

VARIANCE APPLICATION

SYRACUSE BOARD OF ZONING APPEALS

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- _____ - _____
Tax map Section: _____ Block: _____ Lot: _____	Zoning District: _____

1. Address of subject property: 1154 Grant Boulevard, Syracuse, NY

2. Year property was purchased by current owner: 4-17-2020

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Mohammed Nasher

Mailing Address: 6125 Ridgecrest Dr., N. Syracuse, NY

Zip: 13212 Daytime phone number: 917-442-5021 home phone number: _____

E-mail (alternate contact for additional information request): muneefharbi1@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): n.a.

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): William J. Pitcher, Pitcher Architect PLLC

Mailing Address: 1224 Feigel Avenue; Syracuse, NY

Zip: 13203 Telephone number: 315 474 1219

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

Proposed use and occupancy of property: grocery store with takeout hot food

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

Proposed number of onsite (off-street) parking spaces: six + HC loading space

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

7 days a week 9 → 11 p.m.

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

see site plan, requires planting buffer between parking lot and adjacent residential property

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 property is currently zoned RA. The existing commercial building was permitted by variance V09-37 as a non-conforming use within RA. The buyer of the property wishes to continue the commercial use under a variance until Rezone Syracuse is approved. Then the property becomes MX-2, and commercial use would continue "by right." The buyer wishes to operate a grocery store in the building, and to provide "take out hot food" which may also require a Special Permit.

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**.

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

9/8/2020
Date

Mohammed Nasher
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 211
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: Mohammed Nashir Date: 9/8/2020

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 211 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).

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

DENIAL OF PERMIT

REFERENCE ADDRESS 1154 Grant Blvd, Syracuse, NY

WARD NO. _____

OWNER Mohammed Nashet

OWNER'S ADDRESS 6125 RIDGECREST DR.

N. Syracuse, NY 13212

TELEPHONE 917.442-502

APPLICATION FOR PERMIT TO:

erect ()

convert ()

maintain (X)

operate (X)

DENIED UNDER ARTICLE (X) _____

_____ of the zoning ordinance for the following reasons: _____

NEEDS VARIANCE.

☐ 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 10-2-2020 SIGNATURE Gail L Swistak

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: 1154 Grant Blvd., Syracuse, NY			
Project Location (describe, and attach a location map): 1154 Grant Blvd., Syracuse, NY			
Brief Description of Proposed Action: Building interior modifications. Exterior: paving of parking area, and new sidewalk.			
Name of Applicant or Sponsor: Mohammed Nasher		Telephone: 917 442 5021 E-Mail: <i>muneefharbi1@yahoo.com</i>	
Address: 6125 Ridgecrestor Drive			
City/PO: North Syracuse		State: NY	Zip Code: 13212
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: Building permit from City of Syracuse, NY		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input 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: _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <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 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <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>Mohammed Nasher</u> Date: <u>9-22-2020</u>		
Signature: <u>Mohammed Nasher</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.

- ☐ 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.
- ☐ 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.

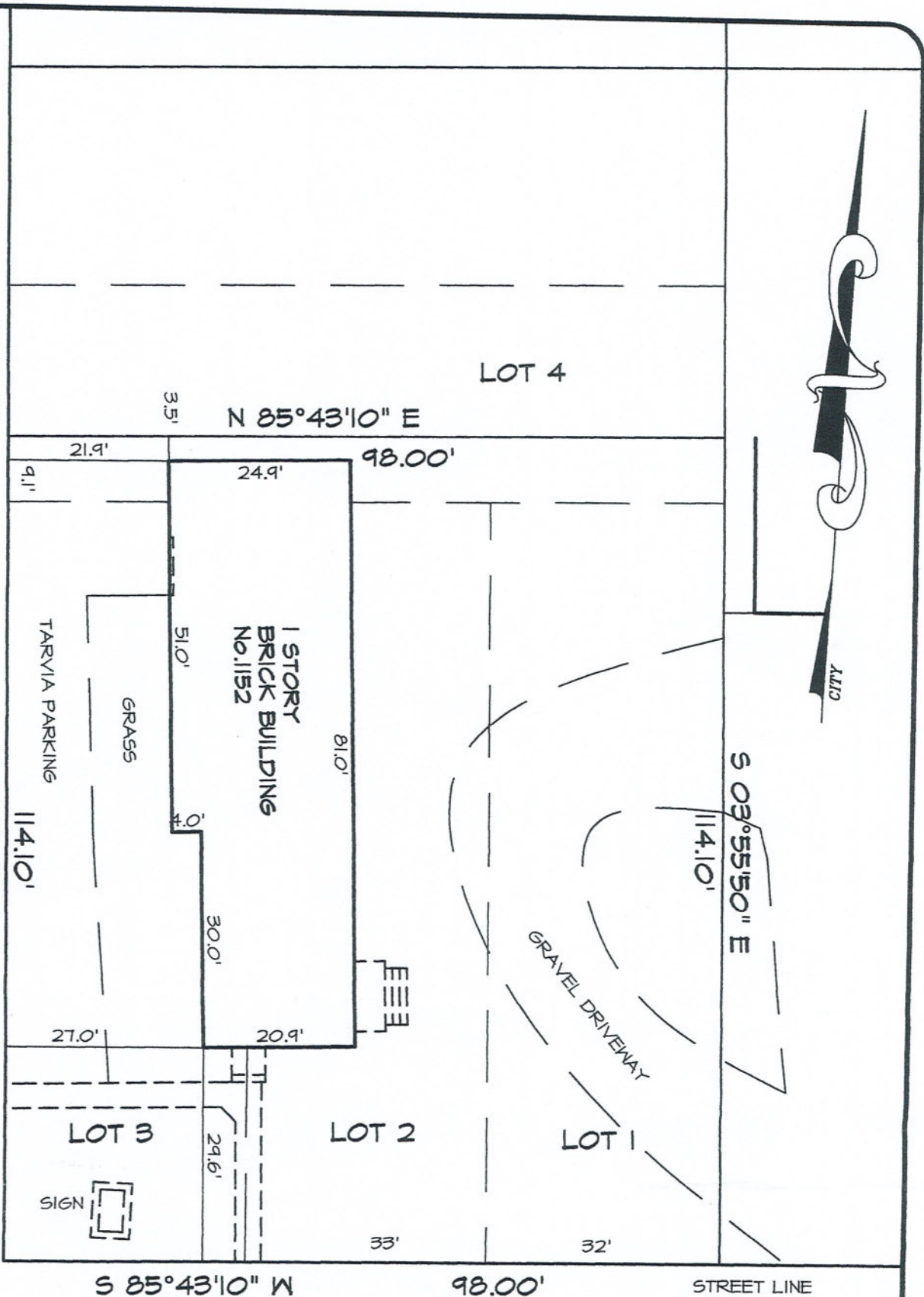
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

PLEASANTVIEW AVENUE

STREET LINE

N 03°55'50" W



GRANT BOULEVARD

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
DRAWING IS A VIOLATION OF THE NEW YORK STATE
EDUCATION LAW ARTICLE 145, SECTION 7209

SUBJECT TO ANY AND ALL STATEMENTS OF FACT
AN UP-TO-DATE ABSTRACT OF TITLE MAY REVEAL



LOCATION SURVEY ON LOTS 1, 2, 3, AND PART
OF LOT 4, OF THE SYRACUSE TERRACE TRACT
CITY OF SYRACUSE, COUNTY OF ONONDAGA,
STATE OF NEW YORK.
KNOWN AS No. 1152 GRANT BOULEVARD

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

GLEN A. MIHAL, L.S. #049865
LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

DATE 9/5/19

SCALE 1"=20'

REVISED

Gam
Land Surveying



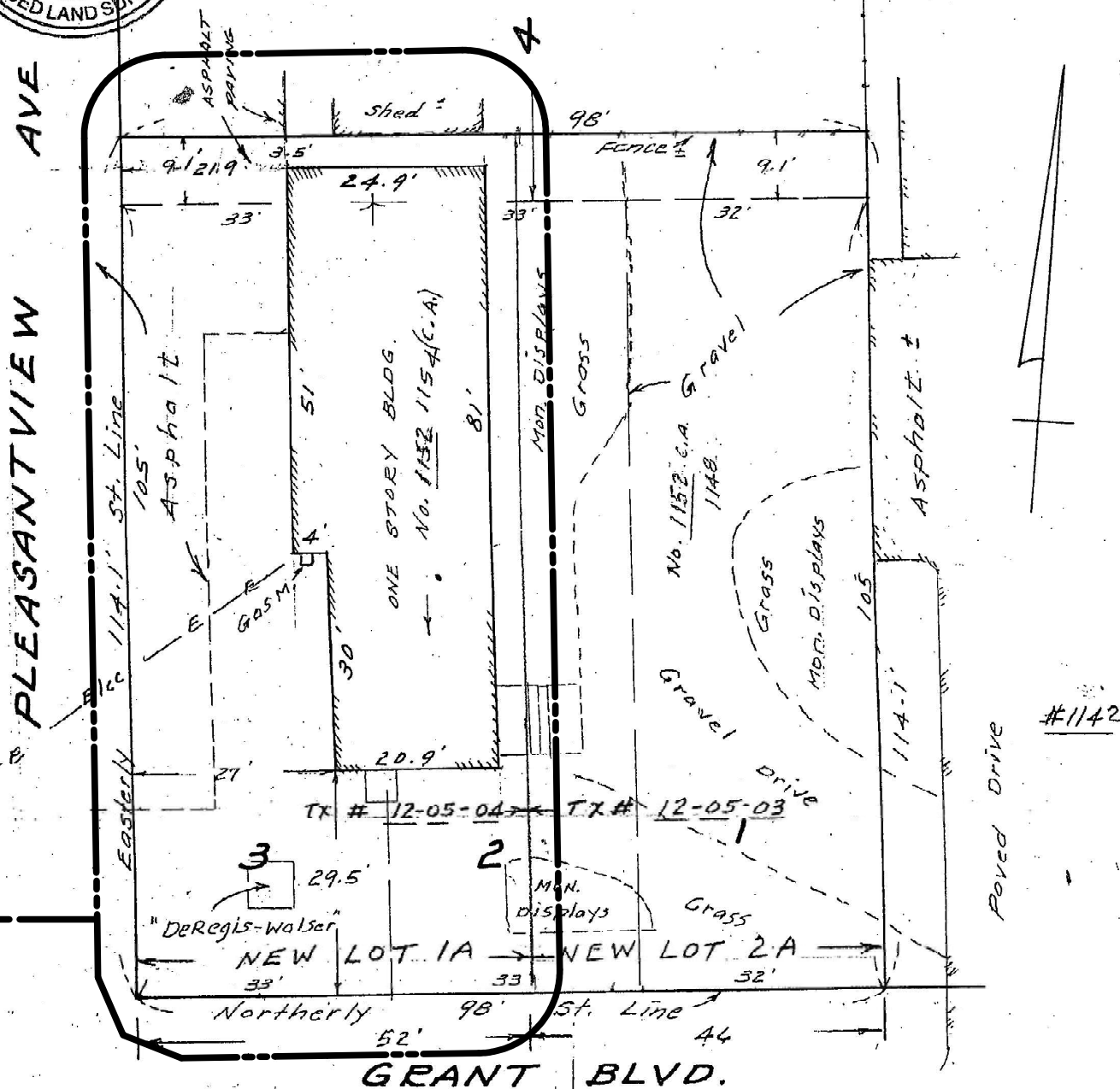
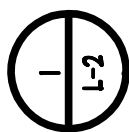
*Subject to a Current Abstract of Title
Not To Be Used For Construction Purposes.
Utilities & Underground Structures Not Certified.
Fences, sheds & pavements shown approximately.*

RE-CERTIFIES AS OF 8/04/09
SUBJECT TO ANY STATE OF FACTS AN ACCURATE
AND UP TO DATE ABSTRACT WILL SHOW.

G. & W. Thompson
PROFESSIONAL LAND SURVEYOR - SYRACUSE, N.Y.



NOTE: L-2 IS ROTATED
80 DEGREES FROM THIS
SURVEY



Molvar/Raymond 4165-192
Tx # 12-05-03.0 & 04.0

Building location surveys do not include placing of property corner stakes.

It is a violation of Article 145 of the NYS Education Law to alter any item on this map without the consent of the undersigned surveyor or his successor.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS
MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY
SHOWN HEREON. COMPLETED Nov. 19 1979

AND THAT BOTH SURVEY AND MAP ARE CORRECT.

Nov. 20 1979 *A. Christopher*
LICENSED LAND SURVEYOR

ac

Location Survey for Mortgage/Conveyance Purposes

MAP OF NEW LGTS 1A & 2A Filed: 1/12/71
RESUBDIVISION OF: Map # 5102
LOTS 1, 2 & 3, AND PART OF LOT 4
SYRACUSE TERRACE TRACT - SYRACUSE, N.Y.
KNOWN AS NO. 1152 GRANT BLVD.
1148 GRANT BLVD.

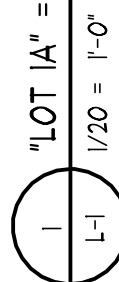
AUGUST L. CHRISTOPHERSON
LICENSED LAND SURVEYOR
 SYRACUSE, N. Y. TULLY, N. Y.

SCALE: 1" = 20'
DATE OF MAP:
Nov. 20 1979

		6547H
--	--	-------

R 5/1/97 10/7/05 R 8/04/09

"LOT 1A" = 012.-05.04.0



A horizontal scale bar labeled "SCALE IN FEET" with markings at 0, 5, 10, 15, 20, 25, and 50.

TAX ID: 012-05-04.0
OWNER: MOHAMMED NASHER
TENANT: --
DESIGNER OF RECORD: PITCHER ARCHITECT PLLC
EXISTING BUILDING PERMIT: NONE

NUMBER OF STORIES: ONE ABOVE GRADE, NONE BELOW GRADE

GROSS SQUARE FEET OF BUILDING: 1305 SF

BUILDING GROSS AREA: MATERIALS OF CONSTRUCTION

1ST FLOOR 1,130 SF CONC.BLOCK & BRICK VENEER WALLS

BUILDING HEIGHT ABOVE GRADE: 14 FEET

ANY OCCUPIED ROOF? NO

TYPE OF CONST.	EXTERIOR WALLS	INT'R B. WALLS	STRUCT'L FRAME	VERT'L SHAFTS	ROOF CONST.
VB	0	0	0-HR N.A.	N.A.	0-HR

NOTE: REAR WALL (NORTH) IS CONCRETE BLOCK ALONG AT LESS THAN 1 FOOT SET BACK FROM PROPERTY LINE = 1-HOUR WALL

EXISTING OCCUPANCIES
☐ GROUP A-n ASSEMBLY
☐ GROUP B- BUSINESS
☒ GROUP M - MERCANTILE
☐ GROUP R - RESIDENTIAL

NEW OCCUPANCIES
☐ GROUP A-n ASSEMBLY
☐ GROUP B- BUSINESS
☒ GROUP M - MERCANTILE
☐ GROUP R - RESIDENTIAL

ELEVATOR CERTIFICATION
☒ NONE
☐ PHASE I RECALL ONLY
☐ PHASE I & II RECALL

☐ CURRENTLY CERTIFIED
☐ NOT CURRENT, UPGRADE IN THIS WORK

AUTOMATIC SPRINKLERS
☐ EXISTING SYSTEM
☒ NO SPRINKLERS
☐ THROUGH OUT BUILDING
☐ ONLY PARTIAL COVERAGE
☐ ADD NEW SYSTEM

TYPE: (WET MANUAL)
AUXILIARY SYSTEM:
☐ CHEMICAL, KITCHEN HOOD

FIRE ALARM SYSTEMS
☐ EXISTING FIRE SYSTEM
☒ NO ALARM SYSTEMS
☐ ADD MANUAL ALARM
☐ ADD CENTRAL ALARM PANEL

☐ EXISTING CARBON-MONOXIDE
☒ LACKS CARBON-MONOXIDE
☐ ADD SINGLE/MULTI-STATION UNITS
☐ ADD TO CENTRAL ALARM PANEL

STANDPIPES
☒ NONE
☐ EXISTING SYSTEM

FIRE ALARM SYSTEM CLASSIFICATION (NFPA 12)
☐ HOUSE HOLD FIRE ALARM: A SYSTEM IN A HOUSEHOLD. SINGLE- AND MULTI-STATION ALARMS, LOCAL
☐ PROTECTED PREMISES (LOCAL) FIRE ALARM SYSTEM: SOUNDS LOCAL ALARM WHEN ACTIVATED BY MANUAL ALARM BOXES, SPRINKLER WATER FLOW, CARBON DIOXIDE DISCHARGE DETECTION OF SMOKE OR HEAT.
☐ AUXILIARY FIRE ALARM SYSTEM: CONNECTED TO PUBLIC FIRE ALARM COMMUNICATION CENTER. SAME SYSTEM & EQUIPMENT AS CITY FIRE ALARM BOXES.
☐ LOCAL ENERGY ☐ SHUNT ☐ PARALLEL TELEPHONE

☐ REMOTE SUPERVISING STATION FIRE ALARM SYSTEM: TRANSMITS ALARM SUPERVISORY, AND TROUBLE SIGNALS FROM ONE OR MORE PROPERTIES TO REMOTE LOCATION WHERE ACTION IS TAKEN.
☐ PROPRIETARY SUPERVISING STATION FIRE ALARM SYSTEM: FOR SINGLE OWNERSHIP OF MULTIPLE PROPERTIES, CONSTANTLY ATTENDED LOCATION, RECEIVING SIGNALS FROM ADJACENT AND/OR REMOTE LOCATIONS.
☐ CENTRAL STATION FIRE ALARM SYSTEM: SYSTEM OR GROUP OF SYSTEMS WHICH TRANSMIT TO A CENTRAL STATION WHICH RECORDS, MAINTAINS, AND IS SUPERVISED BY OPERATORS.
☐ MUNICIPAL FIRE ALARM SYSTEM: TRANSMITS STREET ALARM LOCATIONS TO CENTRAL CONTROL CENTER USING WIRING SYSTEM OTHER THAN PUBLIC TELEPHONES.

SMOKE CONTROL
☐ YES ☒ NO

STRUCTURAL RISK CATEGORY
☐ ONE: LOW HAZARD TO HUMAN LIFE IF FAILURE: AGRIC. & STORAGE
☒ TWO: BUILDINGS NOT ONE, THREE OR FOUR
☐ THREE: GROUP E > 250; GROUP A > 300; GROUP I; G.T. 5000 PEOPLE
☐ FOUR: ESSENTIAL FACILITIES: HOSPITALS, NURSING, FIRE, POLICE, ETC.

SEISMIC DESIGN
☐ "A" ☐ "B" ☒ "C" ☐ "D" ☐ "E"

FLOOD PLAIN CLASSIFICATION
☒ NOT IN ☐ PLAIN CLASS: _____

STRUCTURAL LOADING OF FLOORS
☒ FIRST 100 PSF CONCRETE SLAB ON GRADE
☐ SECOND
☐ THIRD
☐ FOURTH
☐ FIFTH

WORK AREA DESCRIPTION SEE PLAN ON DRAWING L-1
☒ AS SHOWN ON DRAWINGS
☒ FLOORS FIRST FLOOR
☒ EGRESS REQUIREMENTS
MAX FEET, EXIT COMMON TRAVEL: 0 FEET
MAX FEET, EXIT TRAVEL DISTANCE: 30 FT (WITH NEW DOOR)
REQUIRED EXITS PER FLOOR: 2 EXITS
EXISTING OCCUPANCIES: SEE TO LEFT
PROPOSED OCCUPANCIES: SEE TO LEFT
ACTUAL EXITS PROVIDED: 2 EXITS
CORRIDOR FIRE RATINGS ☒ NO CORRIDORS ☐ NOT RATED
☐ 1-HR. ☐ 2-HR. ☐ 3-HR.
☐ SEPARATED MIXED USE GROUPS
☐ "A" ☐ "B" ☐ "E" ☒ "M" ☐ "R"
☒ NO SEPARATIONS ☐ 1-HR. ☐ 2-HR. ☐ 3-HR.

LOCALITY CODE DESIGN REQUIREMENTS

GROUND SNOW PSF	WIND SPEED MPH	SEISMIC DESIGN	WEATHER-ING	FROST DEPTH	TERMITE	DECAY
50	115	A,B,C	SEVERE	4'-0"	SLIGHT	NONE

DESIGN TEMP	ICE SHIELD	FLOOD HAZARD
SEE ENERGY	YES	NOT FLOOD

ENERGY CODE REQUIREMENTS - COMMERCIAL

COMPLIANCE METHOD: NYS ENERGY CODE 2020, CHAPTER RE-4
TABLE C-402.3.1 LOCATION: ONONDAGA CO., BY TABLE 302.1: "ZONE 5"

CEILING R-VAL.	WOOD WALL R-VAL	MASS WALL	FLOOR R-VAL	BSMT WALL R-VALUE	SLAB R-VAL	CRAWL WALL
R-38	20 OR 13+3.8	R9 C.I.	30	7.8 C.I.	R10, 2FT	

TABLE C-402.4 GLAZING

TYPE	U-FACT.	SHGC
FIXED	U 0.38	0.40
OPER.	U 0.45	
DOORS	U 0.11	
SKYLT.	0.50	

CERTIFICATION:
THE ARCHITECT CERTIFIES TO THE BEST OF HIS BELIEF, KNOWLEDGE AND UNDER-
STANDING THAT THESE DRAWINGS CONFORM
TO THE REQUIREMENTS OF THE NYS
ENERGY CODE 2020.

TABLE OF CONTENTS

NO.	TITLE
T-1	TITLE SHEET & NOTES
L-1	PROPERTY SURVEY
L-2	SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	STORE LAYOUT
A-3	DECK PLAN & DETAILS
A-4	ELEVATIONS & SIGNS
.	.
.	.
.	.
.	.

124 Feigel Avenue
Syracuse, New York 13203



PITCHER

architect PLLC

315.474.1219

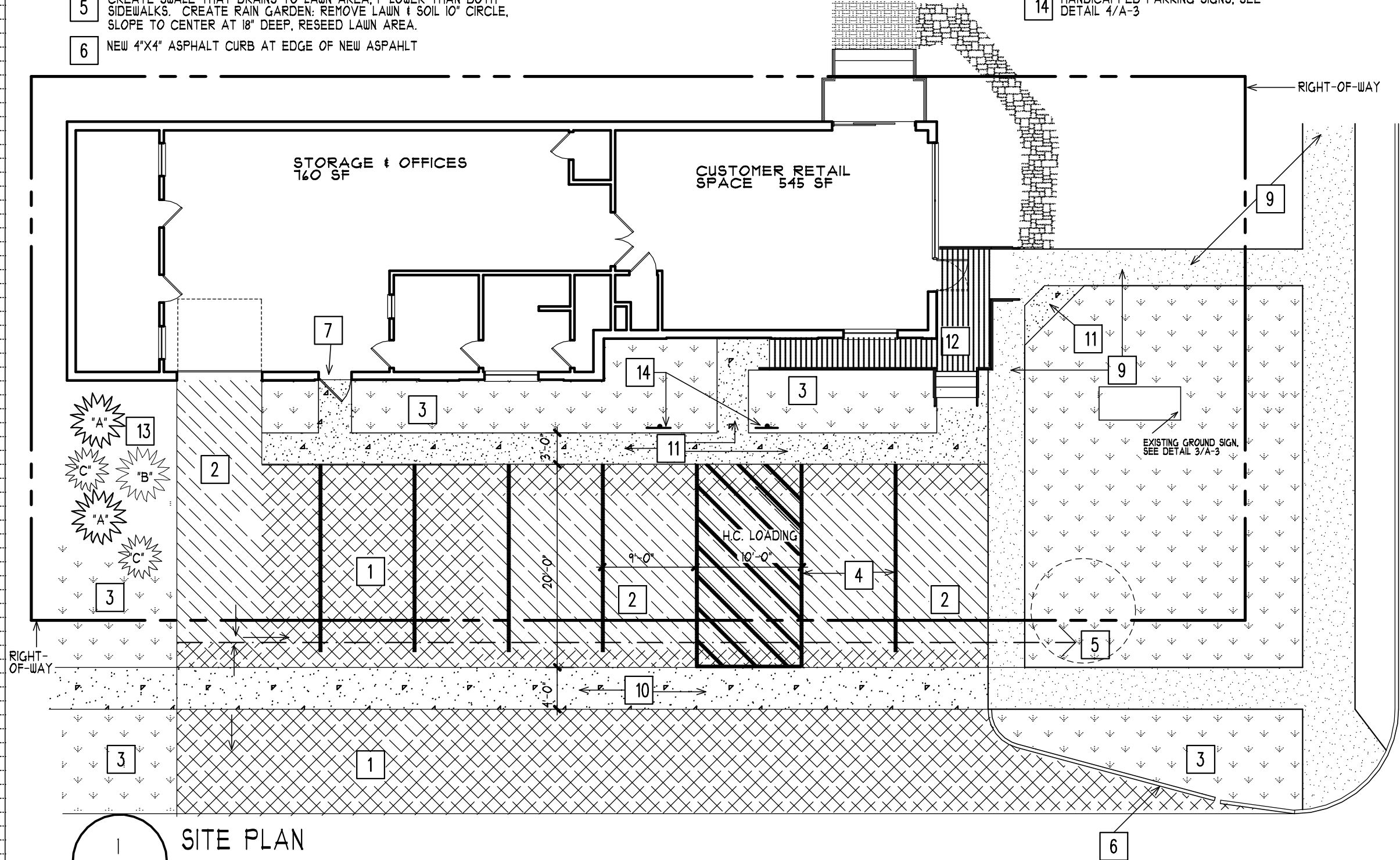
GROCERY STORE
RENOVATIONS
1154 GRANT BLVD.
SYRACUSE, NY



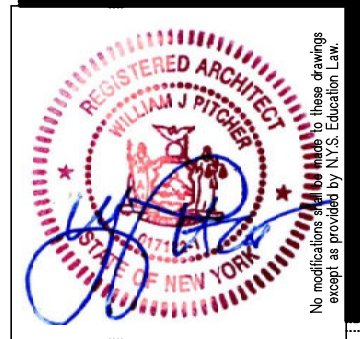
- 1 NEW ASPHALT: REMOVE EXISTING GRASS/ASPHALT/DIRT
NEW 3" COMPACTED GRAVEL, 2" ASPHALT PAVEMENT
- 2 EXISTING ASPHALT: ADD 1" TOP COAT OF ASPHALT
MAKE FLUSH TO TOP OF NEW ASPHALT
- 3 GRASS: WHERE NO LAWN, REMOVE 2" SOIL OR ASPHALT,
ADD 2" TOP SOIL & GRASS SEED.
- 4 PAINT PARKING STRIPES ON NEW ASPHALT, AT 9'-0" O.C. X 18'-0" LONG.
H.C. LOADING = 10'X20' STRIPES
- 5 CREATE SWALE THAT DRAINS TO LAWN AREA, 1" LOWER THAN BOTH
SIDEWALKS. CREATE RAIN GARDEN: REMOVE LAWN & SOIL 10" CIRCLE,
SLOPE TO CENTER AT 18" DEEP, RESEED LAWN AREA.
- 6 NEW 4"X4" ASPHALT CURB AT EDGE OF NEW ASPHALT

- 7 3-0x6-8 NEW INSULATED EXTERIOR DOOR, INTERIOR LEVER HANDLE
DOOR LATCH, OUTSIDE KEY ONLY
- 9 EXISTING CONCRETE WALKS,
NO WORK
- 10 NEW CONCRETE WALKS: IN CITY'S RIGHT-
OF-WAY, BY CITY SPECIFICATIONS FOR DRIVEWAYS
- 11 ON PRIVATE PROPERTY: 3500 PSI CONCRETE
WITH 4% TO 7% AIR ENTRAINMENT, 4" THICK
ON 4" GRAVEL OR CRUSHED STONE BASE

- 12 NEW PRESSURE TREATED WOOD
A.D.A. RAMP, SEE SHEETS A3 & A4
- 13 VISUAL BUFFER TO RESIDENTIAL LOT:
PLANTS: "A" AMERICAN ARBORVITE
MATURE 30FT H X 5FT DIA.; "B"
JUNIPER SKYROCKET, MATURE SIZE
15'Hx5'D; "C" GREEN MOUND JUNIPER,
MATURE 1'Hx 4'D. BETWEEN PLANTS
LANDSCAPE FABRIC & 4" T. WOOD
MULCH BED.
- 14 HANDICAPPED PARKING SIGNS, SEE
DETAIL 4/A-3



1 SITE PLAN
L-2
3/32" = 1'-0"
0 5 10 15 20 25 50 SCALE IN FEET

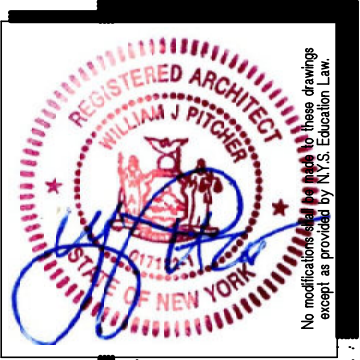


JOB#: 220-26
DATE: 9-21-2020
10-5-2020
10-28-2020

124 Feigel Avenue
Syracuse, N.Y. 13203
PITCHER architect PLLC
315.474.1219

GROCERY STORE
RENOVATIONS
1154 GRANT BLVD.
SYRACUSE, NY
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SITE
PLAN
&
NOTES
L-2

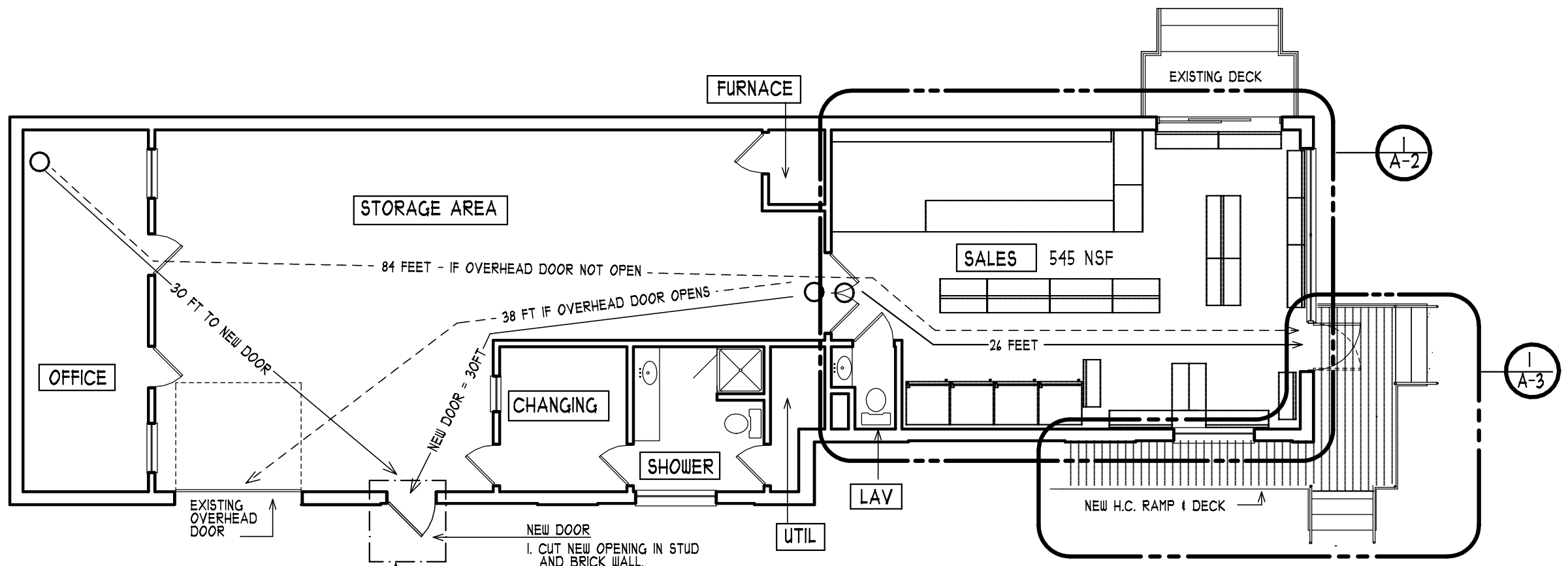


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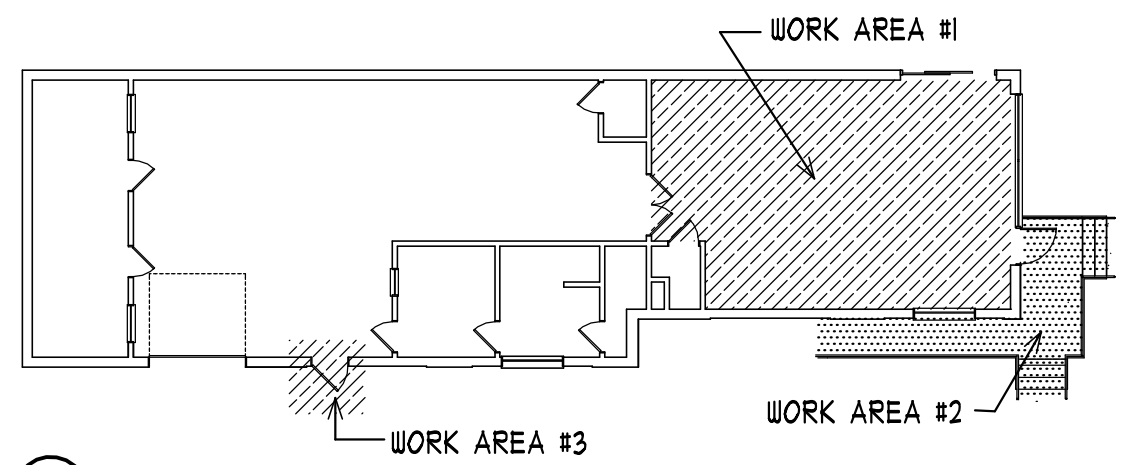
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FIRST
FLOOR
WORK
AREAS
A-1



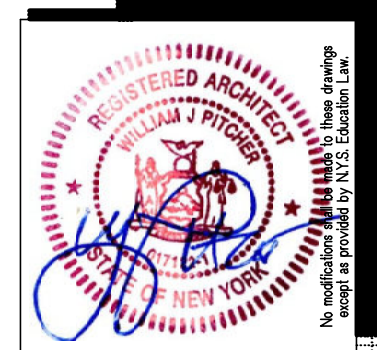
SYMBOLS
- - - - -> EXISTING EXIT DISTANCE
—————> NEW DOOR EXIT DISTANCES

1
A-1
FIRST FLOOR & WORK AREAS
1/8" = 1'-0"
0 5 10 20
SCALE IN FEET



2
A-1
WORK AREAS
1/16" = 1'-0"



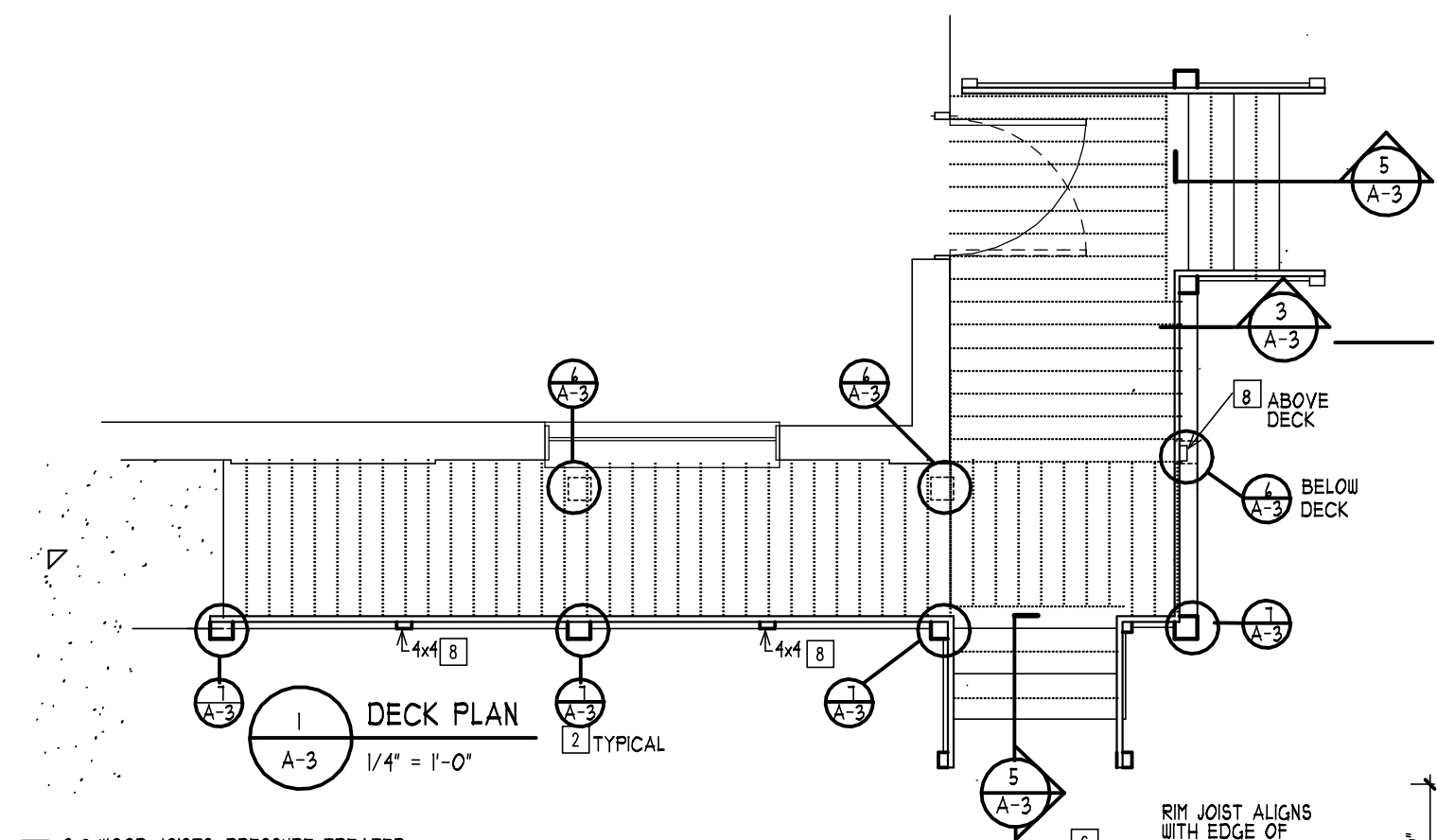


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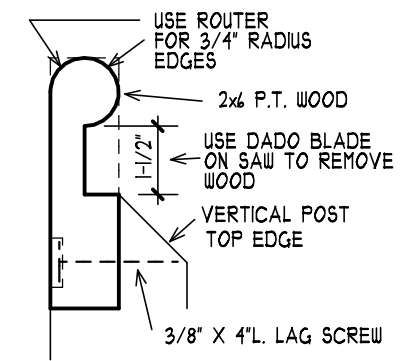
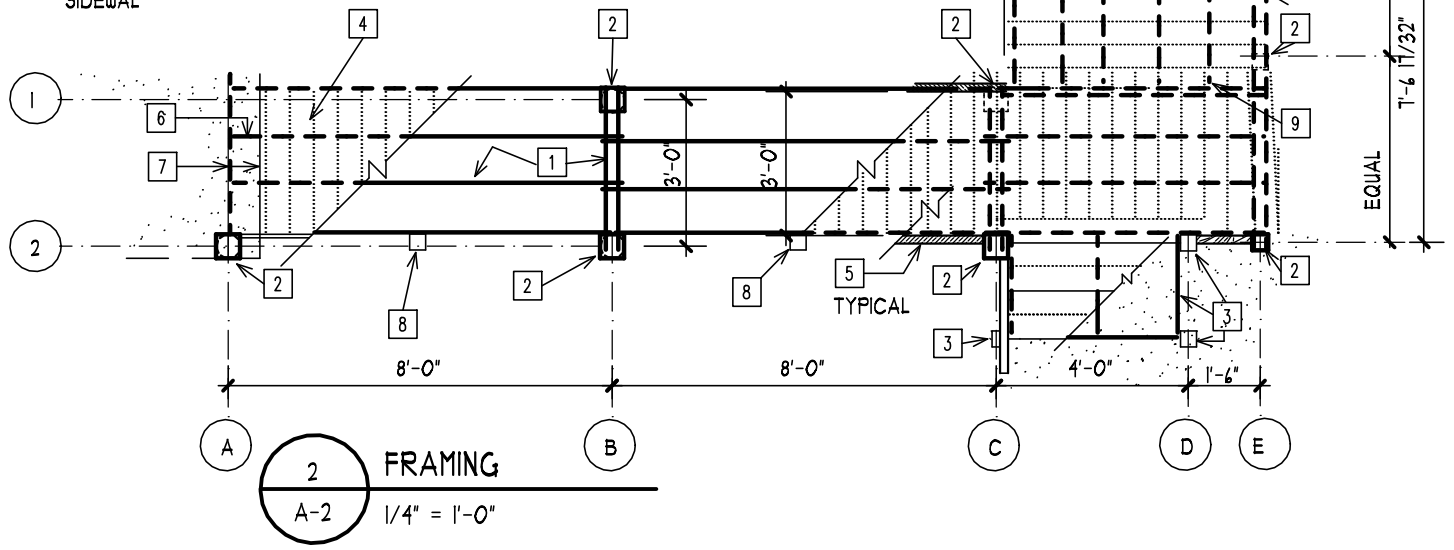
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GROCERY STORE
RENOVATIONS
1511 GRANT BLVD
SYRACUSE, NY
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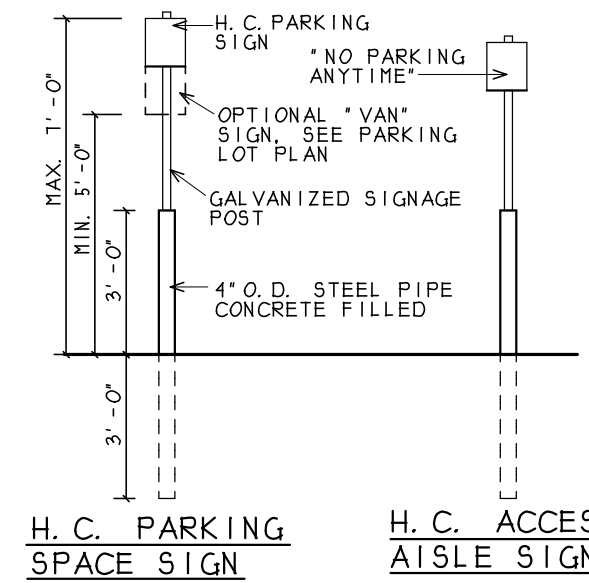
DECK &
RAMP
DETAILS &
NOTES
A-3



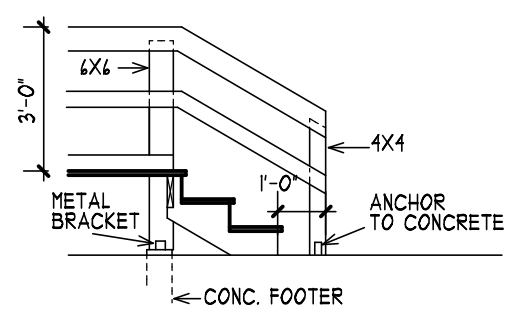
- 1 2x8 WOOD JOISTS, PRESSURE TREATED.
- 2 4" DIA. SONATUBE, CONCRETE FILLED (SIDEWALK MIX), TO 42" BELOW GRADE, TOPPED WITH 6X6 P.T. WOOD POST.
- 3 STAIR STRINGERS, RAILING POSTS AND RAMP JOISTS SIT ON CONCRETE WALK.
- 4 DECKING: 5/4X6 P.T. WOOD.
- 5 2X4 PT WOOD FOR TOP RAIL, MIDDLE RAIL AND CURBS.
- 6 TRIM JOISTS AT EXISTING CONCRETE TO MAINTAIN FLAT DECK SURFACE.
- 7 DROP SIDEWALK 4" FOR JOIST ENDS & DECKING. TRIM JOISTS TO MAKE TOP OF DECK FLUSH TO TOP OF SIDEWALK
- 8 4x4 INTERMEDIATE RAILING POST, 2-4" LAG SCREWS INTO JOIST (DOESN'T GO TO GROUND)
- 9 HOT DIP GALVANIZED METAL JOIST HANGERS



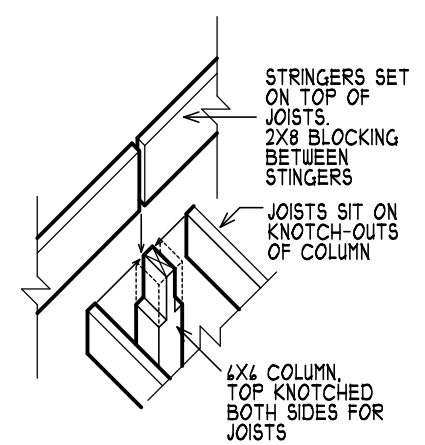
3 TOP RAIL
A-3 N.T.S.



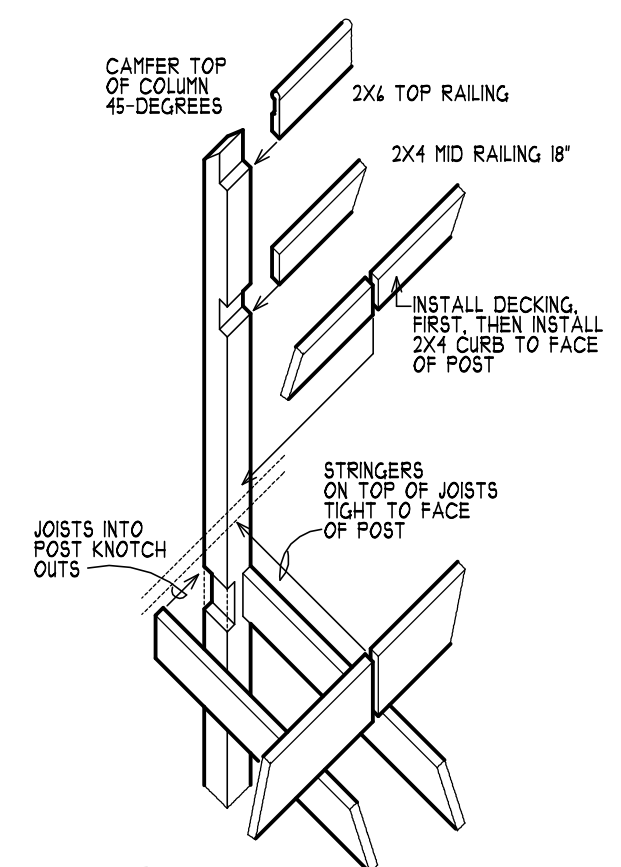
4 DECK POST
A-3 N.T.S.



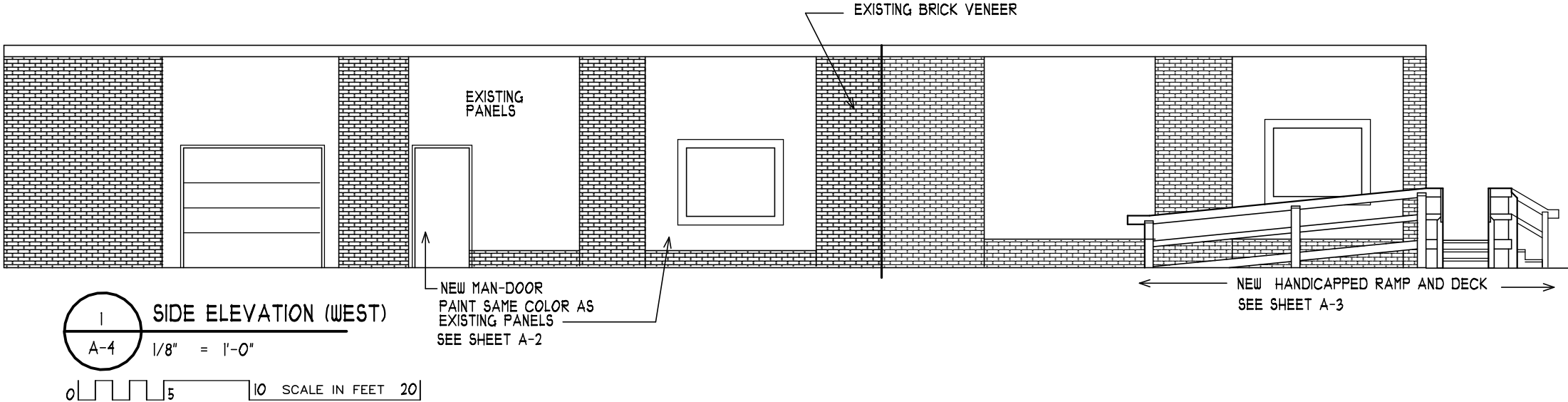
5 RAILING END POSTS
A-3 1/4" = 1'-0"



6 DECK POST
A-3 N.T.S.

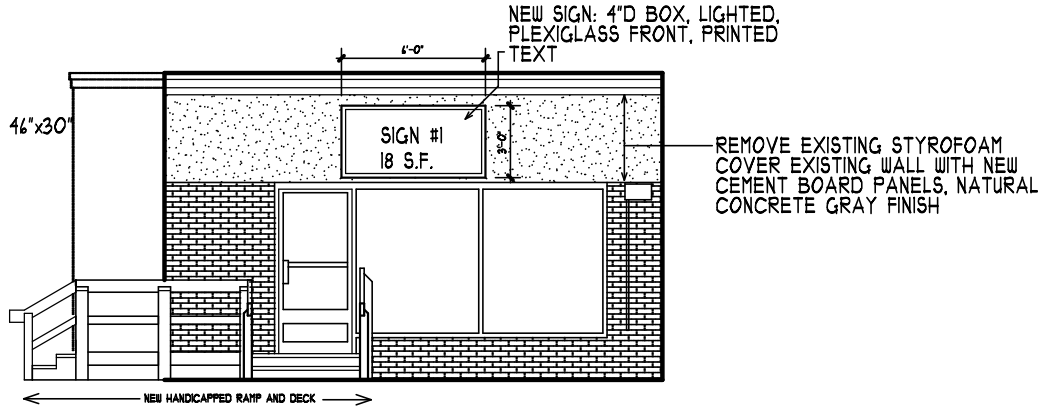


1 RAILING POST
A-3 N.T.S.



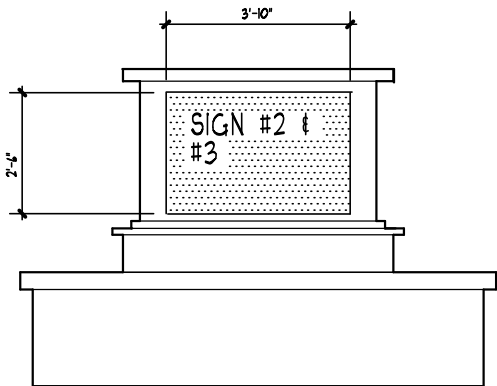
1
A-4
SIDE ELEVATION (WEST)
1/8" = 1'-0"

0 5 10 SCALE IN FEET 20



2
A-4
FRONT ELEVATION (SOUTH)
1/8" = 1'-0"

0 5 10 SCALE IN FEET 20



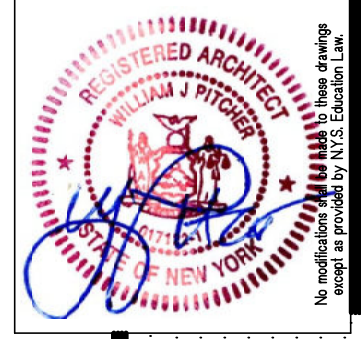
3
A-4
EXISTING GROUND SIGN
1/4" = 1'-0"

0 5 10 SCALE IN FEET 20

EXISTING SIGN MODIFICATIONS

1. REMOVE INTERIOR STYROFOAM SIGN SHADED AREA, BUT MAINTAIN EXTERIOR.
2. FABRICATE NEW LIGHTED BOX SIGN TO FIT INTO 30"X46" OPENING.
3. MAKE ONE SIGN FOR EACH SIDE: BACK-LIT BOX SIGN, PLEXIGLASS \ FRONT, CONNECT TO EXISTING ELECTRIC CIRCUIT.

GROUND SIGN SQUARE FEET
2'-6" X 3'-10" = 9.58 SF X 2 = 19.16 SF



JOB#: 220-26
DATE: 9-25-2020
10-5-2020
10-28-2020

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ELEVATIONS
SIGNAGE,
PLAN &
NOTES
A-4



October 5, 2020

Zoning Administration
City of Syracuse, NY
Via email

Subject: Use Variance Justifications for 1154 Grant Avenue, Syracuse, NY

To Whom It May Concern:

Regarding the questions posed on the application, here are the responses.

REASONABLE RETURN *"The applicant cannot realize a reasonable return, provided the lack of return is substantial as demonstrated by competent financial evidence."*

The property was purchased at \$105,000 on April 17, 2020 with the intended use as a grocery store. Until recently the property had been an operating head-stone store. If all commercial uses as a business or retail store are prohibited, then only permitted uses would be: 1- and 2-family homes, religious buildings, day-care centers, on-site parking. Each of these would require additional construction costs before any return could be realized.

If the building were converted to a 1-family dwelling, an additional investment of \$129,000 to \$160,000 would be required. While converting to a 2-family building require between \$153,000 to \$190,000. This neighborhood could not attract high-end rents to make the conversion profitable.

UNIQUE CIRCUMSTANCES *"The property's plight is due to unique circumstance and not to general neighborhood conditions."*

The property suffers under the 1970's Zoning Ordinance classification as a non-conforming use, when the property was zoned as Residential-A. Under the Proposed Rezone Syracuse, the property is classified as MX-1, and would be allowed By Right to continue use as a commercial property. The fact that the property has been economically viable the last 50 years calls into question its 1970s classification as non-conforming use.

ESSENTIAL CHARACTER OF THE NEIGHBORHOOD *"The requested use variance, if granted, will not alter the essential character of the neighborhood."*

The property has existed for over 50 years as a commercial property in a residential neighborhood, so its continued commercial use will not alter the neighborhood.

SELF-CREATED HARDSHIP *"use variance cannot be granted where the 'unnecessary hardship' has been created by the applicant when he acquired the property, knowing of the existence of the condition."*

The owner informs me that he fully expected the continued use of the property as a store. The store had been operating for many years, and had only this year closed down operations.

Sincerely yours,



William J. Pitcher, R.A.

+++++

ESTIMATED CONSTRUCTION COSTS -- CONVERT STORE TO DWELLING

2020, Syracuse,
NY

<https://home-builders.promatcher.com/cost/syracuse-ny-home-builders-costs-prices.aspx>

House

Low cost	\$100.50	per SF
Average cost	\$124.86	per SF

RS Means Residential Costs, renovation costs as percentage of
new construction costs (100%):

	As 1 apt.	As 2 apts
Interior framing	14.1%	
Interior finishes	27.1%	
Kitchens	2.6%	2.6%
Bathroom & heating	7.2%	7.2%
Electrical	2.6%	2.6%
Contractor O&P	13.1%	
Total	66.7%	12.4%

House	SF	x	\$ / SF	=	100% Cost
low:	1,930		\$ 100.50		\$ 193,965.00
average:	1,930		\$ 124.86		\$ 240,979.80

Interior renovations:		as 1 apart.	additional	as 2 apartments
100% cost		66.7% cost	12.5% cost	
low	\$193,965.00	\$129,374.66	\$ 24,245.63	\$ 153,620.28
average	\$ 240,979.80	\$160,733.53	\$ 30,122.48	\$ 190,856.00

VARIANCE REQUEST

1154 Grant Boulevard

Syracuse, NY

October 5, 2020



PITCHER architect PLLC

124 Feigel Avenue | Syracuse, NY 13203
315.474.1219 | JobsPitArch@gmail.com

Table of Contents

Variance Request & Photographs

Variance Application form

Environmental Short form

Onondaga County, Tax Report

Syracuse, current Zoning Map: Residential, RA

Syracuse, proposed Rezone Syracuse map, Mixed Use, MX-1

Rezone Syracuse, code requirements, MX-1

Requested Variance

The new owner requests approval of a Variance for the continued use of a commercial property that is currently zoned as a non-conforming use within a RA zone. It has been in commercial use before the existing 1970 Zoning Code classified it as non-conforming.

The proposed Rezone Syracuse reclassifies it as a conforming use in a new MX-1 zone. So when the Rezone Syracuse is adopted as the official zoning code, this variance will no longer be necessary.

Proposed interior will be fitted out with grocery shelving and coolers within the existing customer area space. The rear portion will continue to be used as storage and office.

Proposed exterior renovations are (see drawings A-3 & a-4):

- Repaving the existing asphalt parking area.
- Construction of new accessibility ramp to the front door.
- New man-door near the overhead door as required by code.
- New sidewalk along Pleasantview Avenue between the street edge and parking area.
- New planting bed towards residential property to the north.
- New signage on the building and on the existing ground sign (see drawing A-4).

The proposed use is a grocery store for the sale of packaged goods without any on-site food preparation. Proposed operation is 7 days per week from 9:00 a.m. to 11:00 p.m.



#1: existing front (south)



#2 existing side (west)



#3, panorama: Grant, looking west



#4: Grant south west



#5: Grant south



#6: Grant south east



#7: Grant east



#8: north east



#9: Pleasantview Ave, north



#10: Pleasantview, north west



#11: existing wall sign, styrofoam construction, not easily modified



#12: existing ground sign, styrofoam construction.



Property Description Report For: 1154 Grant Blvd & Pleasantview, Municipality of City of Syracuse

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	311500
Tax Map ID #:	012.-05-04.0
Property #:	0334000301
Property Class:	484 - 1 use sm bld
Site:	COM 1
In Ag. District:	No
Site Property Class:	484 - 1 use sm bld
Zoning Code:	002
Neighborhood Code:	15700
School District:	Syracuse
Total Assessment:	2020 - \$95,000
Property Desc:	Lot 1 A Tr Syracuse Terr 52x114.5 Br Bldg Fp 118
Total Acreage/Size:	52 x 114.5
Land Assessment:	2020 - \$21,300
Full Market Value:	2020 - \$126,667
Equalization Rate:	----
Deed Book:	2020
Grid East:	620126
Deed Page:	12826
Grid North:	1119891

Owners

Mohammad Nasher
6125 Ridgecrest Dr
N. Syracuse NY 13212

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
4/17/2020	\$105,000	484 - 1 use sm bld	Land & Building	Enea, Harry J	Yes	Yes	Yes	2020/12826
10/20/2005	\$150,000	484 - 1 use sm bld	Land Only	Holm, Gilbert J	Yes	Yes	Yes	4910/539
6/24/1997	\$150,000	484 - 1 use sm bld	Land Only	Holm, Gilbert J	No	No	Yes	4165/132
10/11/1995	\$1	484 - 1 use sm bld	Land & Building	Holm, Gilbert J	No	No	No	4036/13

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built: 0

Overall Condition: Normal

Overall Grade: Economy

Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1897		Normal	Average	1905	1

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Special Districts for 2020

Description	Units	Percent	Type	Value
FL001-Sweeping	52	0%		0
OL001-Oiling Dist(no \$)	114.5	0%		0
CWR40-County water	0	0%		0
CSW15-Onon Co San Unit	1	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

BRONX AVENUE

100

City of Syracuse



BRACEBRIDGE 001 AVE.

1154 Grant Blvd
012.-05-04.0

05

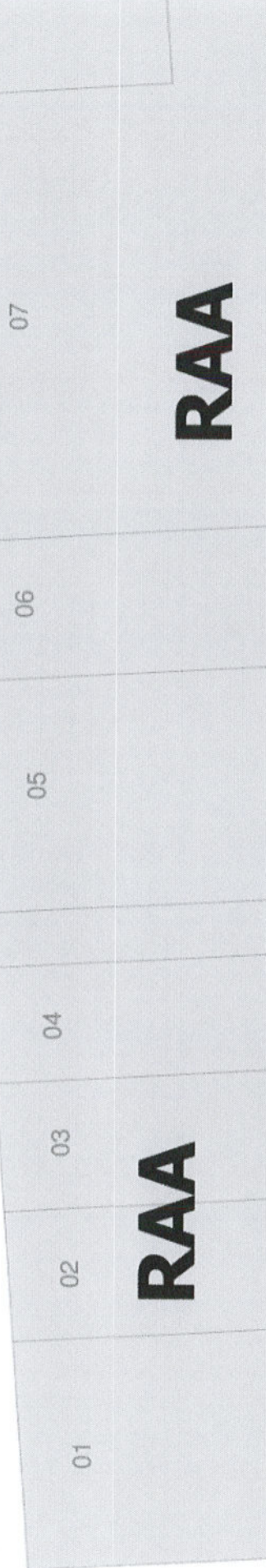
RA



CURRENT ZONING
10.5.2020

1100

GRANT 1200



RAA

RAA