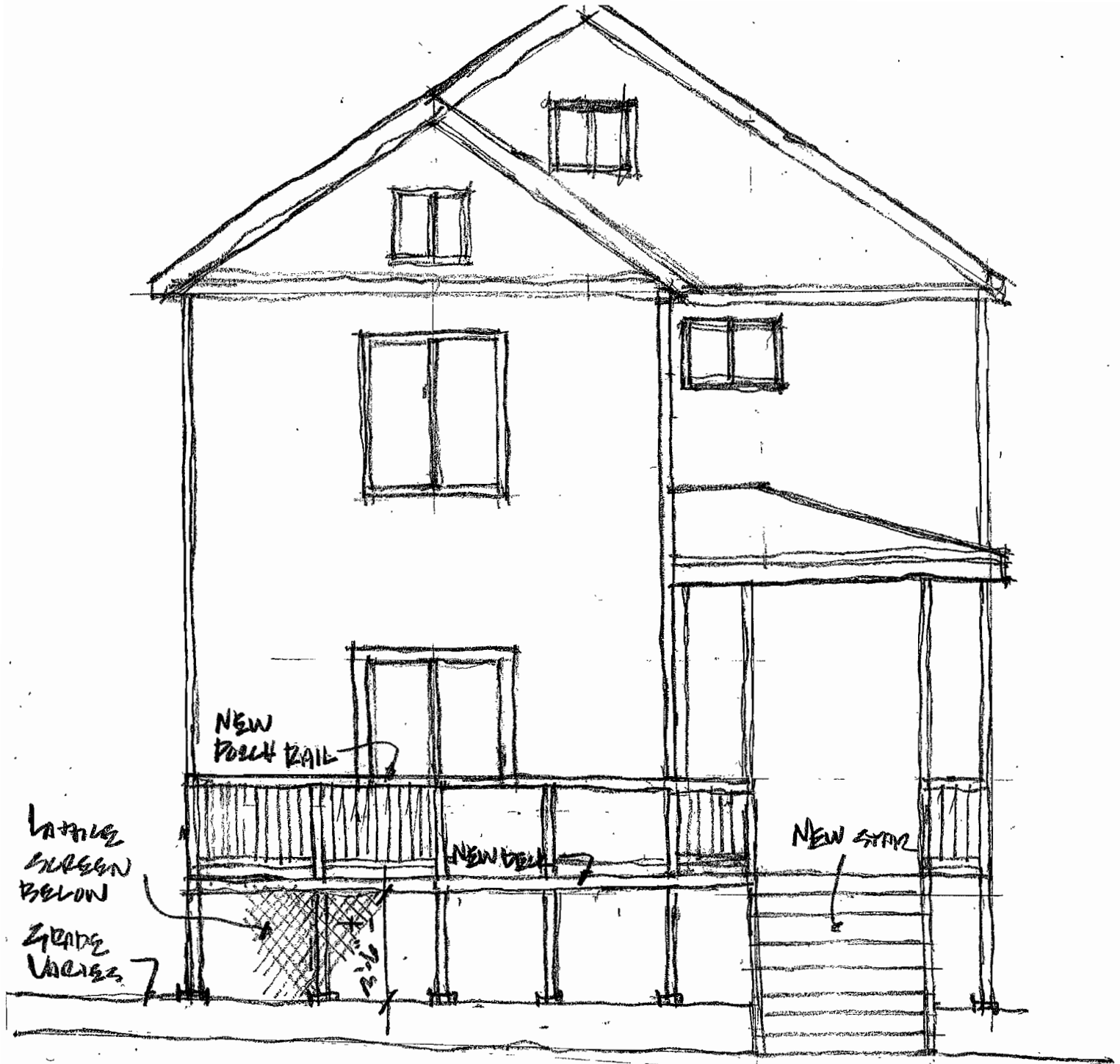
## Sheet 1 of 3

**Walter J. Hollien Architect**  
 607 North Porter Street  
 Watkins Glen, New York 14891  
 Telephone 607-229-3541 / 888-598-1160  
 e-mail [whollien@earthlink.net](mailto:whollien@earthlink.net)

**Project**  
 328 West Moreland  
 Syracuse, New York







## Sheet 2 of 3

**Walter J. Hollien Architect**

607 North Porter Street

Watkins Glen, New York 14891

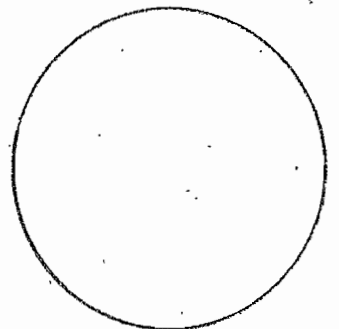
Telephone 607-229-3541 / 888-598-1160

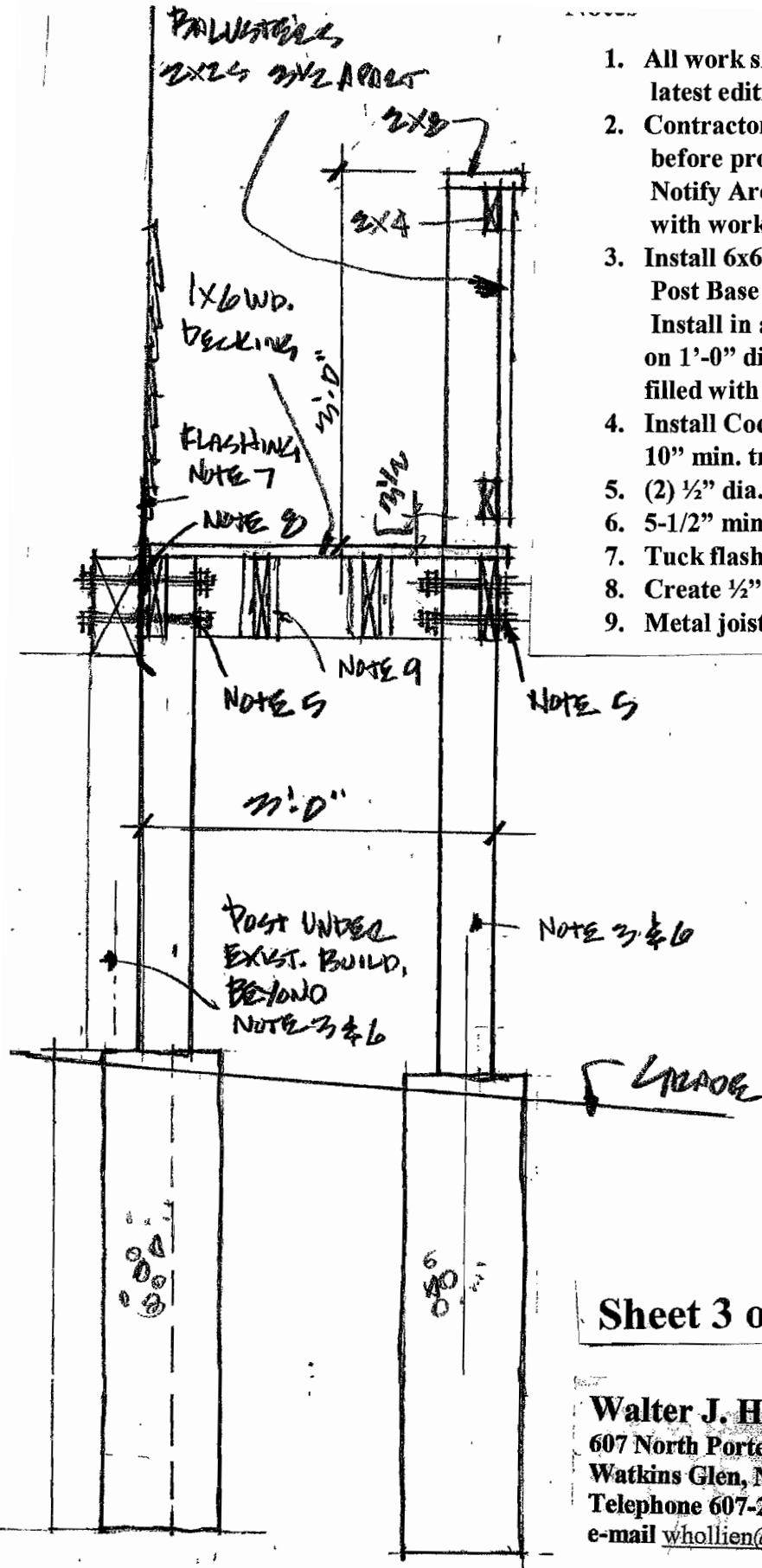
e-mail [whollien@earthlink.net](mailto:whollien@earthlink.net)

**Project**

328 West Moreland

Syracuse, New York



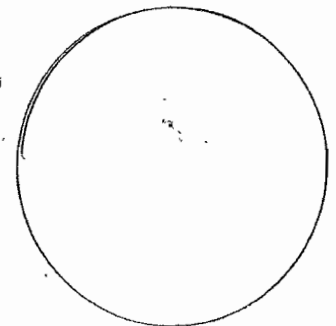


1. All work shall be in accordance with the latest edition of the NYS Residential Building Code.
2. Contractor shall verify all field conditions & dimensions before proceeding with the work or ordering materials. Notify Architect of any discrepancies before proceeding with work or ordering materials.
3. Install 6x6 wood post with Simpson Strong Tie Stand off Post Base PBS66-West & SST LCE4 two piece Post Caps. Install in accordance with manuf.s specifications on 1'-0" dia. min. Sonotube (bottom 4'-0" below grade) filled with 3500 psi concrete.
4. Install Code compliant stair & handrail. Risers 7-3/4" risers 10" min. treads with a 3/4" min. 1-1/4" max. nosing.
5. (2) 1/2" dia. thru bolts w/washers
6. 5-1/2" min. deck post
7. Tuck flashing under siding
8. Create 1/2" airspace between deck & house with washers
9. Metal joist hangers typical

### Sheet 3 of 3

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 328 West Moreland  
 Syracuse, New York



Section thru new porch

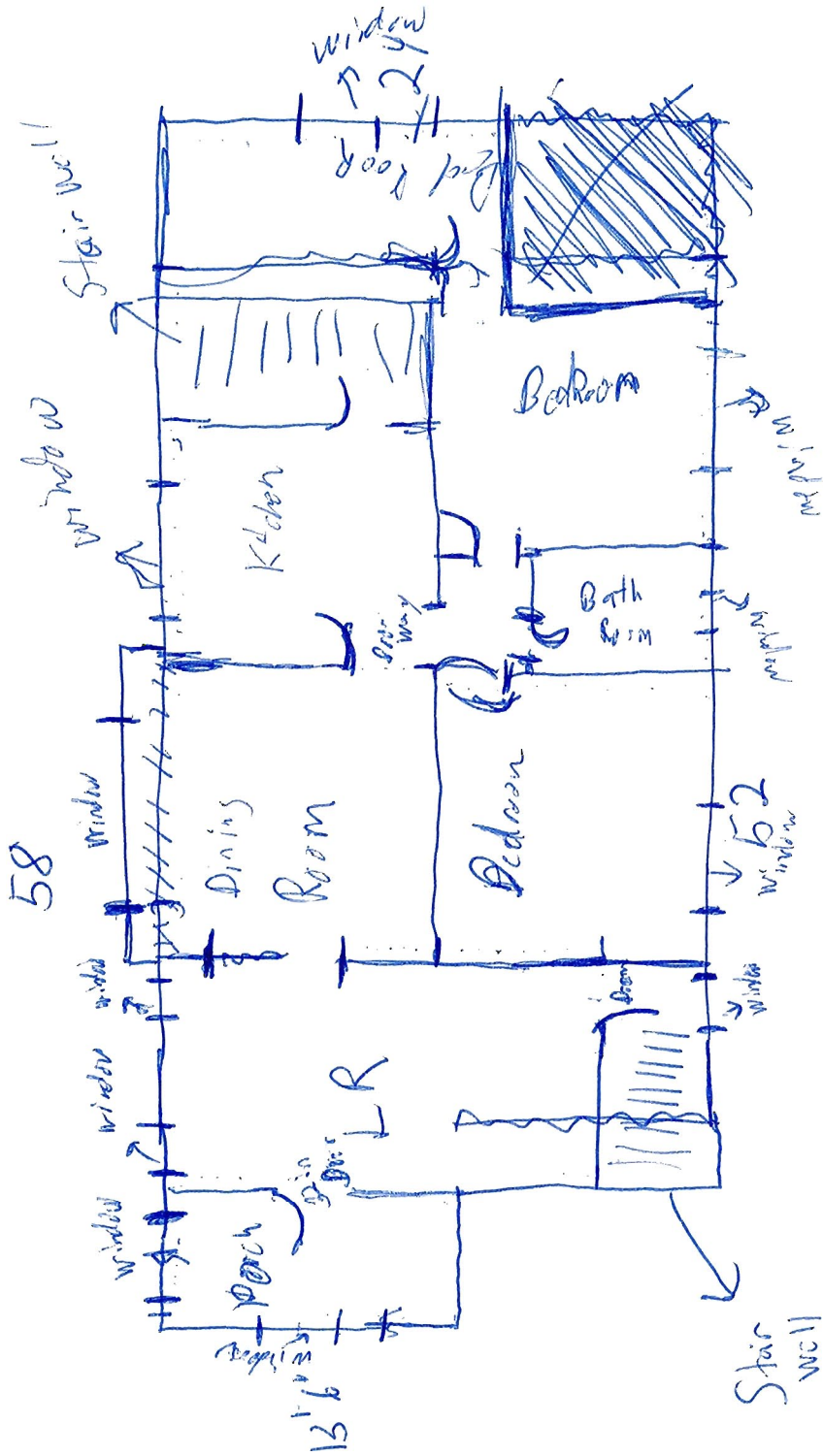
3/4" = 1'-0"

328 West Market Ave

2nd Floor

1st Floor

IS  
Same



Scale 1 square = 1 foot  
||||| - Stair Well



