

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only: Application Number: V- 18 - 28
Tax map Section: 019 Block: 22 Lot: 07.0 Zoning District: RA-1

1. Address of subject property: 615 VINE ST. SYR, N.Y. 13203

2. Year property was purchased by current owner: 1983

3. Applicant/contact information:

a. Owner(s) (current titleholder): GARY MILLARD
Name(s):
Mailing Address: 615 VINE ST., SYR, N.Y.
Zip: 13203 Daytime phone number: 315-254-1557 home phone number:
E-mail (alternate contact for additional information request): gmillar2@yahoo.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.): Z FAMILY
OWNER OCCUPIED

Proposed use and occupancy of property: NO CHANGES

Current number of onsite (off-street) parking spaces: 2 SPACES

Proposed number of onsite (off-street) parking spaces: PROPOSED Z NO CHANGES

Days and hours of operation (for any business uses): NO APPLICABLE

Explain in detail what (if any) new additions or construction is proposed on the site: 14x16 SHED
10-12 FEET HIGH

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. WANT TO BUILD

A SHED FOR STORAGE. EXISTING DECKS TO BACK OF
YARD COMPENSATE FOR REAR YARD SLOPE.

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.**

G. P. Millard 8/24/18
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) Date

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

Gary Millard
615 Vine Street
Syracuse, NY 13203
315-254-1559

August 30, 2018

Syracuse Board of Zoning Appeals
City Hall Commons, Room 101
201 East Washington Street
Syracuse, NY 13202

Dear Zoning Committee Members:

In the matter of requesting a use and area variance for my personal residence, I would like to offer the following information as standards of proof.

- a. Existing Two-Family: The home has been a two-family residence since prior to my purchasing the property. It would not be feasible to convert the property into a single family residence as the cost to do such would be prohibitively high (roughly \$15,000). Area of Existing Deck: The slope of the rear yard is substantial and unusable for roughly twenty feet from the back of the house. The deck was built to its current size to recapture that space as usable outdoor space. The deck was built to the edge of the sloping area of yard. There is no other reasonable method of utilizing this outdoor space. Area of Proposed Shed: The shed is to be used for the storage of outdoor equipment and tools and requires the dimensions that I am requesting in order to be functional. The home lacks a garage, which cannot be built due to the lack of necessary space (There is no way to access a garage placed behind the property and there is no room on the side of the property for a garage). Therefore, a reasonably sized shed is necessary for storage since a garage is not an option.
- b. Existing Two Family: The value of a typical single-family home in the property's neighborhood is roughly \$50,000-\$70,000. The value of a typical two-family home in the property's neighborhood is roughly \$80,000-\$95,000. My home is assessed at \$93,750. To convert the property to a single-family home would cause substantial financial loss. Area of Existing Deck: The total area of the deck is roughly 570 square feet which does not represent a substantial overage in lot usage as set forth by city zoning guidelines. Area of Proposed Shed: The total area of the shed is 224 square feet which, again, does not represent a substantial overage in lot usage as set forth by city zoning guidelines. In total, the area coverage, with the existing deck and proposed shed, would be about 20% more than what is allowed under current zoning guidelines.
- c. The proposed variances will, in no way, have an adverse effect or impact on the physical or environmental conditions in the neighborhood. Many of the homes in the neighborhood are currently two-family homes. Both the existing deck and proposed shed are aesthetically

appealing and conform to what would be typical for a residential neighborhood. Neither structure (deck or shed) encroaches on any neighbors.

- d. None of the difficulties stated above, that the use and area variances would remedy, are self-created. The two-family home was pre-existing to my purchasing the property. The two coal-converted gas furnaces are evidence that the home has been a two-family residence for a substantial amount of time. The slope of the yard was also pre-existing to my purchasing the house and I needed to be able to safely utilize my backyard outdoor space. The house was not designed to have a garage and room does not exist for one to be built, therefore, storage space for equipment and materials that would otherwise be stored in a garage, is needed.

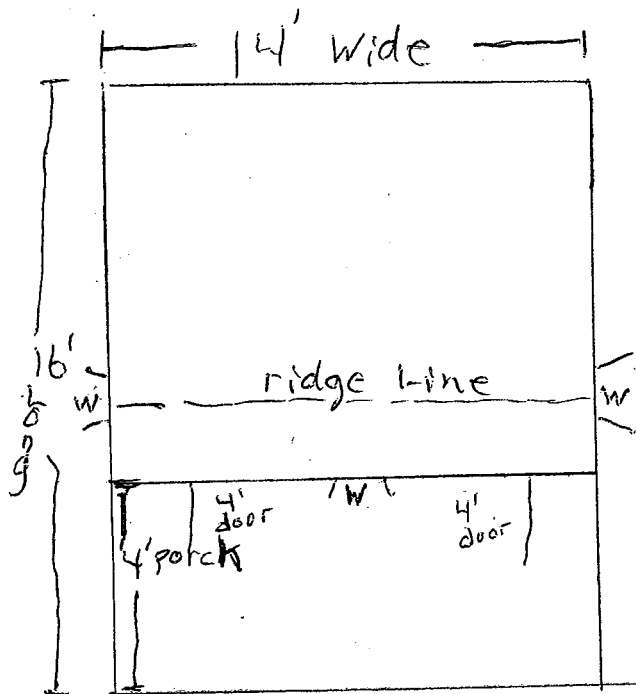
Thank you for taking the time to review the standards of proof I have provided. Please feel free to contact me with any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary P. Millard". The signature is fluid and cursive, with the first name "Gary" being more prominent.

Gary Millard

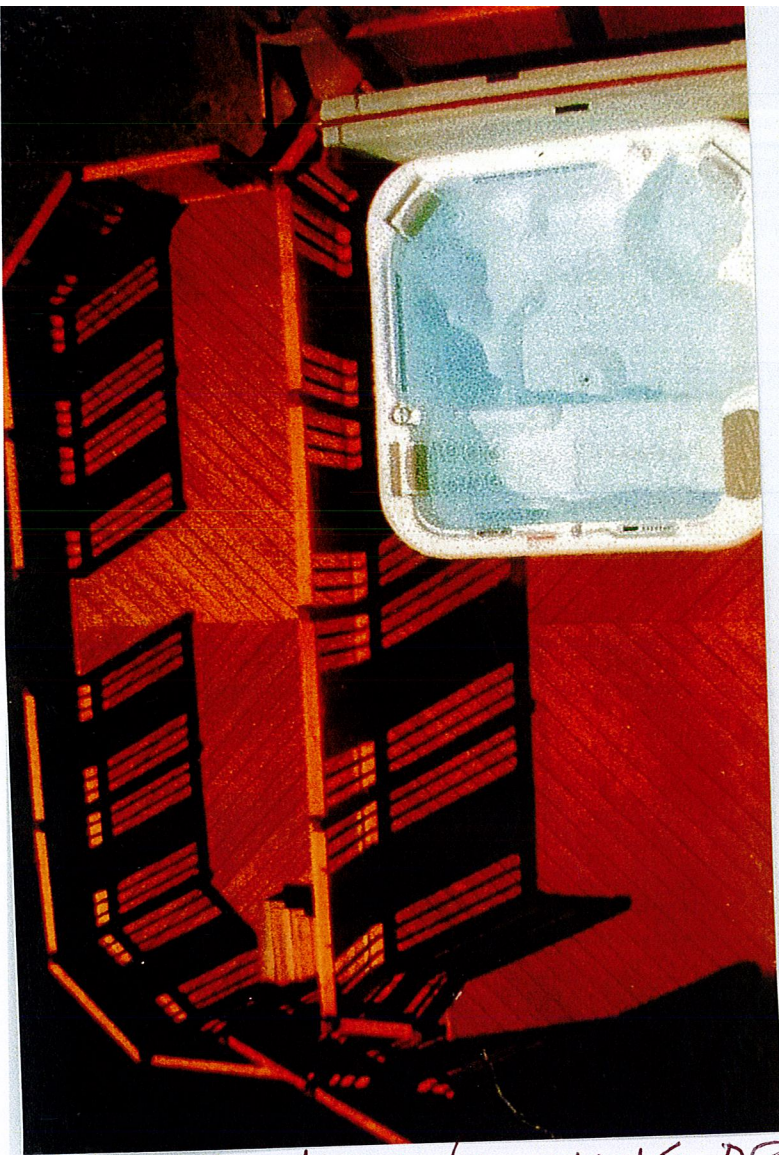
Miller's Custom Sawing
4299 Eatonbrook Rd.
Erieville N.Y. 13061



1. 2x4 stud framing 2 Foot on center
2. rafter are 2x4 Framing 2 Foot on center
3. 1" siding with Batts all 1" Thick face
Board ~~and~~ on soffit also 1" Thick.
4. Roofing sheeting is 1" Thick.
5. 15 year warranty metal roof
6. 6x6 porch posts and 6x6 Solid Beam.
7. 2 4' doors on porch.
8. 3 28"x30" windows.
9. 2 vents 1 under each gable

Larry Miller

GARY MILLARD
615 VINE ST.
SYR, N.Y. 13203
315-259-1559



TOP VIEW (EXISTING DECK)



EXISTING DECK

GARY MILLARD
615 JUNE ST.
SPRINGFIELD NY 13203
315-254-1559



PROPOSED SHED



EXISTING DECK

GARY MILLARD
615 VINE ST
SYR, N.Y. 13203

315-254-1559

LIST OF ROOMS

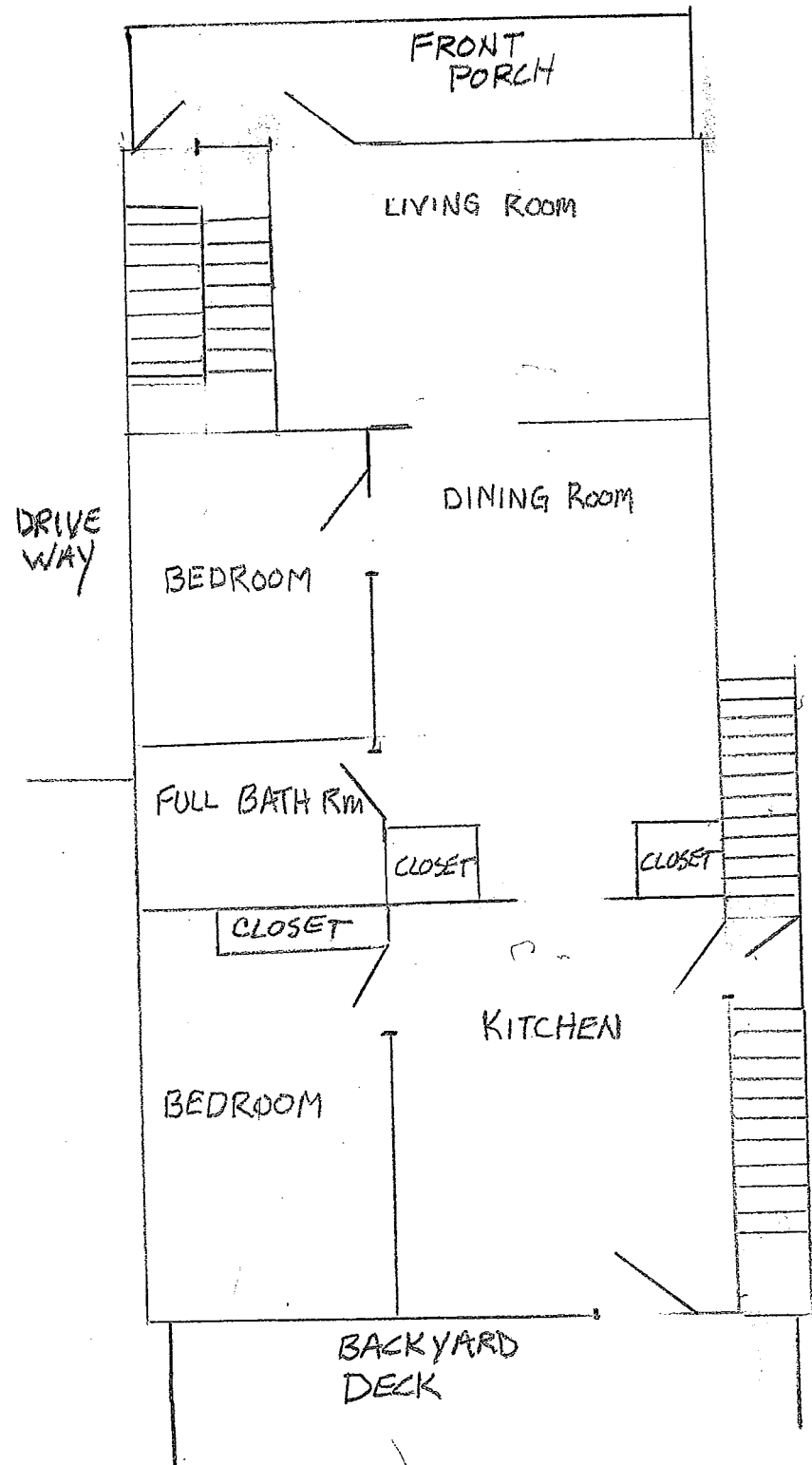
1ST FLOOR: LIVING RM, DINING RM, (2) BEDROOMS
FULL BATH

2ND FLOOR: LIVING RM, DINING RM, (2) BEDROOMS
FULL BATH

VINE STREET

GARY MILLARD
615 VINE ST
SYRACUSE, N.Y. 13203
315-254-1559

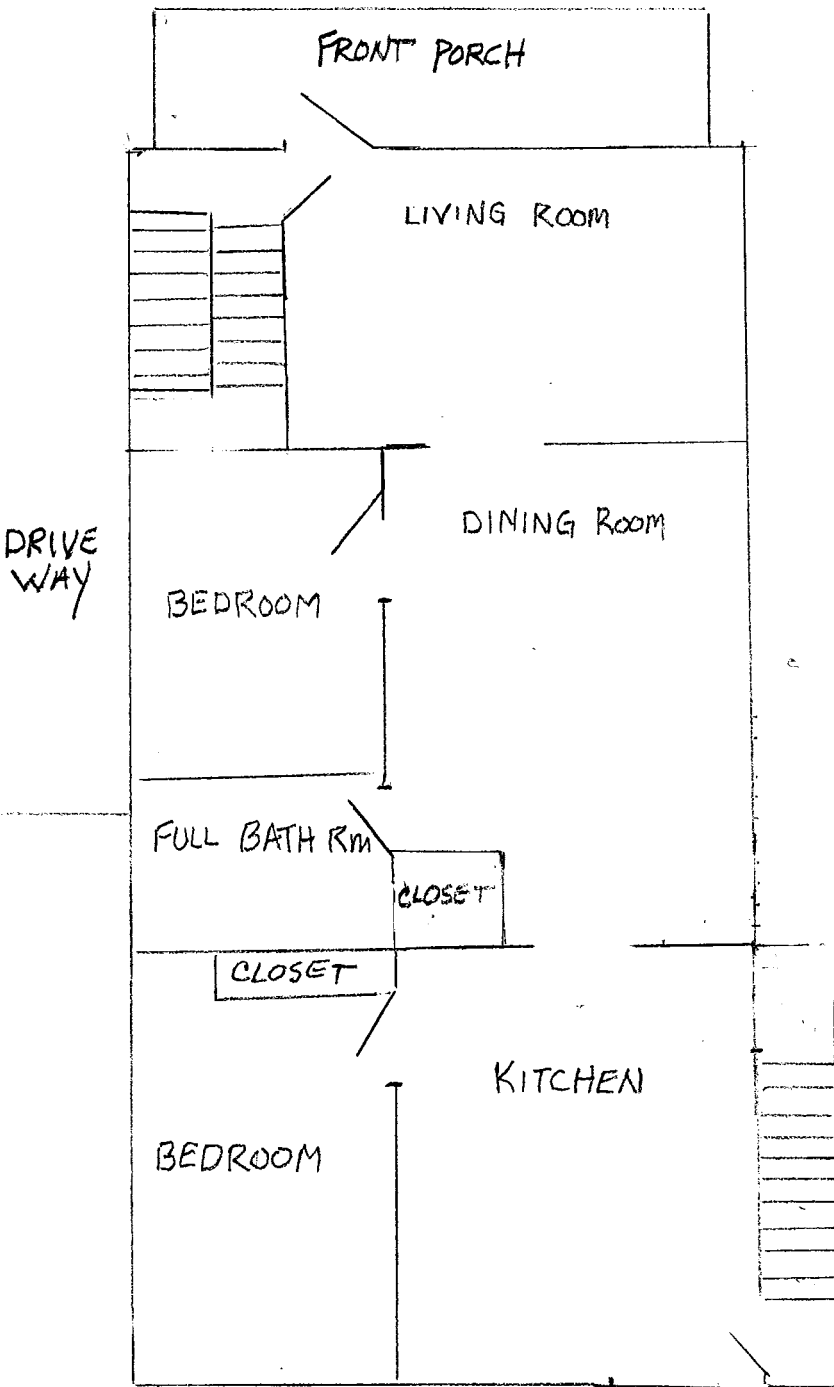
1ST FLOOR



VINE STREET

GARY MILLARD
615 VINE ST
SYRACUSE, N.Y. 13203
315-254-1559

2ND FLOOR



↑
STAIRS
'DOWN'
INSIDE

← 2 →

DENIAL OF PERMIT

REFERENCE ADDRESS 615 Vine St. Syracuse NY 13203

WARD NO. 06

OWNER Gary Millard

OWNER'S ADDRESS 615 Vine St. Syracuse, NY 13203

TELEPHONE (315) 254-1559

APPLICATION FOR PERMIT TO:

erect (☒) convert () maintain () operate ()

14x16 wood frame 1 story storage shed.

DENIED UNDER ARTICLE (s) 10

of the zoning ordinance for the following reasons:

exceeds 30% of area square footage.

☐ PLANS ATTACHED, APPROVED BY _____
ON _____

☐ SURVEY ATTACHED

☐ ZONING REVIEWED BY _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

BOOK (S) NO. _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE

8/31/18

SIGNATURE

Brian J. Fogarty

SYRACUSE BOARD OF ZONING APPEALS
CITY HALL COMMONS, ROOM 101
201 EAST WASHINGTON STREET
SYRACUSE, NY 13202
(315) 448-8640

Board of Zoning Appeals application Procedures

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

Please sign that you have read and understand the above information and return this page with the application.

Signed: _____

Date: _____

8/24/18

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).

617.20
Appendix B
Short Environmental Assessment Form

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			
Name of Action or Project: <i>Expansion of non-conforming use. Construct a storage shed.</i>			
Project Location (describe, and attach a location map): <i>615 Vine St.</i>			
Brief Description of Proposed Action: <i>Construct a storage shed at rear of property Increases structural coverage above 30%! Non-conforming two-family dwelling.</i>			
Name of Applicant or Sponsor: <i>Gary Millard</i>		Telephone: <i>315-259-1559</i>	
		E-Mail: <i>gmillar2@yahoo.com</i>	
Address: <i>615 Vine St.</i>			
City/PO: <i>Syracuse NY 13203</i>		State:	Zip Code:
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"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Division of Code Enforcement board of Zoning Appeals</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>2.1</i> acres	
b. Total acreage to be physically disturbed?		<i>2.1</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>2.1</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?		<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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____		<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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<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? If Yes, describe: _____	NO	YES
_____	<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? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>GARY P MILLARD</u>	Date: <u>AUG 31, 2018</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<hr/> <div style="display: flex; justify-content: space-between;"> Name of Lead Agency Date </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer) </div>	

PRINT