VARIANCE APPLICATION SYRACUSE BOARD OF ZONING APPEALS

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:
Application Number: V- 19 - 24
Tax map Section: 009 Block: 105 Lot: 17.0 Zoning District: RA

1. Address of subject property: 525 Carbon St, Syracuse 13208

2. Year property was purchased by current owner: 1999

3. Applicant/contact information:

a. Owner(s) (current titleholder):
Name(s): Eric A. Chapman
Mailing Address: 525 Carbon St, Syracuse NY
Zip: 13208 Daytime phone number: 3152563014 home phone number:
E-mail (alternate contact for additional information request): cchapman1971@gmail.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 ☒ Wife
(Only if involved in this application)
Name(s): Christina Chapman
Mailing Address: 525 Carbon St, Syracuse
Zip: 13208 Telephone number: 315 256-3014

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

Proposed use and occupancy of property: Family

Current number of onsite (off-street) parking spaces: 1 driveway

Proposed number of onsite (off-street) parking spaces: 1 driveway

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: High Fence on driveway for security & privacy

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. Screening Device Waiver

The house was built into side of hill. The backyard is approximately 6 feet higher in elevation than the house. A normal height fence provides no privacy so 4 1X10 pineboards were added to top of the fence. The 4 sections that run along the driveway are 10 ft high total. The next 6 sections decrease in height due to yard elevation down to 8ft, →7ft.

The fence was installed after the 3 story house on the lot next door was demolished last summer. It was installed by homeowner Eric Chapman and wife Christina Chapman.

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.**

Christina Chapman / Eric Chapman — 8-8-19

Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) — Date

Christina Chapman / wife / ERIC A. CHAPMAN

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

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: Eric A. Chapman Christina Chapman Date: 8-8-19

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).

I am appealing the rejection of my application for a screening waiver for the extra tall fence my husband and I put up along my driveway after the 3 story house next door was demolished. I printed pictures that show the driveway after demolition before the fence to show how much higher my backyard is than the street. This makes a normal 6 foot fence very inadequate. It provided no privacy. My husband Eric Chapman is a disabled Veteran that suffers from PTSD.

He is in treatment for extreme hyper-vigilance. He has not been able to rest since the house was taken down! Putting up this fence was the only thing that gave him any peace! It didn't help when the neighbors on the other side had their house broken into! The theifs jumped their fence and broke in the back window! My husband's therapist gave him a letter to help with this application. Our fence is only 10 ft tall up the driveway. As the yard gets higher the

fence gets shorter. I will pay the fees for the waiver/permit no problem! I'm begging you to let us keep the fence as is! If it has to come down it will drive us out of the city! My neighborhood is awful at this time. My fence hurts no one! Doesn't get in anyone's way! It allows us to feel safe and protected! It lets us live in peace amid the chaos that surrounds us. Thank you so much for your help.

Christina Chapman

Floor Plans - House has 2½ bedrooms
1 Kitchen, Livingroom 1 bathroom.

No changes made to house.
Only fence was added. It is shown on the survey Map.
The Resubdivision has been approved. It is in the final stages now.

NEDHA is processing. Will be done within the next 4 to 6 weeks.

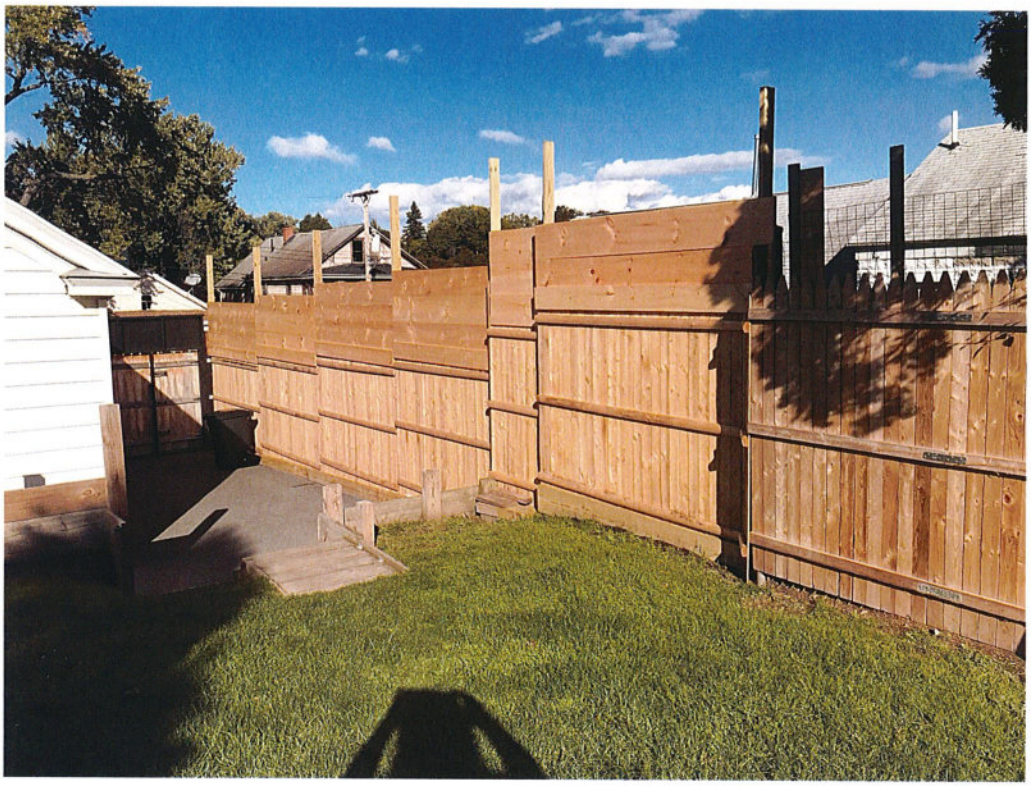
AUG 16 2019

Documenting that Street slopes down.

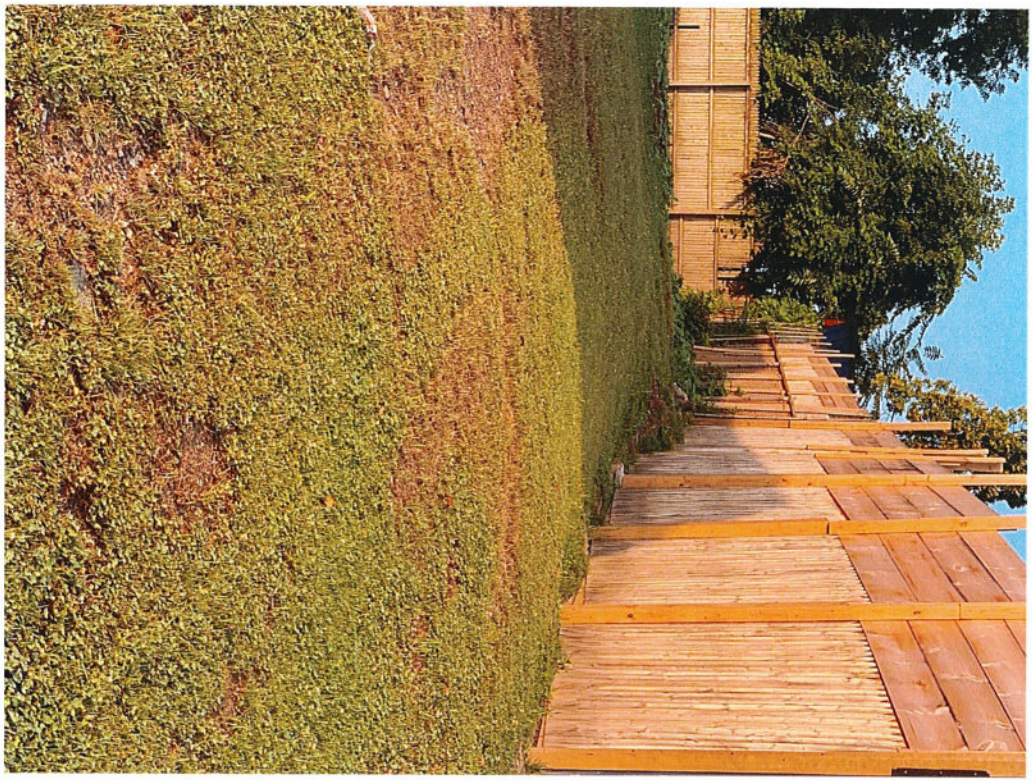
After Demolition - Showing elevation differences

Regular 6 ft high fence - Can still see in neighbors windows.

Notice at ground level going back fence sits higher
4 slope



To Demonstrate elevation differences



Diffences in fence height due to elevation

Differences in fence height

Differences in elevation & fence height

Deena Sapp, LMFT
Marriage & Family Therapist
Readjustment Counseling Service

Syracuse Vet Center
109 Pine Street
Syracuse, NY 13210

Office Phone: (315) 478-7127
Voicemail: (315) 425-4400 ext. 58126
Fax: (315) 478-7209
E-mail: deena.sapp@va.gov

109 Pine Street
Syracuse, NY 13210
(315) 478-7127

March 22, 2019

To Whom It May Concern:

This letter is to document that Eric Chapman is currently receiving treatment services at the Syracuse Vet Center for the diagnosis of severe and persistent Post Traumatic Stress Disorder, Chronic, as related to his military service. Some of his most prominent symptoms include: severe hypervigilance to his surroundings, anxiety, depression, and persistent sleep disturbance. Mr. Chapman's symptoms are highly dependent upon his ability to manage his triggers associated to his sense of safety in any given situation. It is imperative that he utilize various means of securing his property and ensuring the safety of his home and family for optimal mental health. If further information is needed in order to be helpful to Mr. Chapman's case you may contact me with the information below.

Sincerely,

Deena Sapp

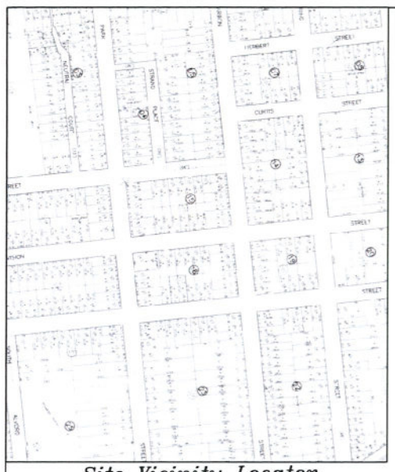
Deena P. Sapp, LMFT

Syracuse Vet Center

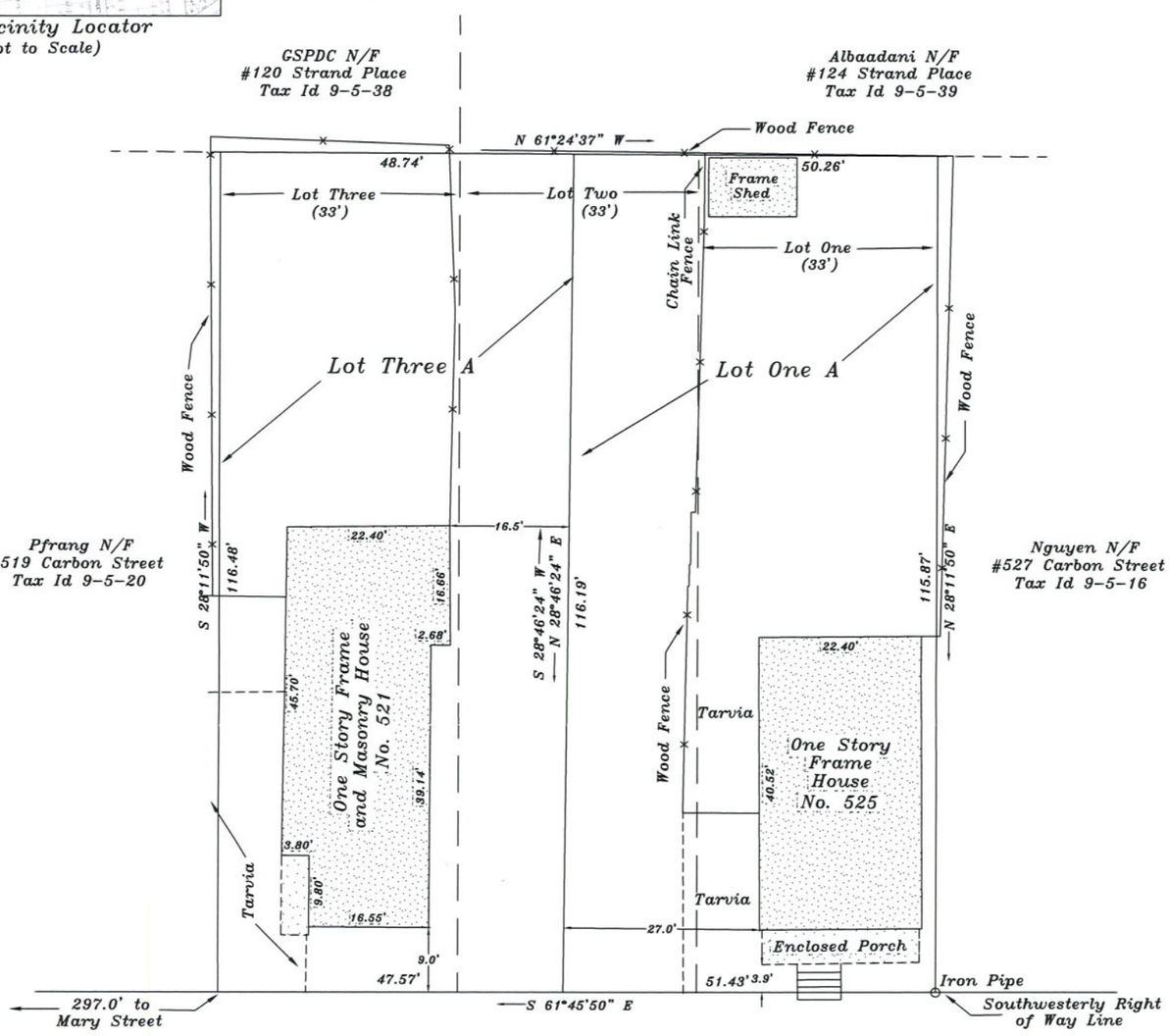
109 Pine St

Syracuse, NY 13210

315-478-7127



Site Vicinity Locator
(Not to Scale)



Carbon Street

(Open – 66' Wide)

Approvals

Notes/References:

*Survey prepared without the benefit of an up-to-date abstract of title.
*Adjoiner information obtained using ImageMate Online.
*Buildings/Structures shown for informational purposes only.
*Subject parcel(s) has access to public utilities.
*New Lot One A Area = 5899.4 Sq. Ft.
*New Lot Three A Area = 5602.0 Sq. Ft.
*Parcel(s) Owner : Greater Syracuse Property Development Corporation – Tax Id 9-5-18; Chapman – Tax Id 9-5-17; Huntress, Tax Id 9-5-19.
*Revised 6/6/19 for Lot Line Change.

Proposed Only

Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 440-5096

I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully NYSLLS 50696

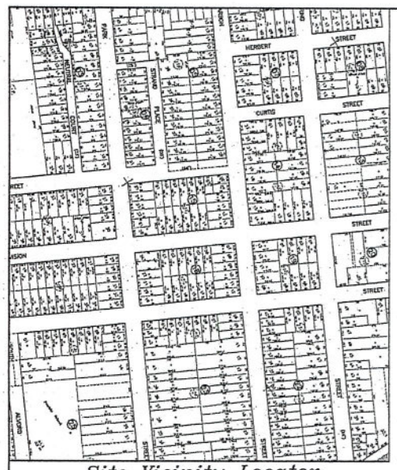
Proposed Resubdivision on Lots One, Two and Three, Block 118 – Syracuse. To be New Lots One A and Three A.

Known as No. 521 and 525 Carbon Street, City of Syracuse, County of Onondaga, State of New York.

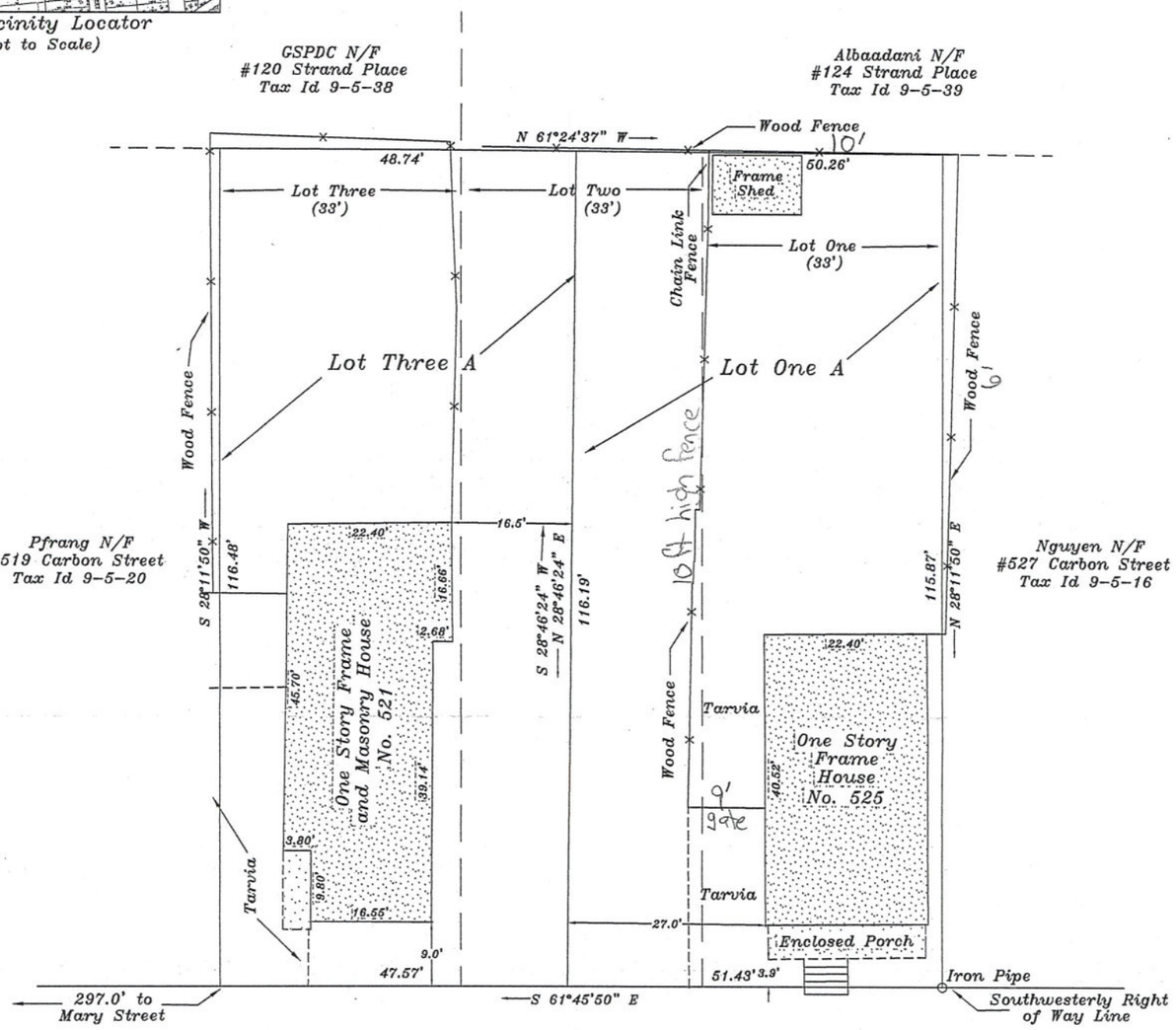
Drawn by: MJM | Scale: 1"= 20'

Date(s): 11-21-18 06-06-19

Unauthorized alteration or addition 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. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2018, Michael J. McCully Land Surveying, all rights reserved.



Site Vicinity Locator
(Not to Scale)



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*Revised 6/6/19 for Lot Line Change.

Proposed Only

Site Plan
525 Carbon St
1" = 20'
6/27/2019

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Known as No. 521 and 525 Carbon Street, City of Syracuse, County of Onondaga, State of New York.

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