City of Syracuse Office of Zoning Administration

VARIANCE APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426 315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Offic	ce Use	Filing Date:	Case:	Ze	oning District:	
VA		CE REQUESTED (C	heck appli	cable and briefly describ	pe.)	
		Zoning Ordinance	-			
), Sec(s), Art(s):				
V	Use V	Variance:	To exp	and the lot size for	a non-conforming 3-family	
		oning Ordinance				
	Part(s)), Sec(s), Art(s):				
TA	X ASS	ESSMENT ADDRE	SS(ES)	TAX MAP ID(S) (000,-00-00.0)	OWNER(S)	<u>DATE</u> ACQUIRED
1)	249 E	Baker Ave		08409-20.0	Bennie D. McDonald	3/1/2016
2)	255 E	Baker Ave		08409-19.0	Greater Syr Land Bank	6/22/2015
$\frac{2)}{3)}$	261 E	Baker Ave		08409-18.0	Bennie D. McDonald	9/30/2005
4)						_
As li	sted in t	he Syracuse Department	of Tax Ass	essment property tax red	cords at <u>http://syrgov.net/Assessment</u>	t.aspx, 315-448-8280.
CO	MDAR	NION ZONING ADD	LICATI	ON(S) diet een melete	d Zoning applications, if applicable,	
Spec	ial Pern	nit, Project Site Review, et	c.)	ON(S) (List any retate	a zoning applications, ij applicable,	e.g., Resubaivision,
		odivision of above	2)		3)	
	10001	341101011 01 400 10				
PRO	OJEC'	T CONSTRUCTION	(Check a	ll that apply and briefly	describe.)	
	Demo	lition (full and partial)):			
1	New (Construction:	3-ca	r garage (after res	ubdivision)	
	Façad	e (Exterior) Alteration	ıs:	yaraya (satur ros		
	Site C	hanges:				
PRO	OJEC'	T INFORMATION	Briefly des	cribe, as applicable.)		
Bus	iness/I	Project Name:	249	9 Baker Ave - expa	and lot size for non-conform	ing 3-family
Cur	rent La	and Use(s):		sidential 3-family		
Proj	osed	Land Use(s):		sidential 3-family		
Nur	nber o	f Dwelling Units:	3	ordornia o rairing		
Day	s and	Hours of Operation:	N/A	A		
Nur	nber o	f Onsite Parking Space		urrent - 3 propose	4	
				апсис о ргорозо	V	
PRO	OJEC'	T DESCRIPTION (P	rovide a bi	rief description of the pr	oject, including purpose or need.)	
This	Use v	variance application	seeks ap	proval to expand t	he lot area for a non-confor	ming three-family
pro	perty a	at 249 Baker Ave. It is	submitt	ed in response to o	ur resubdivision application (dated 10/21/2020.
			e 249 Ba	ker Ave with the two	o adjacent vacant lots at 255 I	Baker Ave and 261
Bak	er Ave					

USE VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning Board of Appeals.pdf)
A Use Variance is permission to establish a land use which is not allowed by the Zoning Rules and
Regulations, as amended. New York State law requires applicants to prove that this has caused an
unnecessary hardship using all of the four tests below. Briefly describe below how each of the required
Use Variance tests is met and attach all supporting materials.

1.	Describe how the property is incapable of earning a reasonable return on initial investment if used for any of the allowed uses in the district (actual "dollars and cents" proof must be submitted): Please see attached Standards of Proof
2.	Describe how the property is being affected by unique circumstances , or at least highly uncommon circumstances:
	This property is unique amongst other neighboring houses because it is located next to a vacant lot. The approval to expand the non-conforming three-family use will allow the property owner to merge the adjacent lot with his property giving him the opportunity to beautify the property and provide off-street parking for three vehicles.
3.	Describe how the variance, if granted, will not alter the essential neighborhood character : The approval of this variance to expand a non-conforming three-unit dwelling will not change the essential character of the neighborhood. The house has always been a three-family residence and that will not change. As evidenced by Attachment A, the 1930 U.S. Census listed this property as a three-family dwelling. This application does not involve any changes or alterations to the building other than normal maintenance. It will improve the neighborhood by beautifying the property and providing off-street parking for the occupants.
	Merging all three parcels together will create a .33 acre parcel which is comparable in size to other lots on the block including 252 Baker Ave (.2 acres), 238 Baker Ave (.2 acres), 216 Baker Ave (.27 acres) and 120 Woodland & Baker Ave (.3 acres). Although this will be creating a larger tax parcel, we do not believe it will make a (cont.)
4.	Describe how the hardship is not self-created : This was not a self-created hardship. Mr. McDonald's family has owned this property since the 1970s and it has been a three-family since at least 1930. It is also not self-created by the Land Bank, which is obligated to accept tax-foreclosed properties and found 255 Baker to be in unsalvageable condition at the time of the City's foreclosure.
	This use variance will enable Mr. McDonald to expand his lot and build a garage, bringing his existing nonconforming use better into compliance with the zoning ordinance by creating three off-street parking spaces. It will ensure that the property is maintained and returned to the tax rolls. Mr. McDonald's plan will increase the value of his home by constructing a garage and help to increase values in the surrounding (cont.)

PROPERTY OWNER(S) (required)

As listed in the Syracuse Department of Tax Assessment property tax records available at http://syrgov.net/Assessment.aspx, or at 315-448-8280. If not listed as the current owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. If the property owner is a Corporation or Organization, the person signing must provide verification they are a member. Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.

			Grea	ter Syraci	use Property Development Cp.
First Name	Last Name	Title	Comp	any	
431 East Fayette 9	St	Syracuse	NY	13202	Phone: 315-422-2301 (x18)
Street Address	Apt / Suite / Other	City	St	Zip	Email: tluckett@syracuselar
* Signature:	atis With		Date:	12~	7-2020
Bennie	McDonald		rep b	y his siste	er Darlene Hackworth McDonald
First Name	Last Name	Title	Comp		
249 Baker Ave	V	Syracuse	NY	13205	Phone: 607-591-4040
Street Address	Apt / Suite / Other	City	St	Zip	Email: dmh57@cornell.edu
* Signature:	mnie & Me	Donad	Date:	12/1	12020
First Name	Last Name	Title	Comp	any	
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:			Date:		
First Name	Last Name	Title	Comp	any	
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature:			Date:		

* OWNER SIGNATURE 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 be considered null and void.

Katelyn First Name	Wright Last Name	Executive Director Title	Grea		se Prope	erty Development Cp.
431 E Fayette St	375	Syracuse	NY	13202	Phone:	315-422-2301 x18
Street Address	Apt / Suite / Other	City	St	Zip	_	kwright@syracuselanl
Bennie	McDonald					
First Name	Last Name	Title	Comp	any		
249 Baker Ave-apt	3	Syracuse	NY	13205	Phone:	315-383-8825
Street Address	Apt / Suite / Other	City		Zip	Email:	
REPRESENTATIV	E(S)/CONTACT(S) (if ap	plicable)				
Darlene	Hackworth-McDonal	d		Victoria de la composição		
Einst Manna	Last Name	Title	Comp	any		
First Name		5 1	NY		Phone:	607-591-4040
		Dryden	141		I mone.	007-391-4040
11 Penny Lane Street Address	Apt / Suite / Other	City	St	Zip		dmh57@cornell.edu
11 Penny Lane	Apt / Suite / Other Last Name			THE RESERVE OF THE PERSON NAMED OF THE PERSON		
11 Penny Lane Street Address		City	St	THE RESERVE OF THE PERSON NAMED OF THE PERSON		

Short Environmental Assessment Form Part 1 - Project Information

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:				
Use Variance for 249 Baker Ave - expand lot size for non-conforming 3-family				
Project Location (describe, and attach a location map):				
Baker Ave Syracuse between Borden and Woodland Aves				
Brief Description of Proposed Action:				
This Use variance application seeks approval to expand the lot area for a non-conforming thre response to our resubdivision application dated 10/21/2020. That application seeks to merge Baker Ave and 261 Baker Ave.	ee-family property at 249 Bak 249 Baker Ave with the two a	er Ave. It i adjacent v	is submitte acant lots	ed in at 255
Name of Applicant or Sponsor:	Telephone: 315-422-2301	1 x 18		
Greater Syracuse Propety Development Cp	E-Mail: tluckett@syracus	elandbanl	k.org	
Address:	•			
431 East Fayette Street				
City/PO:	State:	Zip Co	de:	
Syracuse	NY	13202		
 Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation? 	l law, ordinance,		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the e may be affected in the municipality and proceed to Part 2. If no, continue to ques		at	\checkmark	
2. Does the proposed action require a permit, approval or funding from any other	29.0859.0003.0002		NO	YES
If Yes, list agency(s) name and permit or approval:	a go vermient rigency.		V	
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3. a. Total acreage of the site of the proposed action? 0 acres 3. 337 acres 337 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5.	al Residential (subur	ban)		
Forest Agriculture Aquatic Other(Spec				
Parkland				

Variance Application

INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in <u>HARD COPY</u> and <u>NOT BOUND</u> to the City of Syracuse Office of Zoning Administration, City Hall Commons – Room 500, 201 East Washington St., Syracuse, NY 13202-1426. Faxed or emailed submissions will not be processed.

Please submit **ONE** (1) **COPY** of the following:

1	APPLICATION – filled out completely, dated, and signed by property owner as instructed.
	DENIAL OF PERMIT – provided by the City of Syracuse Central Permit Office at 315-448-8600.
V	STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One - filled out to the best of your ability, dated, and signed.
1	PHOTOGRAPHS (COLOR) of the PROJECT SITE keyed to a property survey or site plan.
1	PHOTOGRAPHS (COLOR) of the STREETSCAPE , including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.
1	APPLICATION FEE – \$25 check or money order made payable to the Commissioner of Finance.
D1	

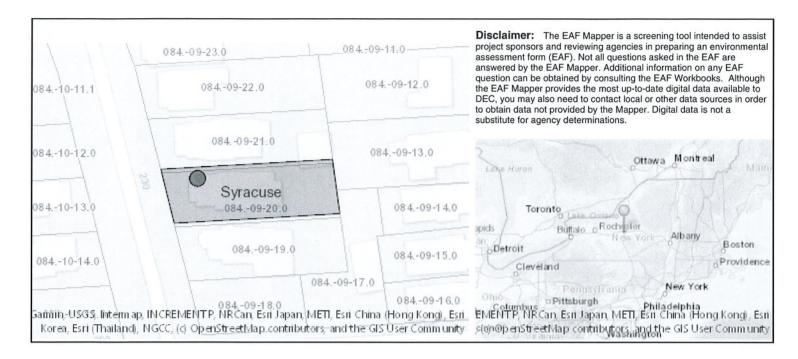
Please submit <u>THREE (3) FULL-SIZE AND TO-SCALE SETS</u> for review purposes, and <u>ONE (1) REDUCED</u> <u>SET</u> (11X17, or smaller) for copying, of the items listed below. All plans must include a title block with author, date, scale, and Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below.

- AS BUILT PROPERTY SURVEY(S) of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, retaining walls (signed and stamped by a licensed surveyor).
- SITE PLAN(S) illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey:
 - 1. Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - 2. demolitions and post demolition conditions
 - 3. structures
 - 4. parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 - 5. loading dock and delivery areas
 - 6. dumpsters and/or trash receptacles
 - 7. **landscaping** including type, height, and number of plantings
 - 8. screening including parking, dumpsters, and site
 - 9. fencing including type and height
 - 10. **lighting** including structure heights and luminaries wattage
 - 11. ground signs
 - 12. STREET rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 - 13. ENROACHMENTS, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- FLOOR PLANS for new construction, additions, and change of zoning use/building occupancies with square footages clearly label for land uses.
- **EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted <u>in addition</u> to elevation drawings (plans), if available.)

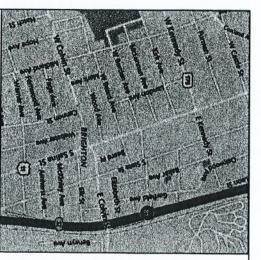
Application for Use Variance Short EAF

5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?			
	b. Consistent with the adopted comprehensive plan?		✓	
			NO	YES
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscap	e?	П	V
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	,	710	
2353	•		NO	YES
11	Yes, identify:		✓	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
0.			V	
	b. Are public transportation services available at or near the site of the proposed action?		П	V
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			√
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If t	he proposed action will exceed requirements, describe design features and technologies:			
New	garage will adhere to Syracuse Building Codes			V
_				
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water:			
				✓
				1.0
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment:			
				✓
10				
whi	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distich is listed on the National or State Register of Historic Places, or that has been determined by the	rict	NO	YES
Cor	mmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the	he	\checkmark	
Stat	te Register of Historic Places?			
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for		V	
arcl	naeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
	wetlands or other waterbodies regulated by a federal, state or local agency?		✓	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		V	
If Y	es, identify the wetland or waterbody and extent of alterations in square feet or acres:			

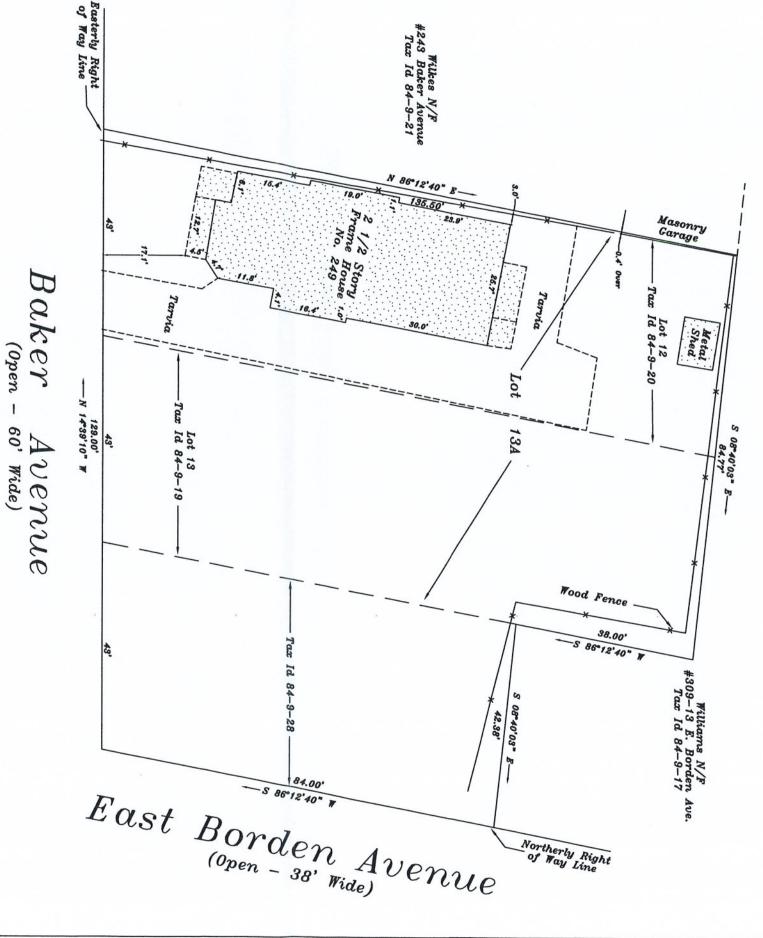
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	\checkmark	
16. Is the project site located in the 100-year flood plan?	NO	YES
	\checkmark	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	\checkmark	
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	_	
	\checkmark	
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
If Tes, describe.	√	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
	✓	Ш
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	ST OF	
MY KNOWLEDGE		
Applicant/sponsor/name: Katelyn Wright Date: 12/7/2020		
Signature:		
, ,		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



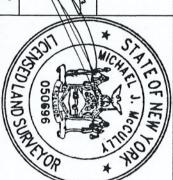
A



Approvals

(Open

Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone: (316) 815-5034



050696 CO

Proposed Resubdivision on Lots 12 and 13 of the White Tract. To be New Lot 13A.

rvey prepared without the benefit of up—to—date abstract of title. Joiner information obtained using ageMate Online. Indings/Structures shown for ormational purposes only. bject parcel(s) has access to public lities.

iot 13A Area = 14706.42 Sq. Ft. Us) Owner: Greater Syracuse ty Development Corporation and McDonald.

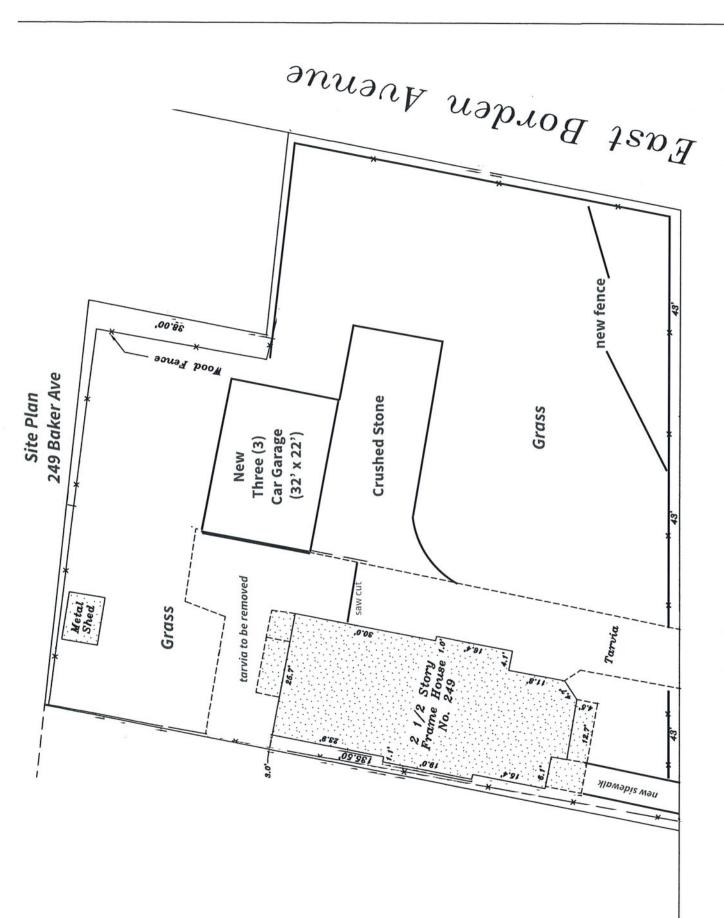
Proposed Only

Known as No. 249 Baker Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 20'

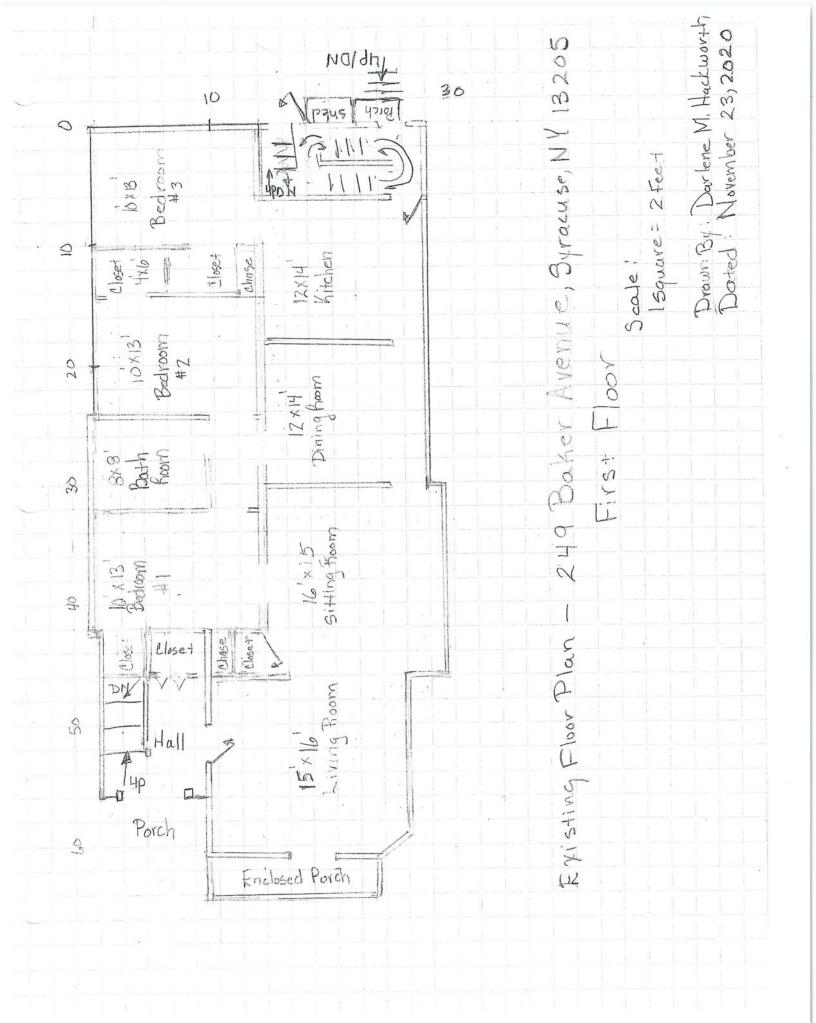
Date(s): 10-14-20

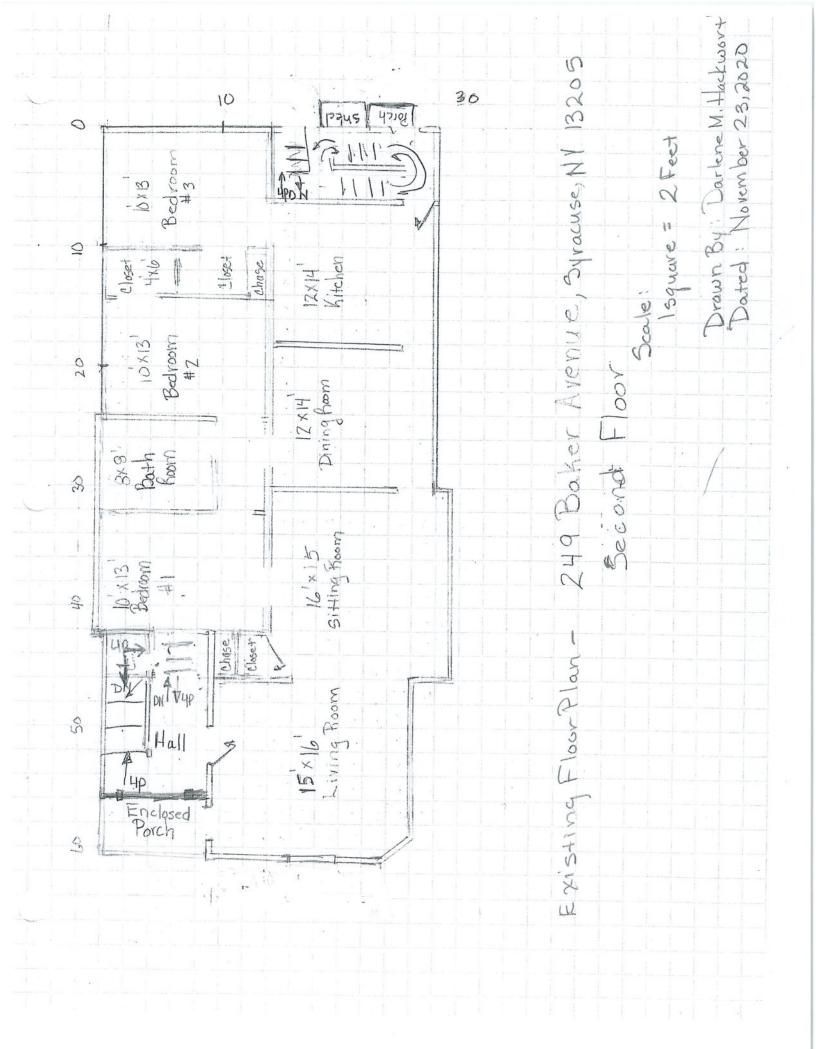
| Date(s): 10-14-20
| Date(s): 10-14-20
| map bearing a licensed land surveyor's seal is a violation of Section 7209,Subdivision ples from the original of this survey marked with an original of the land surveyor's level to be valid true copies. Certifications shall run only to the person or entities for subsequent persons or entities. Copyright 2020, Michael J. McCully Land

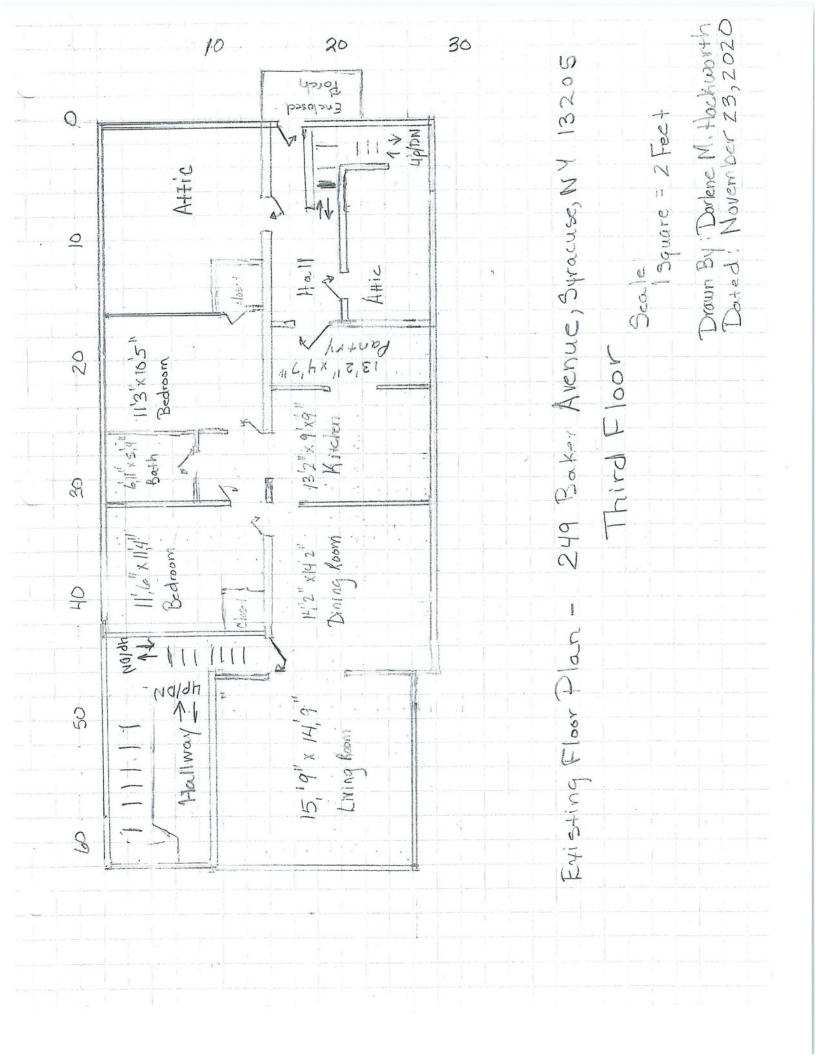


Baker Avenue

Prepared by Syracuse Land Bank 10/14/2020







Standards of Proof for Use Variance

Declaration
Darlene McArthy-Hackworth

Photographs

249 Baker Ave Standards of Proof for Use Variance

Background

249 Baker Ave. is a three-family home that was constructed in 1912. Assessment records list the property as a two-family but the owner's sister, Darlene McDonald Hackworth, has provided an affidavit and documentation to the Zoning Office showing that the property has existed as a three-family as far back as she can recall (into the early 1960s) and since at least the time of the 1930 Census (Attachment A). We write these Standards of Proof under the assumption that the property is currently a legal, grandfathered, non-conforming use.

249 Baker Ave. was purchased by the owner's parents, Adolphus and Emma McDonald, in the late 1970s. Before that time, they rented the second-floor apartment from Paul Hueber, grandson and son, of Francis Sr. and Paul Sr. Hueber, the family who constructed the property. Today, Bennie McDonald, the owner, lives in the third-floor apartment. His sister Charlene McDonald lives on the second floor, and Darlene Hackworth McDonald will be moving into the first-floor apartment in June 2021.

The adjacent property to the south, 255 Baker Ave was acquired by the Land Bank in June of 2015. The dilapidated two-family house that occupied this parcel was demolished in June 2019. The resultant vacant lot measures 43' x 126'. Adjacent to this Land Bank owned property is a second non-buildable vacant lot, 261 Baker Ave., which is owned by Mr. McDonald. He wishes to merge all three parcels and improve the property with a fence and the construction of a three-car garage as accessory to his house.



A resubdivision application to merge all three properties was submitted by the Land Bank and Mr. McDonald in November 2020.

After the application was submitted, the Zoning Office informed us that 249 Baker Ave is a non-conforming three-family. Please note that the property, while it is non-conforming, is <u>legal</u> non-conforming with no breaks in occupancy since inception, meaning that it is a "grandfathered" non-conformity. Nonetheless, a resubdivision constitutes an expansion of the non-conforming use and requires a use-variance.

If the variance is not granted, we would withdraw the related resubdivision application leaving 249 Baker a grandfathered nonconforming use.

<u>Describe how the property is incapable of earning a reasonable return on initial investment if used for any of the allowed uses in the district (actual "dollars and cents" proof must be submitted)</u>

This application does not ask to add a third apartment to the structure. The third apartment has existed as early as 1930 as evidenced by the US Census conducted that year showing three households at this address. This application asks to expand the size of the lot from 5,633 sq. ft. (.13 acres) to 14,684.5 sq. ft. (.33 acres).

If the variance is not approved Mr. McDonald would withdraw the resubdivision application. He would not be able to proceed with his plan to build a three-car garage, because private garages are not allowed as a primary use in a Residential, Class AA zoning district.

If he still wanted to purchase 255 Baker Ave from the Land Bank, Mr. McDonald could develop the land with the construction of either a single family or a two-family house, both of which are permitted in a Residential, Class AA zoning district. Neither of these options provides Mr. McDonald the opportunity to earn a reasonable return on his investment.

As evidence, please see the following table of new constructions completed in the last 20 years within a quarter mile radius of 249 Baker Ave:

ADDRESS	LAND_USE	YEARBLT	Builder	SFLA	Sale Price	Mkt Value
137-39 Mclennan Ave	Two-Family	2015	Housing Visions	3602	held by developer	66,667
135 Mclennan Ave	Two-Family	2015	Housing Visions	2914	held by developer	66,667
129 Mclennan Ave	Two-Family	2015	Housing Visions	3276	held by developer	66,667
					, and the second	
152 Baker Ave	Single-Family	2012	Home HQ	1628	86,000	73,333
120 Woodland Ave	Single-Family	2012	Home HQ	1556	75,000	76,000
113 Woodland Ave	Single-Family	2009	Home HQ	1505	105,000	73,333
109 Woodland Ave	Single-Family	2009	Home HQ	1505	105,000	73,333
1537 State St S	Single-Family	2009	SMNC	1610	212,850	86,667
1533-35 State St S	Single-Family	2007	SMNC	1534	189,318	88,667
1476 State St S	Single-Family	2004	SMNC	1568	110,900	73,333

All of these new constructions were heavily subsidized and built by affordable housing developers. Because of the soft housing market in the City of Syracuse, the cost of construction far exceeds the market value of the property in most cases. It would not make financial sense for Mr. McDonald to develop this vacant land with new housing because as a private individual because he does not have access to these subsidy sources. He would be unable to realize a reasonable return on investment because he could never recover his construction costs on the sale of the home.

However, by adding a garage and adequate off-street parking he will be able to bring his existing property into compliance with the zoning ordinance's off-street parking requirements and enhance the value of his existing property.

If Mr. McDonald did not want to purchase the land from the Land Bank, this land would likely sit vacant for the foreseeable future.

Residential, Class AA also allows churches, church offices, studios, and day care centers but no one has come forth with offers to develop the land for those uses and it is not likely large enough for any of those purposes.

<u>Describe how the property is being affected by unique circumstances, or at least highly uncommon circumstances</u>

This property is unique amongst other neighboring houses because it is located next to a vacant lot. The approval to expand the non-conforming three-family use will allow the property owner to merge the adjacent lot with his property giving him the opportunity to beautify the property and provide offstreet parking for three vehicles.

Describe how the variance, if granted, will not alter the essential neighborhood character

The approval of this variance to expand a non-conforming three-unit dwelling will not change the essential character of the neighborhood. The house has always been a three-family residence and that will not change. As evidenced by Attachment A, the 1930 U.S. Census listed this property as a three-family dwelling. This application does not involve any changes or alterations to the building other than normal maintenance. It will improve the neighborhood by beautifying the property and providing off-street parking for the occupants.

Merging all three parcels together will create a .33 acre parcel which is comparable in size to other lots on the block including 252 Baker Ave (.2 acres), 238 Baker Ave (.2 acres), 216 Baker Ave (.27 acres) and 120 Woodland & Baker Ave (.3 acres). Although this will be creating a larger tax parcel, we do not believe it will make a perceptible difference to neighbors since these lots are already vacant and appear to be a gap in the streetscape. If anything, the construction of the garage will minimize this appearance of a gap. Merging the three parcels into one will change the size of the lot on paper, but will not change the existing essential character of this block.

Describe how the hardship is not self-created

This was not a self-created hardship. Mr. McDonald's family has owned this property since the 1970s and it has been a three-family since at least 1930. It is also not self-created by the Land Bank, which is obligated to accept tax-foreclosed properties and found 255 Baker to be in unsalvageable condition at the time of the City's foreclosure.

This use variance will enable Mr. McDonald to expand his lot and build a garage, bringing his existing nonconforming use better into compliance with the zoning ordinance by creating three off-street parking spaces. It will ensure that the property is maintained and returned to the tax rolls. Mr. McDonald's plan will increase the value of his home by constructing a garage and help to increase values in the surrounding neighborhood, benefitting his neighbors.

DECLARATION OF: DARLENE MCDONALD HACKWORTH REGARDING THE NUMBER OF INDIVIDUAL AND SEPARATE FAMILY UNITS AT 249 BAKER AVENUE, SYRACUSE, NY 13205

My name is Darlene McDonald Hackworth, I am 56 years old. I am currently employed at Cornell University as a Manager of Projects. I currently reside at 11 Penny Lane, Dryden, NY. My late parents, are Adolphus and Emma McDonald. The facts stated herein are within my personal knowledge and I further affirmatively state that, if sworn as a witness, I could and would competently testify thereto.

- I know that Paul Hueber was the landlord. In the late1970s, Mr. Hueber sold home to Adolphus and Emma via land lease as Mr. Hueber and his family moved to Florida because of his wife's health. (Please reference Exhibit A Digital Sanborn Maps, 1867-1970, Syracuse 1910-1928, Sheet 46, Hueber Bros. Construction.)
- 2. I know the house to have always been a three-apartment unit with separate attic storage that exists to this day. The house was fitted with 3 doorbells, with separate front and rear entrances from common hallways. One driveway, served all three units. (Please reference Exhibit B 1930 Onondaga, NY Census, Syracuse City, Ward 18, Block 1798 showing three families, separately enumerated, at 249 Baker Ave, and Exhibit C-November 18, 1966 Flat Rental Advertisement for 249 Baker Avenue. Description is that of the 3rd floor unit.)
- 3. I identified a common shaft for supply/return air serving separate second and third floor furnaces. The common shaft that branches on each floor terminates at similarly designed, and constructed cherry wood slated registers. The branch connections were placed under the hardwood floors. The first-floor supply/return is separate from the second and third floors.
- 4. I know that plumbing of water, and gas is whole and separate for all floors from the basement distribution point to the individual apartments. Electrical services are whole and separate at each apartment. Sewer connections are whole and separate at each floor with the "stacking" of bathrooms on all floors to readily accommodate supply, return, vent and waste lines.
- 5. I know that walls on the third-floor apartment, as well as on the first and second floors are lathed and plastered in the living spaces only. The attic spaces are used for storage only and are not dry-walled, plastered, or other. The spaces are non-conditioned spaces, not suitable as living space.
- 6. I know that since the house was purchased from Mr. Hueber, Adolphus and Emma only rented the third-floor unit to one non-family member, and since that time, early 1980's, the third-floor apartment has only been rented by family members. I recall Mr. Hueber renting the third-floor unit to the Murphy Family (1968), Holliman Family (1970s), and one other renter prior to the land lease. The first-floor unit occupants, Louis and Lula Davis and Family, originally rented from Mr. Hueber, from about 1968 thru late 1970's, and subsequently rented from the McDonald Family through August 2020.
- 7. The May 10,1990, survey notes the property as a 3-story framed house, whereas current say 2.5, in line with information on early Sanborn Maps. (Please reference Exhibit D May 10, 1990, 249 Baker Survey, and Exhibit E, 10-14-20, 249 Baker Survey.)
- 8. Finally, I know that from the standpoint of Adolphus and Emma's ownership, 249 Baker Avenue has been a three-family unit house serving only two families, the Davis's and McDonald's.

Executed November 20, 2020, Village of Dryden, New York

I declare under penalty of perjury that the foregoing is true and correct.

Darlens Hackworth

November 20, 2020



December 7, 2020

Ms. Lisa Welch Office of Zoning Administration City Hall Commons, Room 211 201 E. Washington Street Syracuse, NY 13202

Re: Letter of Explanation for a Use Variance – 249 Baker Ave

Dear Ms. Welch and Members of the Syracuse Board of Zoning Appeals,

This Use variance application seeks approval to expand the lot area for a non-conforming three-family property at 249 Baker Ave. It is submitted in response to our resubdivision application dated 10/21/2020. That application seeks to merge 249 Baker Ave with the two adjacent vacant lots at 255 Baker Ave and 261 Baker Ave.

Please note that 249 Baker Ave, is <u>legal</u> non-conforming with no breaks in occupancy since inception, meaning that it is a "grandfathered" non-conformity. Nonetheless, a resubdivision constitutes an expansion of the non-conforming use and requires a use-variance.

As you will see in the attached Standards of Proof, we have examined the scenarios that would not require a variance and have described Mr. McDonald's financial hardship if the variance is not approved.

To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Standards of Proof for Use Variance
- Attachments Declaration of Darlene McDonald Hackworth
- Survey (proposed resubdivision map)
- Site Plan
- Existing Floorplans
- Pictures
- Check in the amount of \$25.00 (via US Mail)

The Landbank fully supports the granting of this variance because it will allow us to sell an otherwise non-buildable vacant lot. The property owner will maintain the land, pay property taxes, and increase the values of his home and consequently, the surrounding homes. This helps to revitalize the Southside neighborhood by returning a vacant lot to productive use.

Please let me know if you require any additional information or documentation to facilitate your review of this request.

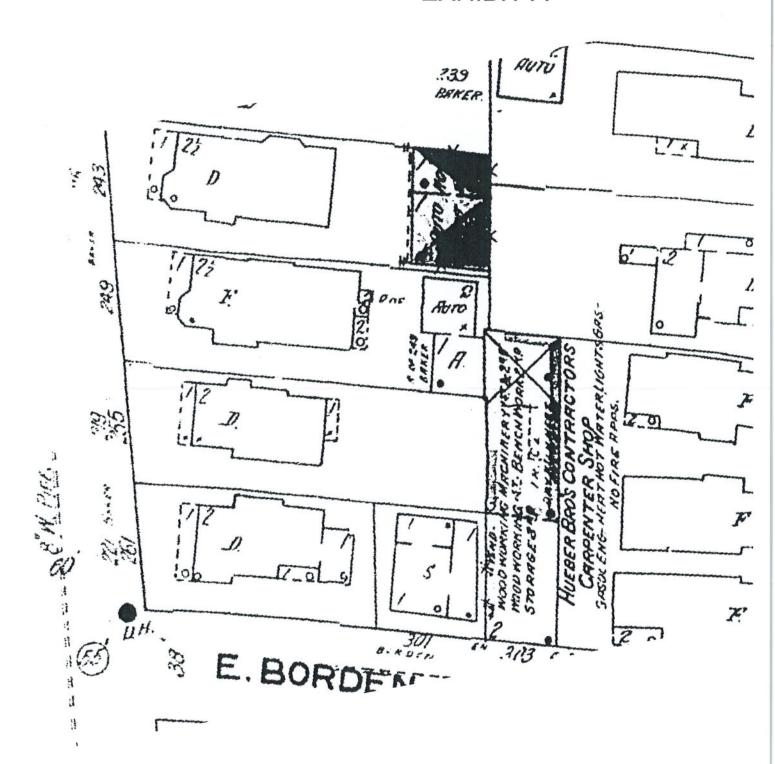
Sincerely,

Katelyn Wright

Executive Director

Kately Wright

EXHIBIT A



BLAID THEN YORK EXHIBI	TB .
State Men good	Incorporated place
County Oursdagu	Ward of city

From 14-4
DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS FIFTEENTH CENSUS OF THE UNITED STATES: 1930 POPULATION SCHEDULE

P	LACE OF		NAME		RELATION	1	номе	DATA	_	PER	SONUL I	L DESCRIPT		EDUC			PLACE OF BIRTH		MOTHER TON LANGUAGE) OF	GUE (OR NATIVE F POREIGN BORN	CITIZE	ENSHIP, ETC	c. c
A	Hann number (in crites or tream)	Number of Number of Ing Inches in order of vis- inties inties inties	Baier serna	on whose place of about or 1930, was in this family no first, then the given name and middle lasted, if any	Relationship of this person to the head of the family	re person or	Value of human, or	Zello mi	1		Age at last	Marital con-	o at first	Aftended school or culture my lime piece Sept., 1839	duct with	Place of birth of each pe the United States, give which birthplace is no French from Canada-	rson enumerated and of his State or Territory. If of the altusted. (See Instructional English, and Irish Pree State	is or her parents. If born in foreign birth, give country in ions.) Distinguish Canada- le from Northern Ireland	Language spoker in home before coming to the United States	CODE (For office use con Do not write these columns)	of innuar	-	
18			child	person living on April 1, 1930. Omit rea burn since April 1, 1930		×	3=1.		Į.		-	_	_			PERSON	PATHER	MOTHER		WELL		Notate Work	
1		3 4	Ornal	F. C. 111	•	7		_	10	-	_	10 10	_	16		18	19		21	A B (19	93 S	
1 y	242	440	Drughi	y, Carrollo,	Head	ac	925	4-1-		7 7		0 1			tes	new york	Honoport	New Honofales		56	-		Tool ma
100	-			Frontin	Info H	1-		+	V	Fy	4	6 7	22	760	40	How york	Hen your	Ten york	-	56	-	14	
1	\vdash	_			Jon	\vdash		1	V	77 17	1.2	-	-	7/10	7/1		The greek	new york	-	53	\vdash	40	
				Pauline	Jaughter	-		+-+	V	7 1	2	08	-		40	Mounthmet	new your			53		144	
	-			Phyllis	Baughter Baughter	-	-	1	V	and the	113		+	420	7	Marsachuset	Hew yrex	Mu York	-	53	-	2/1	o no
+	245	100431	C. 1	. Catherine			-	1	V	F1.		5 110		710	49	Mossachusetts	newyork		. 0.			11	Ilm
	27.1.	40721	Crucu	May. E.	Doughter	1	50		V	Fn			-		les.	Hen york	will Fre bet		rugish	00 04 1	100	-	
				Marion H	a de de			-	V	9 11		5 8	-	2	tha		Drich Face State	with Tru llet		56 04 0	-	1/2	- ALLES
			Visit	Morganet 1.	Baughter			-	v	-	_	4 Ma		2/	110	- /						14/2	Beckly
			- vierest,	John 7.	Franciscon			T	V	11/1			1	la.	722	1.	New Store			56 04 0	-		daluela
1	1		-	- Harard F				1	v	on i	-	16	1	20	40	nin york	Hew They	New York		36		1/2	Bookle
		1192	adsit.		Head	R	45	-	16	11 7		17	14		40	Hew York	Hew york	1		56		1/2	Year To
	-	102		Echel M.	Wife H	1		1	v	5/2			100	10		Hen your		7		34	1	1/2	Cherry
				Morris	1 days	1		T	V	-		3 8	I	44	Zha	New your	Hur york	Men york		56		1/2	Cherry
			mounis	Carrie	Meda in how			11	v	7 2		8 W		77 1	nu.	New York	New York	They gook		56		7	1 Non
	261	1 43	Zooks		7/10/11	0	1200	121	/t	7 1	- 17			110	6.1	New york	New Greet	Eugland		36 00 2	1	14	
1		4.94	Holl	Clarence Z.	Yead	R	35	R	11.	11 7		9 m		110	cun	Michigan	Then york	Hen york		62		Ch	Vacuum C
1				unua Zi	mh-H					7 1	14	5 m	34	1	1/4	Michigan	New york	Then your		62		Vi	
				Russell J.	1 on				V	ni		18		900		Hen Work	Muchigan	Michigan		56	1	14	Zin
1	255	02 485	Palmiter	Le Gant C.	Had	0	10000	XI	16	11/11	-	(m	25	16	4.	new from	New York	New born		56		Vi	Cute Time
		1.	•	Catherina	7hr. 41					9/11			21	-	410	Kew york	Ren zpri	- /	0.0000000000000000000000000000000000000	56		1/4	
		1196	Dietey	, Patrick H.		R	40	R 1		m 7			24	10	4	New York	· Kew bolk	Suid free State		56 04 2		n	1
		-	a	Fern P.	mit 4				V	F 2	12	6 m	24	16/	10	newyork	Hew? ork	New york		56		1/2,	Secreta
	249 3	03 437	Martin.	Bryamin K.	Head	a	59	17	16	mn	14	9 111	130	- 1	44	Rhode Deland	Mouseofwest	Nonechusti		54		1/2	
		,		Mary de	Without				V	411	14	4/11	25	1.	64	Rhode Deland	Hen wex	Rhode Island		54		h	None
			-	- Fred 4.	Son	Ш			V	11/11	11	18		the	1/21	Rhode Island	Chrite belowe	Chode Island		54		in	House
				- Bruginia A. fr.	Son			1	V	mn	19	1.8		hs 1	4/2	Khode seland	Rhode Island	Rhode Island		54		14	non
	-			John IV.	Sou			1	V	11/11	12				420	New york	Rhode Island	Khode Island		56		fu	Zon
1	-		Selzer	Fred P	Vetter - in las	4				m		2 1/2		Sto 4		New york	young	Устану		56 13 0		4/2	Farde
		438	Huebe			0	Noos	RI	20	11/11		m	26		120	New your	Tuy your	New york		56		1/2	Calend
2	-	-		Marie 71	11/6-21			1	V	7 11		M	21	70 6	1/2	Canada - Eng	Canada Eng	Canada Luy	Suglich	00 43 V	1709	Ka 1	Hon
	-	-		Virginia M.	Drughter	\vdash		1	V	TW				40	420	Hun your	new york	Canada - Eng	0	56 113 2		4	Hone
5				Donald to	Sin	-			V	area I	19	8	-	1/10		Hew your	Herogorx	Canada-Eng		56 13 2			Line
		-	10	Mary K.	Laughter	-			-+	FW		5	1	70	-	Here york	Then york	quala- cuy.		56 43 2		_	1100
	-	1.00	Xa Fouter		Within in her				_	9 4		r Wd		no 4	120	Canada . Eg	Brida Fra State	brish Tra State	auglish	00 43 V	1701		den
		439	Johnson	, Eduard a.	Head	a	35	14		mn					4/2	New york	New york	They your		56		14	Tana and
		-		Edua	my H	\vdash		- 1	H	7 1		m			42	Tun your	new york	Her york		36		yes	Rona
ł	-	+		Edua fr.	Daugates	+	_	- '	-	FU		1		719	-	New york	new york	nedyne		56	-	4	House
1		-		Regina	Duriter	-+			7	FN	100 000			420		Hen your	Tue your	Hun york		56	-		lun
	-	-						-		FIN				Ho	+	Hew your	hav york	Men your		36		-	Tien
1	+	1		- Edward In	Daugatu	+		V	_	741 2	16	-		no	+	Hew york	new you	Ken york		56	-	-	uru
-	243	HHHA	Huater				.2.	2 7		20 10	1	8			7.	Here your	New york	New york		**************			Arm
	- 10	A.U.	MARKE,	anna E.	The H	0	17000	14	- 1	n W	_	1 11		1/0 2	10	The your	Man Strains	Olene Torraine		56 12 0	-	- 44	
1			_	norl R.	Jon	1		1		201	1	_	_		14	New York	Brish Fra state	write tru state		36 09 0		415	
		1		ann P	toughter	1		-		11 Z				110 1		new york	The work	Ten your		56		40	
1				Catherine	tomaster			-	-	$\frac{x}{4}$ n				to l		New York	They work	The gove		56		- fre	None
1				truch	Jen		٠.	_	$\overline{}$			me		160		new york	Hewing	Hen your		56		74	
			~	Marjorie 71.	Hamilton & In			- 1			1	5		110	1	New york	new mi	New york		56	1	7	home
				The state of the	- Armandand	1.1					-	1-1		10	-		The Ann	- Jan		20	-		1000

ELM HILL WEST

You may regret it. It'll take only about an hour of your time to decide whether you're interested in the total-electric elegance of Elm Hill West apartments and town houses. We could try to describe them, but one look is worth a thousand words. Come look for yourself. What have you got to



MILTON AVE. at HINSDALE RD. CAMILLUS

(West from Syracuse, turn right at traffic signal in front of West Genesee High School, then proceed for one mile.)



TOWERS 770 James St.

1-Bedroom

Luxury Apts.

Open daily 1 to 5:30 P.M.

Available Now 474-7811 Springfield Gardens 1., 2., 3-Bedroom Apts. Tile Bath-Shower

Heated, near shopping center.

School bus stops at door. Opp. LeMoyne College. 309 SPRINGFIELD RD. GI 6-6140 \$100

2-BEDROOM HEDGEWOOD APTS. Like new. Living rooms down. bedrooms up. GR 5-8407. 504 W. s.m. to 7 p.m. Must be 18 years or Brighton Ave.

EMPLOYMENT 135 Help Wanter-Male

Stock Man and Porter Light work. Older man preferred. Salary. For more information call EAST SIDE — Near Univ. and hospitals. John Kennedy, Laboratory Su-tals. 3 large modern rms. and bath. conditions. In our DeWitt or Westcott St. stores. Apply in Person DAW DRUG CO. OFFICE

willing to learn. Year-round work. Usual benefits. Apply
BARTLETT TREE EXPERTS 601 State Tower Bldg.

40 hrs., 5 days week, \$1.50 hr. overtime if desired. \$1.50 hr. Light mentary school children by qualified GR4-7411. Eagan Real Estate. work. Must have own transportation teacher. Call eves. 446-8305. to and from work. Call Mr. Piquet. TRUCK MECHANIC - Steady Work. Bee Mr. Doucette at Hertz Corp. 109

Wyoming. 475-9933 Apply in person only. Loews State Theatre. Wanted Immediately

CAR WASHER and FRONT END MECHANIC Due to a tremendous increase in our RELIABLE WOMAN to live in with Riester, GR2-3685 or GR4-7411 Early service dept. we need men now. semi-invalid. Excellent salary, Refer-Real Estate. Many company benefits, Apply in HERITAGE

LINCOLN-MERCURY

900 W. Genesae St. WAREHOUSEMAN - Experienced or will consider trainee, high school 359 S. SALINA PHONE HA2-5165 baths, dream GE kitchens with dishsive. must like hard work. Liberal

benefits, good pay, overtime. Apply in person. General Foods Corp., Warehouse Office, 7473 7th North St., 151 Rooms Without Board Liverpool. An equal opportunity em-WASHMEN Full or part time. Apply, Capital kitchen, priv. T.V., shower, \$8 up. Linen Supply. 935 E. Fayette.

WE NEED EXPERIENCED - Sales. GR4-4651, 9-5 week. Call 469-3293, for app't. WE'RE INTERESTED IN 2 salesmen entrance, \$9 weekly, 437-5652. sion depends on men we will hire. If HO3-1423, you have personality and want to go into selling, this is for you. If you are experienced this is for you. This E. GENESEE ST. - Private is not canvassing or insurance. Mo-entrance. 10 mins, from University ney between \$7.500 and \$15.000 per and downtown. G16-4130, after 6.

year depending on results of our in- JAMES ST., 400. Snowdon Hotelterview with you. For appt. phone collect. Code 315—668-2524. X-RAY AIDE Full time positions open. Monday vileges. Gentleman. 476-4601. Apply Personnel Department, St. Jos. to bath. Bus. 475-1151.

eph Hospital. X-Serviceman To Sart after 3-day Training management and office procedures, room for business girl, Kitchen privi-Must be nest appearing and able to leges. GR9-\$203. start right away. Transportation furnished. For personal interview. Call 152 Rooms-Housekeeping

Personnel Manager, 422-1501. \$425 Monthly A CAREER WITH BURROUGHS CORPORATION SERVICING BUSINESS

Positions available for men with See Supt. or GR2-3464, 446-\$325. technical training and high school SHONNARD ST. 123-Nr. downtown refrig. 575. equipment experience helpful. Position cle an, quiet, 2-room effic. apt., 1 involves working with Burroughs cus. gent. \$15 wk., references. tomers in the Syracuse area. Training is thorough and comprehensive SOUTH SIDE - Large just painted. for qualified men. Salary and ex- private entrance. \$9. weekly penses are paid while training. For Information regarding this career _____ with liberal employee benefits call or WEST END - Rooms with cooking.

An equal opportunity employer Branch Field Engineering Service 153 Room and Board R. M. Ehrlich Burroughs Corporation HA2-7283 in pvt, home-elderly person. 417 W. Genesee St.

\$2 to \$2.50 Per Hour Telephone solicitors, minimum I year experience. Call George Koehler

136 Wanted-Male, Female A-1 Floral Designer For an A-1 FTD Fower Shop. Top BEAR ST. 501 - 2nd floor, 3 rms.

pay, excellent benefits and good and bath, refrig., stove, garage, working conditions. Permanent posi- adults. Ow9-7967. Braim. GOETZ FLORAL, 1638 E. De-frig., stove, heated sarage, HO3-1694. lavan Ave., Buffalo. AREA SPECIALISTS

Requirements: Pleasant personality BELLEVUE 1127—Living rm., bdm., and appearance, enthusiasm, intelligence, telephone and car. Interesting pe:. Adults. GR6-3734. and rewarding occupatio selling real BELLEVUE AVE. - Nice 2 rooms. estate. Call John Walser, HO3-9101. WALSER, Realtor

AUCTIONEERS A Auctioneers

CALL JAKE OR BEN

H. MELTZERASONS ADUTIONBERA CICERO, OW9-5461, G16-2114

HAROLD SPOOR, AUCTIONEER Reliable Service-Reasonable Rates 29 Oswego St., Baldwinsville B Auction Sales

Including Moon Face Grandfather Clock, HO9-1239. BURTON Livestock Exchange, Inc

Vernon, TA9-5105.

REAL ESTATE for RENTIREAL ESTATE for RENT, REAL ESTATE for RENT North Garden

941-947 JAMES ST.

Modern Living

at Its Finest . . .

Wall-to-Wall

Carpeting

• Built-In Bar

• Exclusive Club

Furnished or

Unfurnished

474-1771

EAST GATE

Highbridge, and F'ville-Manitus

built-in range and oven, w-w car-

pet, swim pool, putting green, tennis court, on bus line. All in-

Model Open or Call

OV 2-9112,

OV 2-6050

Onondaga Gardens

Heated, 1 and 2 bedrooms. Some

formished. Spacious bright rms.

shopping, bus, playaround, laun-

dry. SWIMMING POOL, CLUB

PLAN. (Peol Olympic size).

Remtat Office, 111 Bridget Circle,

Phone HY 2-0239

NEW

GOLDEN KEY RESIDENCES

127 SOUTH AVENUE

Rooms: Furnished, sened heat.

Ceramic tile bath with showers

air conditioned, wall to wall car-

peting; maid service; conveni-

ent location. Phone 479-6787 or

EMPLOYMENT

MEDICAL

TECHNOLOGIST

INSTRUCTION

141A Male Help Instructed

TRACTOR TRAILER DRIVERS

149A Wanted-Female

MONEY TO LOAN

PHONE FOR A LOAN TO \$800

SIGNAL FINANCE CORP.

ROOMS FOR RENT

New decor. Maid service, elevator

References req. 458-4936

\$19 50-\$16 week. 478-7747, 448-8910.

\$10.00 and up. Also Burnet Ave.

Phone 677-3264

apts. 474-0308, after 6. GR8-4269.

161 Apartments—Heated

buses. GR8-4517.

478-5868, OL2-5978.

BRIGHTON ARMS

CAZENOVIA LAKE

475-4356 eves, and weekends.

now avail. 655-9452, 682-9574.

dairy replacements on Thurs. Phone utilities included, \$150. GRA-1878. private both. Upper rear, \$50.

ences. 473-6263 after 6 P.M.

150C Loans Up to \$800

eph's Hospital.

Stove and refrigerator. South Side. Convenient to downtown,

cluding \$135 per month, strictly

Rd. Heated, dishwasher, disposal,

Apartments (EASTWOOD AREA) THE ESSEX HOUSE Only 1 Apt. Left Attractively designed modern 2-bedroom unfurnished garden apariments, less than 3 years old. Quiet neighborhood. City bus stops at the door. Janitorial ser-One Bedroom and vice, Laundry facilities. All electric kitchen, spacious rooms and Studio Apartments closets. Drivate patio. Westing-house air conditioner. Heat and hot water included in rent of

> Potter Real Estate Company, Inc. HA 2-0221

\$135. Adults only, No pets.



• Wall to wall carpeting · All-electric kitchen o Balconies · Furnished or unfurnished e Studie, 1 or 2 bedroems · Heat included

N. Y. Rie. 48, across from Syraco, 2 miles north of Thruway Exit 39. Phone 635-7114

NEW NORSTAR APARTMENTS 7444 SEVENTH NORTH ST. 2, 3-bedroom apts., 11/2 baths, G.E. kitchen, recreation hldg. swimming pool, heat and all utilities furnished except electricity

and phone. CALL 457-0250

REAL ESTATE for RENT Do you know you can live in the 1 and 3 rooms, priv. bath, entr., 161 Apartments—Heated

luxurious 2-bedroom apts., cathedral ceiling-living room with fireplace central air conditioning, sunken bath tub, all Hotpoint kitchen appliances. Near shopping and bus. 136 Wanted-Male, Female Lewiston Builders, Inc. Food Service Workers Available positions open in dietary dept. full time for 2 different shifts. Either 6 a.m. to 2:30 p.m. or 10:30 EAST—FIREPLACE

Beautiful Fayetteville These one-bedroom apts, feature: over. Apply Personnel Dept. St. Jos-Your own coxy wood-burning fireplace, ideal for relaxing during the ends. coming winter months.

Full or part time. Good hours, experience, pervisor, St. Joseph's Hospital. Parking busilnes. GR1-3354 or 474-cellent salary. Pleasant working GR4-6011 ext. 277. TEACHER OR MOTHER EASTWOOD - Newly decorated 3- or 478-4388. porch and entrance, 474-0704.

> GRANT VILLAGE 1-2-bedroom apts. Unfurn. From \$102.50 mo. HO3-5900, 117 Edtim JAMES ST. 941-The Essex House, Mr. Sanford, 492-2870. New 1-bedroom and studio apts. Fur WEST END-Living room, bedroom,

nished or unfurnished. W/W carpet. dinette. kitchenette, bath. adults. ing., all utilities. From \$135, 474-1771. \$60. GR6-3734. Broaden your earning capacity. Be a LIVERPOOL - sub-lease to April 30, part of the nation's great industry, '67; 3 borms., large bath. up: living 162-A r lats-Unheated Get your N. Y. S. Class 1 license, rm, dining rm, kitchen, 1/2 bath, 1st USHERS — 2 for days, 1 nights. Full Carey Truck Driving School, 221 f loor; patio; pool. \$165. Eves. or time. Must be reliable and over 18. Erie Blvd. W., 422-5610. wkends, 652-2134. LIVERPOOL - New 4-room apt.

> \$140 in cludes heat and hot water entrance, children, pets accepted, dents or numes, 475-9058, GR2-5019. Also upper 3-rm. apt. heated for 446-1607. \$105. Located off James St. Call fr.

Maplewood Gardens Drumlins Area Finest garden apt, development in the city now renting luxury 1 and 2 built-ins, garage, \$135 per mo. Adults ber R. E., GR2-6431 or GR4-4747.

| Color all carreting beloants beloants built-ins, garage, \$135 per mo. Adults preferred. | Bage, \$125 mo. Will rent with ontion to to -w all carpeting, balconies, vanity

washers. Built-in ranges, oversized refrigerators, disposals, illuminated ceilings. Rents from \$140. DIREC- EASTWOOD - Ultra-modern, 3-DURSTON BLDG. - 207 James St. MERRIMAN AVE. - 3 rooms, Con-Avail, immed. 446-0784.

men to work company leads. \$250 per EAST SYR. — First St., clean MINO. — Very nice, newly remogration front and back porches, pancy. For appt. only, MR. MANGIrooms, newly furnished. Private deled 3-room apt. in private home. garage. Dec. 1. OL2-5094. Paneling throughout. New stove and to train for this territory. The amount of money on salary, plus or commissions. It's blocks from James St. 656-9348. Mountainview Apts. 200 LIME ST.

(OFF ERIE BLVD. EAST) dishwasher, disposal, etc. For Broker, GR6-7623. immediate occupancy, 446-4**6**58. Downtown, \$10 50 week up. HA2 4482 W. NEWELL 200 - Lovely 3 rooms KELLOGG ST., near Onondaga Cir-stove, refrigerator, private entrance, cle - Private entrance, cooking pri- available, \$75.

Transports patients to and from X. MIDLAND AVE., 438 — Quiet, clean, NORTH SIDE—Furn. efficiency apt. ray department, assist technicians, newly decorated, well furnished, next also 2 Bedrm. apt., priv. ent., off-St. Parking, 488-1328. NORHT SYRACUSE - 1 nice room 104 OAK PLACE - 4 rooms (1 with bath, for quiet gentleman, bdrm.) \$85 month. 472-6539. OL2-5978. or High School Grad to learn field OAK ST. (nr. James - Attractive ONONDAGA WEST 679 - New air LIVERPOOL - 3 year old, 2 family Syracuse, 471-4302.

> G-FFORD St., 215-2 and 3-room Modern, garden-type. 1-, 2. and 3. \$85. GR2-1681, GR6-6639. ants. Kitchen Utils. Refined adults.

1202 SOUTH AVE. 3 rooms, stove, plex. 11/2-baths, large modern kitchen. Priced to suit. GI8-6260. 479-5953. OL2-5978. UNIVERSITY - Modern 3 rooms. heated, unfurnished. Call 476-2177 W. ONONDAGA - Upper 5-room GR2-6430.

WEST SIDE - 3-rm. apt. (1 bedrm.) utilities, parking, \$70 mo. WETZEL APARTMENTS - Liverpool 1 and 2 bedrooms, very com- SOUTH SIDE 227-229 -- W. Lafayette fortable living levely area. Call 652. Ave., 5 rooms, \$55. Avail Dec. 1. 7365 or 457-3030. |LAFAYETTE-Will room and board

REAL ESTATE for RENT ROOM APT., BATH, STOVE, RE-

302 BAKER AVE. 4 rooms, stove, re- Redecondary, bus, Stove, refrig. 164 Apts.—Furn., Heated REDECORATED LIKE new. 2-unit, tor, all utilities. GR6-2647 after 6 pm. UPPER - Modern 4 rooms available S. BEECH, 519-Compact, near unition. Send resume to Edwin J. BELLEVUE - Modern 2-bedrm., re- December 1. Adults. 2 bus lines. versity, adults only, references re-

washer-dryer, Adults, 457-0899 before |161A Flats-Realed dinette, kitchenette, bath w/w car- NORTHEAST - 5-rm, lower, heated. \$75 per month. Will scrept children. GR4-2377. **WEST END** ibath, stove, refrig., porch, garage, 4 RMS., ALL UTILITIES

422-5843 162 Apartments—Unheated Large, 1-bedroom apt. with fully equipped kitchen and dining L. Ce-CRIPPAN GARDENS - Off S. Sallramic bath, spacious closets, elevator na. Modern, 4-room apt. (1 bedrm.). and supt. service, close to bus. Rea- 595 mo. Call 468-5196. sonable rental. GR4-8877 bus, hours, GIFFORD ST. 643 -- 4 large rooms on 2d floor. 1/2 block from bus line. BUCKLEY RD. Lovely 4 rooms, pri- Low rental. Immediate occupancy. DAVID ARMS APARTMENT - 257 vate. gar., busline. All utile. Adults. Call GR6-7416.

GREEN ST.-338, 3-room spartment, CALVERT APTS. 1419 E. Genesee \$50. 3-room apartment, \$60. St., 3-rm. apt., screened porch and fireplace, stove, refrig., all utils. in-472-6065 ANTROUE AUCTION Thanksgiving close to SU and Upstate Med. Center. dining rm., kitchen, bath, Off street parking, HY2-2843.

Lion Ser., 2930 Kennedy Rd., Nedrow.

Ciudeu, Free parking. On 3 was lines, MUDSON W. — 2-bedroom, liv, rm., dining rm., kitchen, bath, Off street parking, HY2-2843.

Call Mr. Walter, HA2-4482.

Call Mr. Walter, HA2-4482. cluded. Free parking. On 3 bus lines, EUDSON ST. - 2-bedroom, liv. rm., LIVERPOOL, new modern 3-bedroom Windmill Ct. 2-bedrm., town houses wall to wall carpeting, built-ing plus dishwasher, disposal, garage, 652. AUCTION every Wed., Thurs, 1 P.M. DEWITT ST. - Pleasant 2 bedrooms sharp. Slaughtering animals on Wed., with sun porch. Ideal for couple. All NORTH SIDE - Convenient 4 rooms,

164 Apts.—Furn., Heated FAYETTEVILLE — Handsome new 1-bedroom apt. with fireplace, \$160 care for home. Garage, References. mo. 637-9083 or 637-9245. Salem Dec. 1 to May 1.

House, 301 Orchard, F'ville.

REDUCED RENT TO Couple who'll 51,000 GOLD BOND STAMPS WITH EVERY NEW MOBILE HOME QUALITY AT ECONOMY PRICES. W. GENESEE ST., 1269. Rome 5. De. 171 Suburban-For Rent

luxe bedroom apt. New bldg. Utili-ties. Linens. \$25 week. Parking. From \$125 W.C.

Figure Waste King Kitchen

Balconies

Balconies

Laundry Facilities

From Facilities

From Fenced yard. Accept 2 children, no There's High Quality and a Fair pets. I m m e d. possession. \$100 mo. Deal Waiting for You Now at JAMES ST. 941 The Essex House, New 1-bedroom and studio apts. Furnished or unfurnished, W-w carpeting, all utilities, From \$135, 474-1771, OR9-2501 James St., 400, Snowdon Modernized Farmhouse - 25, min. from downtown, 5-bdrm., 1/2 Clean, quiet, downtown, nr. Rt. 81, 2 baths, Partly furn, \$150, 678-2268. and 3-room aprs. Fully furnished. Newly decorated, HA2-4482,

JAMES ST. (near) — 3 rooms, tile bath, pine kitchen. Adults. Refs. Parking. \$120. GR9-6784, GR9-7428. 175 Wanted to Rent JAMES ST. - 2 rooms, available Dec. 1st. On busline, Reasonable. 479-7396, after 6 P.M. JAMES ST. 2806 -- 1-bedroom beauti- GR2-6430. fully furn. apt. \$125 mo. All utilities.

and entrance, 4 minutes walk to Hurry, GL4-3170. E. MOLLOY RD. 900 - Maitydale, 3 3 OR 4-BEDROOM house or apart-

Immed. Poss. GL4-1832.

Or 478-5375

SEYMOUR ST. 3 ROOMS

S. SALINA 1500 BLOCK NEAR

GR8-3523 A.M.

1st Fl., Parking. 469-4789

GR2-3464, 446-8325.

GR2-2264 or GR1-8184.

\$18.50; Large 2-rm. effic.. complete,

pvt. bath. \$16; GR2-3464, 446-8325.

GIRL to share modern apartment

164A Nats—Furn.—Heated

place. 1st floor family rm., gar. You

can own this lovely home while pay

buy, Children accepted, Imm. poss

7893 FOSTER RD., Liverpool — year

discrimination. Rent with option to

M & M REALTY

buy. See after 5.

NELLI, HO3-9121.

169 Houses for Rent

utils, \$15 wk, 323 N. Clinton.

ONON, ST. W (just off) - Attractive required.

HOLLYROOD fur., unheated, rear apt., 2, 3 rm 1, 2 and 3-Bedroom Apts. 652-2851 DIRECTIONS: Thru Liverpool out Tulip St., past golf course | HA2-4593.

beautiful Village of Manlius in lovely parking. GR5-0931.

162 Apartments—Unheated Manlius Town Houses

to Hollyrood Park.

FRANKLIN PARK

Apartments

See Our 1, 2, 3

Spacious Bedrooms

From \$125 Mo.

DIRECTIONS: James St. p.s.s.

Thompson Rd. to Kinne St. turn

left on Kinne to Deerfield Rd.

Bus Service at Door

463-6032

NOW RENTING

ROOMS

New, Soundproof Building Zoned Hot Water Heat

COMPLETELY

FURNISHED

127 South Avenue

GR 9-6787 or

GL 8-5256

dewntewn. On 2 bus lines.

o Off Street Parking

Follow signs.

· Schools and Churches

town houses? 2 large bedrooms, 11/2 baths, dining room, complete kitchen, full basement DEWITT-DRUMLINS Free swimming pool. Excellent Waldorf Apts. - Syracuse's most schools. For only \$125 month. DIRECTIONS: TURN RIGHT AT SWAN POND IN VILLAGE Garfield Management GR4-5738 - OV2-8802 SOUTH PLAZA

room, family-size kitchen. Use your Available immediately. own laundry equipment. Storage area. Very low rental, Superintendent South Side — Attractive 1 iv in g services, Call GR4-6877 business Frm. 2 hedrooms, kitchen, bath. Ad. Ave., East Syracuse, 463-8027.

Champ, gas neated, sieeps 4, weights of the part hours or 478-3512 evenings and week- rm., 2 bedrooms, kitchen, bath. Ad-SOUTH-VALLEY COURTS S. STATE ST. - Modern 3 room Rock Cut Rd., Jamesville, 1½ miles BLATCHFORD REALTY HO3-0023, GR2-5288.

Spacious, like new 2-hedroom town apartment, immediate occupancy, from Brighton Ave. 475-0913. Quiet location — off the beaten path. Spacious, like new, 2-bedroom town Phone 475-9941, if no answer, 478-Unusually beautiful landscaped house apt. New refrig., range, dispos- 7542.

and 2-bedroom apartment in beau-

gistered medical technologist. Convension Salem House 301 Orchard, F'ville.

| CONVENTE | CONVENTE | CONVENTE | Combination, kitchen, bath, private | ING, GUARANTEE | AND PRICES | ING TOOM. I'vine room, I'vine roo SOUTH SIDE - Modern 2 bedrooms. stove, refrig., garbage disposal. UNIV. AVE. - 1-rm. apt., \$40 mo. HY2-1951 469-1232. Imm. poss. For appt. A. Mentor. OTISCO ST. - 3 bedrooms, stove, refrig. Immediate occupancy. 471-5765 WYOMING ST. 527 (central) - Lakeport on Oneida Lake, H'way 31

VALLEY

STOCK ROOM CLERK — Apply in person, Stracks Barber & Beauty Supply, Mr. Pat Cassalis, 114 S. Clings, Mr. Pat Cassalis, Malabel States and Mr. Pat Cassalis, Malabel States and Malabel States an VALLEY VIEW APTS. \$110 PER MONTH New 2-bedrm, apts, featuring large 471-7543 or HANCOCK FIELD - New upper 4- living room, family-sized kitchen. TEUCK DRIVER - Light delivery, 141 Male-Female Instructed rm. htd. apt., 2 large bedrms., tile birch cabinets, range, refrigerator, bath and shower, \$125 includes utili- garbage disposal, ceramic tile bath. WAREHOUSEMAN - 40 hrs. plus TUTORING LESSONS given to ele-ties. Call Mr. Riester. GR2-3685 or Load's of closet space. Off-street Call evenings between 5:30 p.m. and parking. Play area. Bus at door. Call 7:30 p.m. 476-3849.

> AVERY AVE. (807) Upper flat, 3 bedrooms. Available now

large bedrms., birch kitchen with BAKER AVE. 249 - 5 rms. (2 UNIVERSITY - 2 bedrooms, stove, dining area, colored bath, balcany; bdrms). private bath, private refrigerator all utilities. Prefers stu-**EAST**

Buckingham Ave. - New 3-bedroom. lying room with fireplace, kitchen decorated, modern kitchen, 3 bedbuilt-ins, ceramic bath, garage, rooms 11/2 baths, living rm. with fire-

Lewiston Builders, Inc. GI 6-5936

TIONS? DRIVE OUT COLVIN ST. bedroom flat. Tiled bath and tiled round home on Seneca River. 4 TO NOTTINGHAM RD., TURN kitchen. All I want is appreciative rooms, bath, screened yard, fenced LEFT ON NOTTINGHAM RD. TO tenants. \$95 mo. Occupancy Dec. 1. Clean, well furn., parking, pvt. entr., mation, call Mr. Ruby, 446-0946 or EASTWOOD SECTION - 5-room lower, near school and park. \$90 mo.

Furnished rooms. ALSO: 2-rm apts.. venient to shopping and bus routes. EASTWOOD - 5-room upper with dentist or doctor. 10 rooms. 4 large fireplace, garbage disposal, stain and bedrooms, 2 baths. Immediate occu-Elmwood (near) 5-room lower \$90 Available immediately, 636-8601

GIFFORD ST. (near Geddes) - 3839 Modern 5-room aut. Available December 1. Phone 475-9941; if no answer, SOUTH SIDE - 6 rms., newly deco-2-bedroom deluxe apts. Heat, hot was GLENWOOD AVE. (off) - Lower 3 S.U.) references. \$100. 463-8725. ter furnished, wall-to-wall carpeting, bedrooms, fireplace, \$100. No fee. ATTENTION - Do you have \$500, dishwasher, disposal, etc. For bedrooms, fireplace, \$100. No fee. GRANT PLACE 104 (off 100 block year NT7-9919.

South Ave.). 1st floor, 5 rooms, 2 or JUST LISTED — 3 bedrms., garage, tibles, truck campers. Young's Trail-GRANT PLACE 104 (off 100 block year, NT7-9919. month. Children OK. Parking. Call GR2-3685 or GR4-7411. Eagan Real Northway Mobile Homes 471-5301, evenings 446-5326. GREEN ST. - 300 block, 5-rm, up- LEASE - Newly decorated 1-family, Has taken over Shady Lane Traler per. Porch and garage. 2 children, 3 bedrooms, 11/2 baths, 1-car garage.

LANCASTER AVE. 1012, 2 borms. stove, refrigerator, convenient, gar- 3-BEDROOM HOUSE - and garage. age included. Owner. 469-4015. (lower). 2 bedrooms. Near GE. 170 Houses-Furnished Children accepted. December 1. 457-_____COURT OFF - Cape Cod, living McCLURE AVE., south side - mod-room, dining room, den, bedrm. tile JAMES ST. 22 - (nr. Skyline) Larg side heated gar. Fully equip. kitchen, Lower 5 large rooms, bath. Call Eagan Real Estate.

garage, yard, near shopping, schools, bedroom ranch, adults. \$125. Betty FOLAND SALES, Inc. bus, \$135. OV2-8524. 2-8524. Jay. 437-4857. Arifa Realtor, flat, Good condition, Adults. GR8-7190 SOUTH SIDE-7 rms., lower flat. THE GIRLS Adults, References.

GR8-3474

104 WOODBINE AVE. cor. James, 4 NEAR LINCOLN PARK - upper 5 rooms (1 bedroom) \$95. HE7-3914, room flat. Reasonable. Call GR9-5356. DOWNTOWN (NEAR) - Neat 3 163A Flats-Furn.-- Uunheat. FRIG. ADULT ONLY. 488-3508, 689- UPPER 5-room flat, completely furnished, excellent area. TIGHE REAL ESTATE TWO - 3-rm. apts., stove, refrigera- ADAMS. IRVING - Studio apt. and rooms for students. Near University. 475-2895 or NE7-6550.

quired. 472-2645. BELLEVUE and Geddes section Modern 2 and 3-bedroom apartments. suitable for 3 or 4 adults. Immediate occupancy. Phone 475-9941, if no answer, 478-7542. E. BORDEN AVE. Pleasant 2 room apt, private bath, utils, near bus.

BRIGHTON - Studio apt., 2-rooms, private bath, utilities, \$17 week, references, business woman. CARRIAGE HOUSE APTS. - 1bedroom and efficiencies. Furnished or unfurnished, 475-1446. Furman St., 2-bedrm, See Superintendent, Apt. 3.

HILLTOP HOUSE 1033 JAMES ST. wall-to-wall carpeting, at udy area. formal dining area, complete kitchen with all built-ins, combine vanity bath and dressing room, 5 closets, air conditioned, all utilities. For appt. call Mr. Ruby, 469-56E days, 448-9846

STEE, OF ADL. P.S on premiese.

170 Houses-Furnished

PHOENIX - 1/2-house, newly deco-

WANTED TO RENT

LODI ST. nr. Division — living no. Stop in today — they won that. Also ins. Jalousied porch, 2-car garage. Fastwood AREA — 3 bedroom they won that. House a few good used mobile homes ins. Jalousied porch, 2-car garage. Eastwood AREA — 3 bedroom thank. It are a assumable into the large living room, dining the large living room. Also in the large living room. The large living room. Stop in today — they won that are a few good used mobile homes in the large living room. Stop in today — they won that are a few good used mobile homes in the large living room. Stop in today — they won that are a few good used mobile homes in the large living room. Stop in today — they won that are a few good used mobile homes in the large living room. Stop in today — they won that are a few good used mobile homes in the large living room. Stop in today — they won that are a few good used mobile homes in the large living home. In the large living room, fenced in variety of the large living room. The large living room fenced in variety detached gar-Air conditioned, private tile bath LODI ST. nr. Division - living and sun. MATTYDALE - New studio apt., M. Gilman R.E. MLS, 446-7360 wall-to-wall carpet, ceramic bath, 30 FAMILIES NEED houses by Nov. 1st or Not. 15th from \$125-\$200. 1 year MATTYDALE — Available December contract, damage deposit, references 1st., 1-bedroom, very modern, \$125. End credit.
Burnham R.E., 454-9332. HORAN REAL ESTATE, 446-0244

> rms., bath. Modern. All utilities. ment in Fulton area. Call 1-705-745-7681 after 5 P.M. MIDLAND AVE. - Off W. Onond., newly, modernly furnished 3 rms., REAL ESTATE for SALE room, 46 ft. completely furnished, MARTHA ORLOTT, 446-8441, 446-2444. NORTH SIDE - 5-rms., 2nd fl., un- 177 House Trailers

W. ONON. ST., 612 — 1st fi. family stream, double bed model, deluxe, rm. with kit., bedrm. hall, priv. self contained. REAL ESTATE for RENT bath, walk, dist, Refer. \$22 wk. After 1965 - 20 ft trotwood, self contained, ONONDAGA PARK (near) - A-1 lo- select your trailer now for spring EVANS-ONON. HILL cation, 4 rooms, bath. Call HA2-0455. pick-up on any new and used travel

Rie. II. North Syracuse

BEDROOMS, SUITABLE FOR AD-SEYMOUR ST. 203 and 210 - Large rm., very clean, all utils., \$20; large 2 rm., effic., \$16. See Supt. or 635-7011 tiful brick building. Very large living S. STATE ST .- 2 bedrooms, porch. CAMPING TRAILER, 1965 Little large living room, family size kitch-

Champ, gas heated, sleeps 4, weighs en, fully tiled bath, attached garage, Just listed! Exquisite colonial, 4 lgc. MISLOCATING, Enjoy being among CLIFFSIDE Mobile Home Sales. only \$117 per (P.I.T.).

OPEN SUN. 1 TO 5

bath, kitchen, refrigerator, linens, all 4 OR 5 ROOMS - With bath, Phone TRAILER SALES

parking, bus lines. 825 W. Onondaga TWO BDRM. - Modern, ceramic mth, garbage disposal, parking.

LOWEST PRICES IN HISTORY NEW 12 WIDE DEWITT 07 Butternut Dr. — Newly

ing rent if you qualify. Call Ike Na-Your Own New Mobile Home FOR AS LOW AS Marie Leo Centerville Realty, 463-PER MO. COMPLETE ACT NOW IMMEDIATE FINANCING

> 2 Convenient Locations 689-9412 1357 S. Salina St., Syracuse (Across From Sears)

Free Storage Until Wanted Up to 500 Miles Free Delivery 7 days HY2-2581

699-5931 or OL6-3609 Route 11, 1 mi. S. of Brewerion TROTWOOD TRAVEL TRAILERS REVELLA AND TOUR-A-HOME TRUCK CAMPERS TOMPKINS

after 6. 687-6369.

407 N. Midler, Eastwood near Exit 35

App't. Mrs. Harris, 474-7891.

Gas heat, \$95 mo. One mile out of



"I must warn you, Mr. Hubbard. My last weight-and-fortune card said I can be very dangerous if I want to be."

177 House Trailers

60x150 FT. LOTS AVAILABLE Barnes Mobile Home Sales

USED TRAVEL TRAILERS WANTED AD3 EXEC with 2 infants wants 1-1 family house. Pay \$160, Betty Jay.; CHAF-437-4857. ARFFA REALTOR, 3326 W. Genesee CHAPMAN

M. D. DANELLO

505 Hickory St.

HO 9-0772

BREWERTON

GL8-3547 or 422-8187.

no answer, Amber NE 6-8698.

see call Mr. Young, 475-1491.

GREENE

red owner, 488-1866.

CAMILLUS PLAZA

LARGE KITCHEN

LARGE LOT

MULTIPLE LISTING

COOKS

2 COIN-OP

DEVELOPERS

181 Real Estate Loans

182 Houses for Sale

177B Trailers for Rent

Dec. 1st occupancy, OL2-9197.

178 Farms and Land

HOMES MAIN HEADQUARTERS 1 Mile North of Cicero on Rte. 11

miles \$18,500. trailer in stock. Only a small deposit

Ambassador |Herrli-Kropf-De Luxe | Floral Park Sales Corp. 1711 State Fair Blvd.

Large 3-rm., fully furn., all utils, Since 1912 Detroiter 50x12', 2-bedroom, \$3,950.

> Lake Rd., Rte. 281 Tully 696-5533 location, 2-bedroom, income \$165 per Open every Eve til 8:30

FURNACES - New, used, rebuilt, HO8-9423, Wise R.E. NICELY FURNISHED two room apt. roof coat, complete stock of parts. Well maintained, priv. kitchen, bath, SUTPHIN SUPPLY 914 N. STATE

Super Mobile Home Mart

MOBILE HOMES Now You Can Own

SEE HAWK AND SAVE \$ \$ \$ \$ \$

OPTION TO PURCHASE! Ideal for Ric. 5, 11/2 Miles East of Elbridge LIVERPOOL - Immaculate 4bedroom colonial. \$215 month. 635- Mon, through Fri. 9 to 8, Sat. 'til 6 cash? Rent a nice big home for one Jamesville

Auto, gas heat. Phoenix, \$150 mo, to serve you. No payments 'til 1967.

JAMES ST. \$22 — (nr. Skyline) Larg side heated gar. Fully equip. kitchen, Lower 5 large rooms, additional building to be reased, bar Restaurant, bar with package liquor service and compared to be used for off-street parking, store. Brasta, Delrey, Nimrod Camp ance to be used for off-street parking, store, grossing over \$40,000. Elness able, 422-8296.

ESTATE CO., INC. HA 2-0221 National Pride Car Wash has the parking and the price is right, Call WANTED answer, the only proven self service Mrs. Stier, 454-2201, 454-9332.

wash in the business. For further FOR RENT info. call C. J. Gronsbell, 446-4770. ESTABLISHED letter service in fine DOWNTOWN-S. Salna St. New location. Excellent growth potential, building. Now leasing 30,000 sq. ft. GROCERY STORE for sale. South able on premises. Occupancy Dec. I. Side. Reasonable. Or sell out on the Call Mr. Murray at GR8-2114. equipment. Large beer cooler, meat MODERN COMP. FURNISHED case, scale, stainless steel sink, all in Beauty Shop, Excell, location Rt. 11good condition. Owner, GR8-3691 or Campbell Rd., Mattydale, GLA-1832. wednesdays. HY2-0606. Store closed N. SYRACUSE AREA - Shopping

between N. Syr. and Cicero, Can be GLS-3732. FOUR BEAUTIFUL, HEATED OF-FICES on main floor, off street parking at door, warehouse space WAKEHUUDE svail. Railroad siding, special rates Near downtown about 14,000 sq. ft. to food brokers. GR5-8267 after 4:30. heated or unheated. For information IDEAL FOR OFFICES

DOWNTOWN

LOCATION

INDUSTRIAL PARK **NEW COURT ROAD** Building 6,890 sq. ft., plus 12,000 ft. HE7-3880. of land with railroad siding. Call GR6-4006 for information.

INSURANCE AGENCY—Desires to

merge retaining new management.

Laundry center and doing business. Only \$4.500, cash needed to net \$7,500 per year. An outstanding investment, For information contact Mr. Ward. GR4-1051 or GR2-2459. FERRIS, WOOD and KUPPERMANN, Realtors

Write Box N41 this paper.

182 Houses for Sale Cazenovia Opportunity EAST—SALT SPRINGS A house with a view of the lake with school and shopping area. Living rm. Wifireplace, 3 bedrms., full walk-out basmt. Excellent buy. Call Mrs. Kreighbaum, OL5-9518 or OL5-9423.

2-FAMILY—\$14,500

It's true—a wonderful buy. 3 bedrooms each flat: fireplace in living room, dining room, kitchen. bath, 2-car garage. Newly listed. TO SET-

City—West—\$12,000 Colonial with pine paneled first floor.

3 bedrooms, den, kitchen w-built-in GR2-3434
oven and range. New gas heating MII
unit. Low taxes, For appt. call Mrs.
Abbott. 488-635! or GR2-5407.

E. SYF GENESEE ASSOCIATES Erie Blvd. E. next to Colonial Motel:

Open 'til 9 P.M.

GI6-0451 CONSTANTIA — 2 bedroom cottage standing masonry semi-bungalow

TRAVELO 1965 — 60x12 double ex. living-room, fireplace, gas heat, large with large 24 ft. living room, fireplaces, but on creek, good fishing, \$5,900, Low place, full dining room, bright kitch-acres, Bargain HO8-4012.

HISED TRAVEL TRAILERS

Dedrooms—FireDiace

New Listing! Excellent location, out
Now Listing! Excellent location in the location out
Now Listing! Excellent location in the location out
Now Listing! Excellent location in the location out
Now Listing MULLEN R. E., Realtors

HOS-9889 ed 6-room, brick front ranch, \$1.200 down, GR8-5192, Owner, fully furn, apt, \$125 mo. All utilities.

| JAMES ST. — Bedroom and kitchenette. 1 or 2 adults. \$39-\$52 mo. Call aby in Syracuse or DeWitt. Willing and 4-be d room monthly payment and monthly payments less master bedrooms, the 3rd bedrooms, the 3rd bedroom with fireplace. Custom built. 2
| JAMES ST. — 5 rooms for 3 or 4 | Phone Gli-3300, Room 107, after 6 than the rent you are now making, adults. \$115-\$135 mo. Call 472-0442.
| ARLINGTON HILLS | Excellent location on Winthrop Rd. Listed today, Game room, fireplace, last of the next volume and monthly payment and monthly payments less master bedrooms, the 3rd bedrooms, the 3rd bedrooms or Central Phone Gli-3300, Room 107, after 6 than the rent you are now making, or den pine paneled, 2-baths, living EASTWOOD (North Side, Franklin and Sun.

| LODI ST. nr. Division — living | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last, Also | Stop in today — they won't last and they won't last, Van Swall Real Estate

> DE WITT .-D. SCHOOLS DESIRABLE LEVEL BUILDING ---- LOTS NEAR LEMOYNE COLLEGE

strached 2-car garage. You can assume \$26,000 morigage! For appt. 39 ACRES, 1/2 mile road frontage, call Sandra Levin - 446-0964, near route \$1. Excellent view for: GR1.8184

BUYING, BUILDING — or refinance and privacy too! Priced to sell at did Mr. Otis, 488-1586.

In a n s. Ferrara Real Estate, 200 day, 446-0127.

Larned Bldg., HA2 4045 or GR4-3613.

DEWLITE COLONIA. DEWITT COLONIAL -- Price just reduced \$2.00). Owner ready to deal on FAIRMOUNT HILLS - 4 bedroom illis 3-bedroom ranch, 112 - bath Cape. Full dining room, garage, charmer, Hearth warmed living screened porch, Finished game room, formal during room, kitchen Wooded lot. \$17,900. Ph. owner. BELLEWOOD CIRCLE BELLEWOOD CINCLE room, format dining room, Adenth Wooded to Strow, Fig. 41/2 60 with cabinets galore, Dishwasher, HU8-7445 disposal, 2-car garage, house nestled HU8-7445 among towering pines on good size FAYETTEVILLE needs a little "T.L.C." featuring DE WITT - BEST BUY

and put in your offer, Carries for twenties. Our best listing. Can't last three year old home. It stands in a AL CLARK REAL ESTATE DRUMLINS Country Club Country bedrooms, utility room. Ceramic On a clear day you can see forever! and is FOUR BEDROOM PLUST bath. Two-car garage, tarvis drive, on a clear day you can see torever tand a location Bee. Sunken living room with sun deck, PLUS! UNDER SIXTY THOUSAND. very large lot, lovely location. Rea-master bedroom. 2 smaller bed. For an appointment, call Earl Rath-For appointment, call Mr. Hemstreet, er level has large bedroom and lav. MURPHY INC.) with gameroom, opening to back ---Roney Realty Co., Inc.

bedrooms, modern kitchen, vacant, tion for immediate occupancy. |\$13,500, \$2,500 down, Balance like GR9-5901, Eliz, H. Kassel R E. NORTH SIDE—2 family. desireable EASTWOOD—\$14,500 LISTED TODAY mo. Garages, \$14,700. GR1-0031. bedroom executive, treed lot, many, 4397 many extras. Immediate possession, 4397.
Call Mr. Libbee owner, GR5-5171. If Enwright Realty HO 3-3309 Unexpected transfer forces owner to

Modern 3-bedroom ranch, built for there is a lovely game room, on sew. I'm in. We had another house built.; ers, under \$19.00. Taxes only \$388. To now we have 2 houses. I must sell at

HEFT REAL ESTATE

BEAUTIFULLY FINISHED LARGE LIVING ROOM DEWITT REAL ESTATE CO. MLS FINE LOCATION FALL OUT SHELTER Furn. Adults. HAZ 9003. 623-7774.

AIRSTREAM SPECIALS CAZENOVIA (near) — 180 acre. Living room with fireplace, dising GR2-6901 for appt.

NORTH SIDE — 3-room apt., tile Used 1960 — 18 ft., self contained, farm, 12-room house, 20 acres woods, Living room with fireplace, dising GR2-6901 for appt.

bath and shower, Convenient location. S1995.

S1995.

LEO F. FERRIS, Broker attached 2 can garage Volt can be supported by the contained of the contain Phone Bette Pedersen, HO8-\$125 or

assumable 5% per cent mortgage and mortly payments of \$39 per mo. For appointment call Mrs. Ruth Wynn, EAST. (off Meadowbrook Dr.) baths. garage. Assumable \$14.599 OR6-7619 or Clark R. E. 458-4242. spacious, modern 4 bedrooms, family to see or info. call Mr. Watson, 475room. 2 baths. 2-car garage, asking 5503 or 446-4470. MLS Realtor

> EASTWOOD - 3-bedroom ranch. ties. Additional features, formal dingarage. Will rent with option to buy, ing room, equipped kitchen, fireplace, Vacant Marie Lee Centerville Realty, 1st floor laundry and 2-car garage. For appt., Mr. Brown, GR8-2730 or

offer immaculate home in high twen-

,CAMILLUS PLAZA (near) - Re-kit., 2-car gar, large fenced yard, area, Many trees - shade - privaduced. 3-bdrm. colonial. \$3.000 as- Assume my \$19,600 mtg. Asking only cy. Can't last! To see call Jim Enus. sumes 4-month mortgage of transfer- 23.900. Just 3 years old. Please look, NE7-3336, GR2-5288. AL CLARK REAL ESTATE

JUST 20 ML NORTH of Syracuse.

:Cocktail lounge with all new modern

equipment. Searing capacity of 125,

large parking lot. Good opportunity

for man and wife team or partners.

Excellent business. Will take \$12,000

550 sq. ft of land Building 27x100.

storage area, 4-car garage with up-

per storage. Plenty of parking.

JAMES ST.

small private office

GR9-8582 A.M. or after 6 P.M.

FOR SALE

Commercial Real Estate—Business "Opps"

BUSINESS OPPS Attention! WAITRESSES—WAITERS

OWN YOUR OWN RESTAURANT EXCELLENT SMALL BUSI NESS WILL Make \$1,000 per month. Owner at re- GLS-1433 or GR2-6901 for appt. \$2.500 WILL HANDLE. Phone Larry Sherlock, GR2-6901. LEO F. FERRIS, Broker BAR and RESTAURANT this fine motel offered for immediate WILKINSON ST. - 4 family house.

flow 5 per cent. 15 min. from Syr. POST STANDARD carrier franchise. -Excellent area. Good profit. Call South Ave.). 1st floor, 5 rooms, 2 or JUST LISTED — 3 bedrms., garage, tibles, truck campers. Young's Trail-quality, 2-chair shop, repossessed. ONE of the finest gift shops in Cen-Available on Teal Ave., 437-5653 hedrooms, bath. \$20 week or by imm., poss.. \$165. Call Mr. Riester, er Sales, Rte. 11, Brewerton, 699-5357 Abcut 1/2 price. For information, trail New York. Exceptionally clean Office Space for Rent in ventory No dead stock. A real: in ventory. No dead stock. A real: going business. Long term lease on DESIRABLE OFFICE SPACE-750 sq. FOR SALE, OSWEGO, 343-3700

DE WITT OFFICE — 350 sq. ft. all We offer for sale approximately 635-9767 eves. TIDEWATER OIL CO. 40,000 sq. ft. of land with a frontage.

> ly operation, 315-837-4770. TAVERN - 3-bedroom apt. Low down payment. Consider house in TEALL AVE .- Commercially zoned \$50 per mo. GR1-6778 or evenings. sexisting structure and location, ideal

and drive through automatic car BURNHAM A for stores and offices. Parking avail-

COMMERCIAL BUILDING - Rt. 11 per mo. Immediate possession. Call used for any type of business, 458. STORE — State Tower Bldg., eleg ant, air-conditioned, rental office. GR1-9125

FOR SALE BARBERS 2.500 sq. ft. located at 249 East Ad. 2 or 4 matching barber chairs, barams Street in downtown Syracuse rel type, almost new. Ultra-modern area. Stop in or call 476-4006 for in- cabinets and mirrors. Inquire at Frankie's Barber Shop, 3191/2 Ellicott St., Batavia, N. Y. or call collect. 343-8068. MOBILE LUNCH WAGON - With

BUSINESS OPPS

PHONE 478-5026

BUSINESS OF YOUR OWN SEMINAR 7:30 P.M. -Selecting a sound business -New Business-going business -Formula for success -Do you qualify -Franchise-Opportunities -How to reduce risk Free, Reservations only. Contact PARTAKE, 4317 E. Geneses St

446-6616

new equipment Full price, \$2,000.

EAST - Quality 2-family. MILLER-CARMEN R. E.

2-FAMILY—\$14,500

182 Houses for Sale

CLARK REAL ESTATE TLE ESTATE. Call 446-5789, Leslie TO SETTLE ESTATE
Excell, cond. New bathrooms.

GR2-3038 E. SYRACUSE—\$11,500 3 Bedrooms—Fireplace

KING REALTY NEAR CORCORAN HIGH - Seclud-**EASTWOOD** ONLY \$15,900

on Swall Real Estate room, fenced in yard, detached garage, low taxes, reasonably priced.

Owner, Call Mr. Lee, 471-2116 or

FAIRMOUNT HILLS IUST \$19,500 4-BEDROOM RANCH

PANELED GAMEROOM

SUBURBAN COMFORT MENTER REAL ESTATE "L" wall to wall carpet, ceramic DeWITT, 199 BUTTERNUT DRIVE- shopping and hus. Assumable mort-We've outgrown our 4-bedroom colo- gage, all this plus your own swim-- hish but it's the 1deal home for hing pool and Flor.da room, unbeli-AGWAY EMPLOYEE. Walk to work, yeably priced in the low \$2)'s. Call in 3 minutes, no need for second car. today to imspect. You'll be glad you

MR. & MRS. EXECUTIVE - AVOID

See it today! Call Peg Dwyer, class by itself, reflecting traditional design beautifully executed in the materials throughout, also in the outstanding area, its setting, landscaping and the extraordinary attention ; paid the decor. The features number too many to enumerate. It is air conditioned, has 4-zone hot water heat rooms, 112 baths, on same level, low- bun. HO9-2821, GR4-2451 (R. E. FAYETTEVILLE

Fayetteville-Manlius 3-bedroom. 112 bath colonial, den 4-Bedroom Colonial. Family and gum, all makes. Water tanks, CAMILLUS — Rebhahn Dr. 4 fireplace. 2-car garage. Immediate Room. High 5% Co Assumable Mortgage.

> Ludington-McMahon ASSOC. INC., LYNDON PLAZA a greatly reduced price my huge co- FAYETTEVILLE - BEST BUY lonial located north of Syracuse next \$4.000 assumes! Anxious transferred to a golf course. It has 29-ft, liv. rm., owner must sacrifice this delightful 28-ft. fam. rm., 4 bedrms., a huge 3-bedroom home located in prestige

BUSINESS OPPS MODERN

WAREHOUSE \$1,25 Sq. Ft. Over 15,000 sq. ft. with rail road sid-down and finance the balance. Owner ing. Any part of, or all available, Lo. has other interests. Call 457-3225 for cated in the center of commercial ac- further information. tivity. Phone Clarence Reese, JAMES STREET (Eastwood) - 11.-LEO F. FERRIS, Broker 2-story with rental apt. and large

Sales, Fyler Rd., Kirkville. Two lots WESTINGHOUSE DRY CLEANERS building. Send reply to Box K63 care ft., good location. Mr. Palmer, SKYof this paper. LINE APTS., 753 James St., GR9-6673, utilities included. Air-conditioned, \$75 TO THE MAN INTERESTED IN BEING HIS OWN BOSS, High-volume service station is available for lease MEDICAL ARTS. Next to - Modern in downtown Liverpool. Financing. a office suites available. Reasonable well as paid training available. Call rent. Sarkin Real Estate, 446-4815, Rochester 1-716-LU6-5775 days, Syr. 14:6-2714. OFFICE SPACE suitable for doctor,

ern 5 rooms, garage, adults, only bath and shower down, 2 bedrms., Mexico, N. Y. 963-3062, 963-3415 of 400 ft. on the main artery, ready RTE 48 (State Fair Blvd.)—Near cluded. Ample parking. SKYLINE, Modern, garden-type, 1-, 2. and 3. Sa5. GR2-1651, GR6-5639.

Nov. 15 to May 15, \$150, Adults. Call HOMETTE 1964 — 10x60, French for building purposes. National gro-thruway Exit 39, commercial land 753 James St., GR9-6673.

bedroom, 398 up. Unfurn., furn. In. NORTH SIDE 221 CATAWRA — Mrs. Riester. GR2-3685 or GR4-7411, Prov. interior. Exc. cond., reas. Call cery lease approved and signed for for sale or rent. Broker NE5-3094. portion of property. 11,000 sq. ft. of SMALL INN - Georgetown, N. Y. downtown office. Telephone answering additional building to be leased, bal- Restaurant, bar with package liquor service and dictation service avail-NOTTINGHAM (near) — 3-bdrm. du- share apt. with 2 other young men. ers. Mfg. truck covers new start Location small town approximately forces sale. Includes apartment plus 6 priced to suit. GI8-6260.

Sinasura de suit de su West Genesce Professional Center 3520 W. Genese St. Contact Carl Toth Eves. OLS.9825 trade, Reply to Box J-92 this paper. PRIVATE OFFICE-And secretary,

> INTERESTED in distributorship other than restaurant, \$20,000 to start. Write Box L-28, this paper.

> > SUBURBAN SUNOCO

> > > CUSTOM CAR

CARE CENTER we offer: 1. High gasoline volume 2. High volume related services

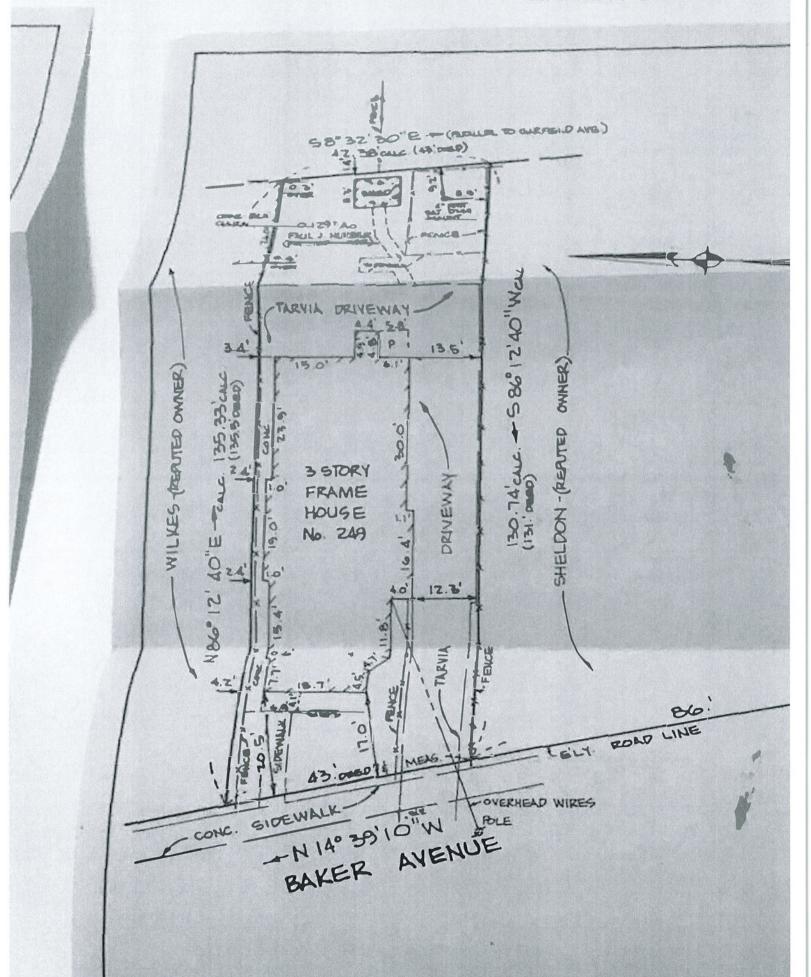
requires: 1. \$4.000 investment 2. Mechanical ability 3. Desire to be in \$15.000 per per year income bracket

422-1251 evenings & weekends

Call SUN OIL CO.

MR. HOFFMANN 488-5183

Syracuse Herald Journal, Syracuse, New York, US November 18, 1966, Page 38 https://newspaperarchive.com/syracuse-herald-journal-nov-18-1966-p-38 **NEWSPAPERARCHIVE®**



249 Baker Ave - Photographs

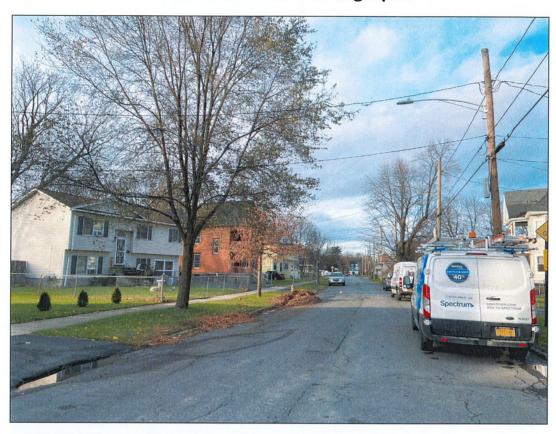


249 Baker Ave - Front Elevation

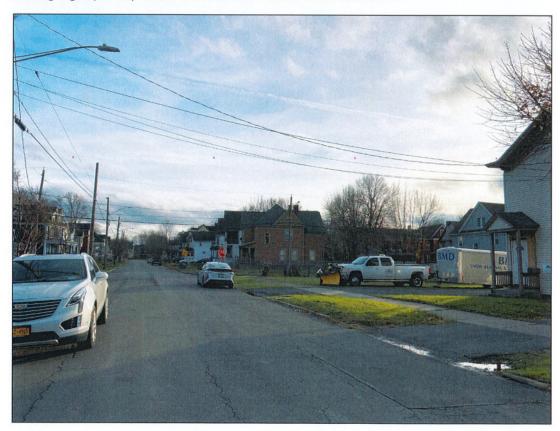


249 Baker Ave – South-facing elevation

249 Baker Ave - Photographs

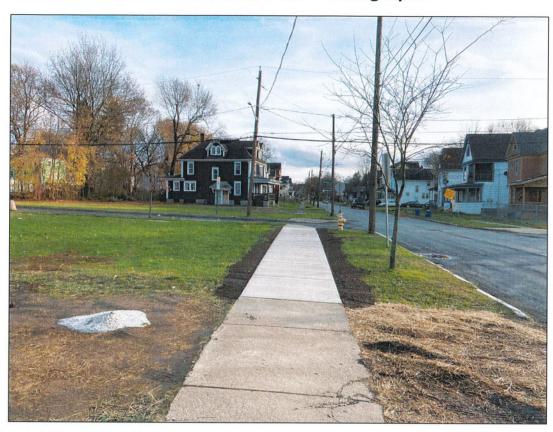


Looking Right (North) from 249 Baker Ave – toward Woodland Ave



Looking Left (South) from 249 Baker Ave – Toward Baker Ave

249 Baker Ave - Photographs



New sidewalks along Baker Ave