

VARIANCE APPLICATION

Office Use	Filing Date:	Case:	Zoning District:
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<input checked="" type="checkbox"/>	Area Variance: <i>Cited Zoning Ordinance</i> <i>Part(s), Sec(s), Art(s):</i>	Asking for 8 foot fence on back and 1 side. There is already an 8 foot commercial fence on East side of property. Also asking for 6 foot closed fence on west side front of property, which is a vacant lot.
<input type="checkbox"/>	Use Variance: <i>Cite Zoning Ordinance</i> <i>Part(s), Sec(s), Art(s):</i>	

As listed in the Syracuse Department of Tax Assessment property tax records at <http://syrgov.net/Assessment.aspx>, 315-448-8280.

1) 2) 3)

☐ Demolition (full and partial): a fence
☐ New Construction:
☐ Façade (Exterior) Alterations:
☒ Site Changes:

Business/Project Name:	
Current Land Use(s):	Residential
Proposed Land Use(s):	Residential
Number of Dwelling Units:	1
Days and Hours of Operation:	
Number of Onsite Parking Spaces:	

requesting variance for an 8 foot fence on rear of property and on west side. there is an existing 8 foot fence on east side. Also requesting 6 foot closed fence on approximatey 78 feet of the front property on the western side while still allowing 30 foot of clearance on each side of the driveway. Purpose of the fence is to block visably from high amount of pedestrian traffic from apartments that use Inverness as a cut through to Wegmans. There are dozens of deer on property at night and I have found several ticks on myself and family members. Neighbors in rear and west side of peoperty are on an incline so the 6 foot fence does not provide any privacy.

AREA VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf)

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety and welfare through a five-part balancing test. *Briefly describe how an Area Variance would affect the community using the following five tests and attach all supporting materials.*

1. Describe whether an undesirable change will be produced in the **character of the neighborhood**, or a detriment to nearby properties will be created by the granting of the area variance:
The fence should improve the look of the whole street and the yards of all neighbors property it is adjacent to. It may result in less deer and ticks for neighbors as well. The fence will make the blowing litter that comes from the apartment and its guests easier for me to clean up as well. In addition cutting down massive amounts of trees prior to putting up the fence will be appealing for the entire neighborhood.

2. Describe whether the benefit sought by the applicant can be **achieved by some other method** which will be feasible for the applicant to pursue but would not require an area variance:
I am unaware of any other method.

3. Describe whether the requested area variance is **substantial**:
I don't think what I am requesting is substantial.


4. Describe whether the proposed area variance will have an **adverse effect or impact** on the physical or environmental conditions in the neighborhood or district:
I do not believe there will be any adverse effects or impacts. I think it will help with the deer problems.

5. Describe whether an alleged difficulty is **self-created**.
The difficulty is the current permit requirements for fences, that was not self-created.

City of Syracuse Office of Zoning Administration


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.

Ann	Fordock			
First Name	Last Name	Title	Company	
120 Inverness Place		Syracuse	NY 13219	Phone: 3152438483
Street Address	Apt / Suite / Other	City	St Zip	Email: ann.syracuse@hotmail.com
* Signature: 			Date: 12/03/2020	

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:
* Signature:			Date:	

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:
* Signature:			Date:	

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:
* Signature: 			Date: 3/3/2021	

*** 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.

APPLICANT(S) (if applicable)

Ann	Fordock			
First Name	Last Name	Title	Company	
120 Inverness Place		Syracuse	NY 13219	Phone: 3152438483
Street Address	Apt / Suite / Other	City	St Zip	Email: ann.syracuse@hotmail.com

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:

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: Fordock Fence			
Project Location (describe, and attach a location map): 120 & 112 Inverness Place Syracuse NY 13219			
Brief Description of Proposed Action: * 8 foot fence on rear and side of property and 6 foot fence on part of front of property.			
Name of Applicant or Sponsor: Ann Fordock		Telephone: 315-243-8483	
		E-Mail: ann.syracuse@hotmail.com	
Address: 120 Inverness Place			
City/PO: Syracuse		State: NY	Zip Code: 13219
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 government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse Zoning and permits office			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.66 acres	
b. Total acreage to be physically disturbed?		.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.66 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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			

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 checked="" 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 40px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Ann For Dock</u> Date: <u>10/9/2020</u> Signature: <u>Cee Forde</u> Title: <u>Deputy Commissioner</u>		



DIVISION OF CODE ENFORCEMENT

A DIVISION OF THE DEPARTMENT OF NEIGHBORHOOD
AND BUSINESS DEVELOPMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

Denial of Permit

PROJECT INFORMATION				
Address:				Ward No:
Intention:				
<input checked="" type="checkbox"/> Erect	<input type="checkbox"/> Convert	<input type="checkbox"/> Maintain	<input type="checkbox"/> Operate	
The project referenced above is denied under the following article(s) of the Zoning Ordinance for the following reasons:				
Article(s):				
Reason(s):				
OWNER CONTACT INFORMATION				
Owner: <i>Ann Fordock</i>				
Address: <i>120 Inverness Pl</i>				
Phone Number: <i>315-448-8515</i>				
Email Address: <i>A.Fordock@SyracuseV.net</i>				
ATTACHMENTS				
<input type="checkbox"/> Plans Attached				
<input type="checkbox"/> Approved By: _____				
<input type="checkbox"/> Date of Approval: _____				
<input type="checkbox"/> Zoning Reviewed By: _____				
<input type="checkbox"/> Survey Attached				
LOCATION OF REFERENCE ADDRESS				
Book(s) No.	Plate(s) No.	Parcel(s) No.		
ACKNOWLEDGMENT				
Signature: <i>[Signature]</i>		Date: <i>10/26/20</i>		



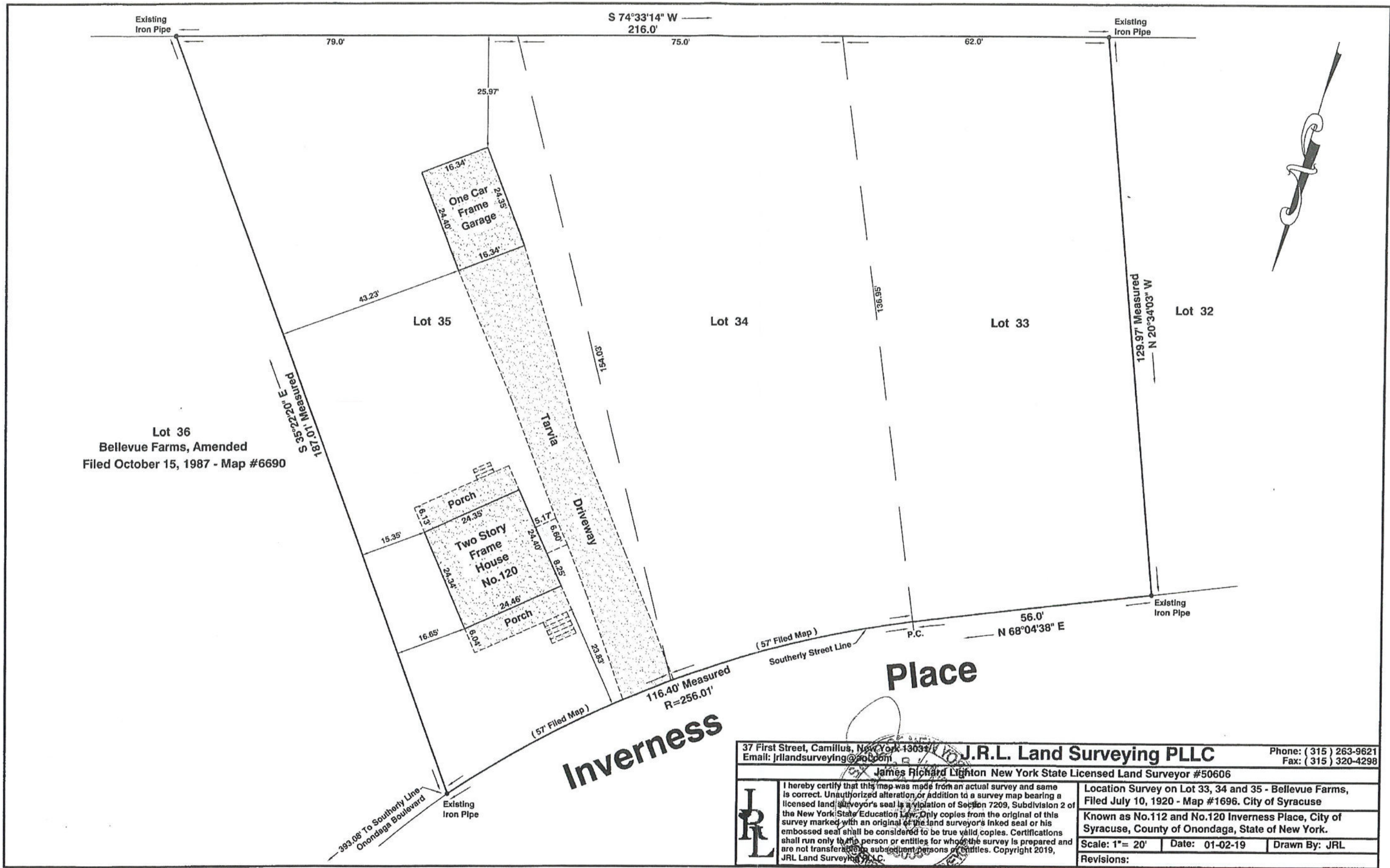
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Intention:			
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Article(s):			
Reason(s):			
OWNER CONTACT INFORMATION			
Owner: <i>Ann Fordock</i>			
Address: <i>112 Inverness PL</i>			
Phone Number: <i>315-448-8515</i>			
Email Address: <i>A.Fordock@Syr.gov.net</i>			
ATTACHMENTS			
<input type="checkbox"/> Plans Attached			
o Approved By: _____			
o Date of Approval: _____			
<input type="checkbox"/> Zoning Reviewed By: _____			
<input type="checkbox"/> Survey Attached			
LOCATION OF REFERENCE ADDRESS			
Book(s) No.	Plate(s) No.	Parcel(s) No.	
ACKNOWLEDGMENT			
Signature: <i>[Signature]</i>		Date: <i>10/26/20</i>	

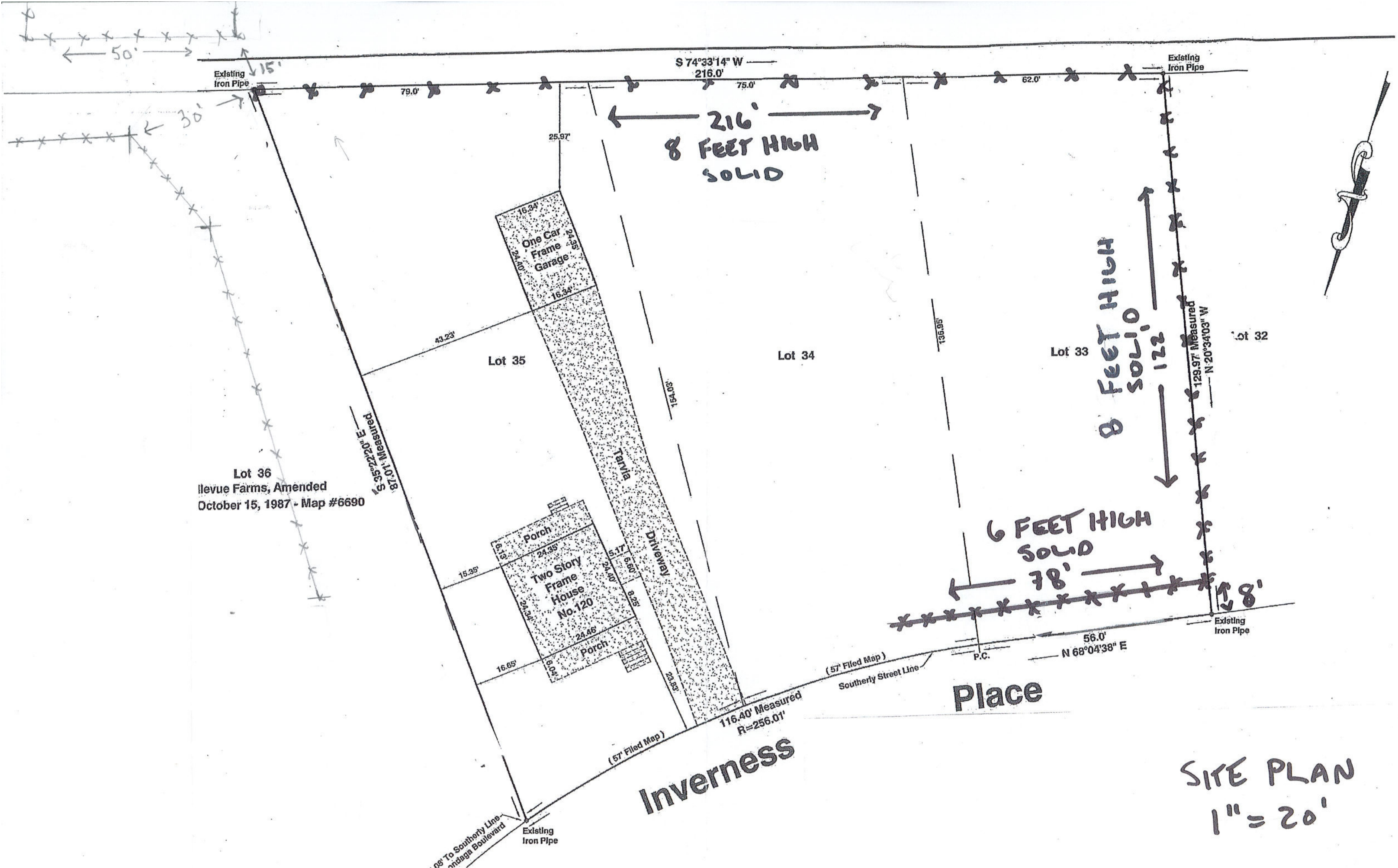


Lot 36
Bellevue Farms, Amended
Filed October 15, 1987 - Map #6690

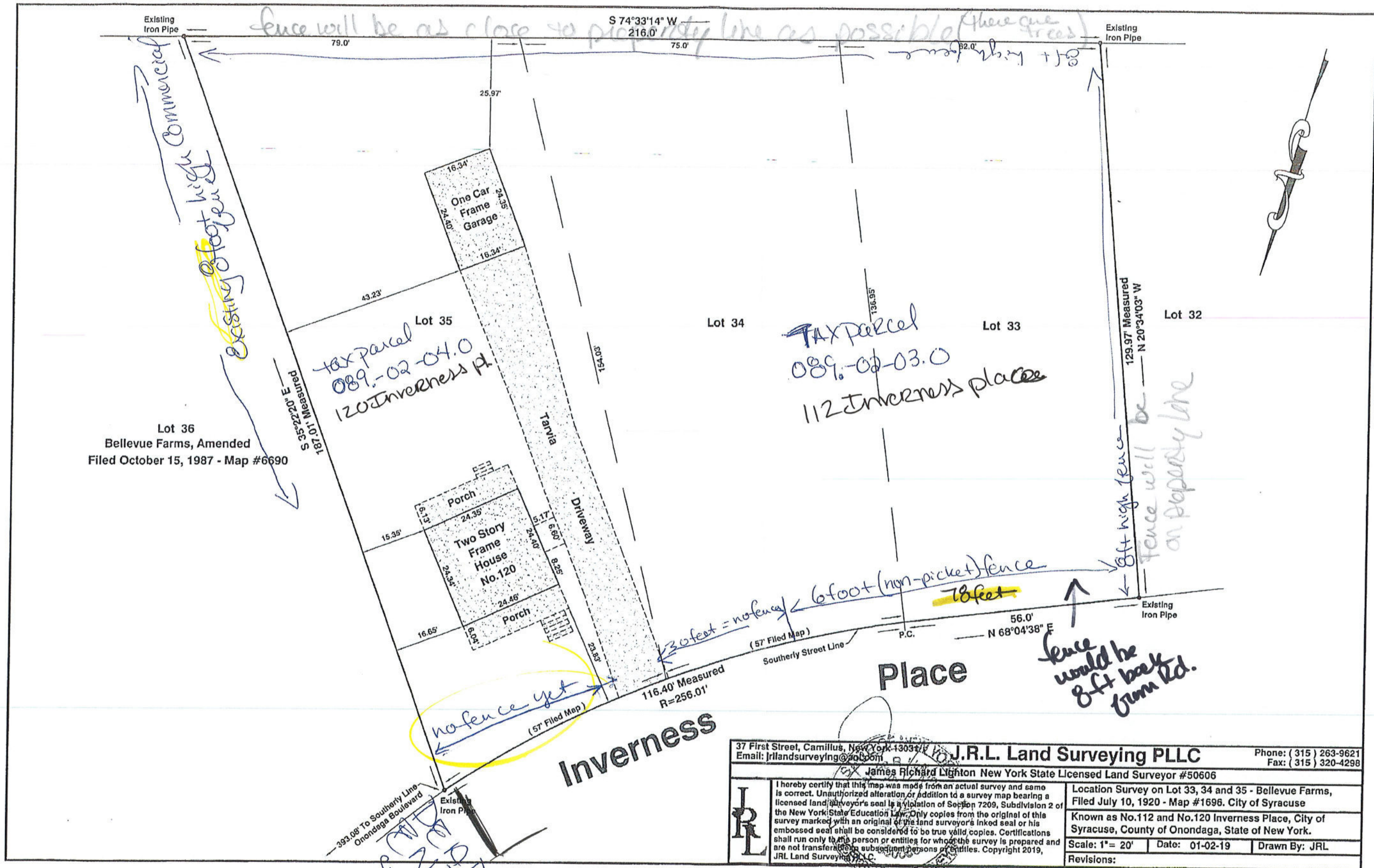
Inverness

Place

37 First Street, Camillus, New York 13031 Email: jrlandsurveying@yahoo.com		J.R.L. Land Surveying PLLC James Richard Lighton New York State Licensed Land Surveyor #50606		Phone: (315) 263-9621 Fax: (315) 320-4298
	I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2019, JRL Land Surveying PLLC.			
	Location Survey on Lot 33, 34 and 35 - Bellevue Farms, Filed July 10, 1920 - Map #1696. City of Syracuse			
	Known as No.112 and No.120 Inverness Place, City of Syracuse, County of Onondaga, State of New York.			
Scale: 1"= 20'		Date: 01-02-19		Drawn By: JRL
Revisions:				

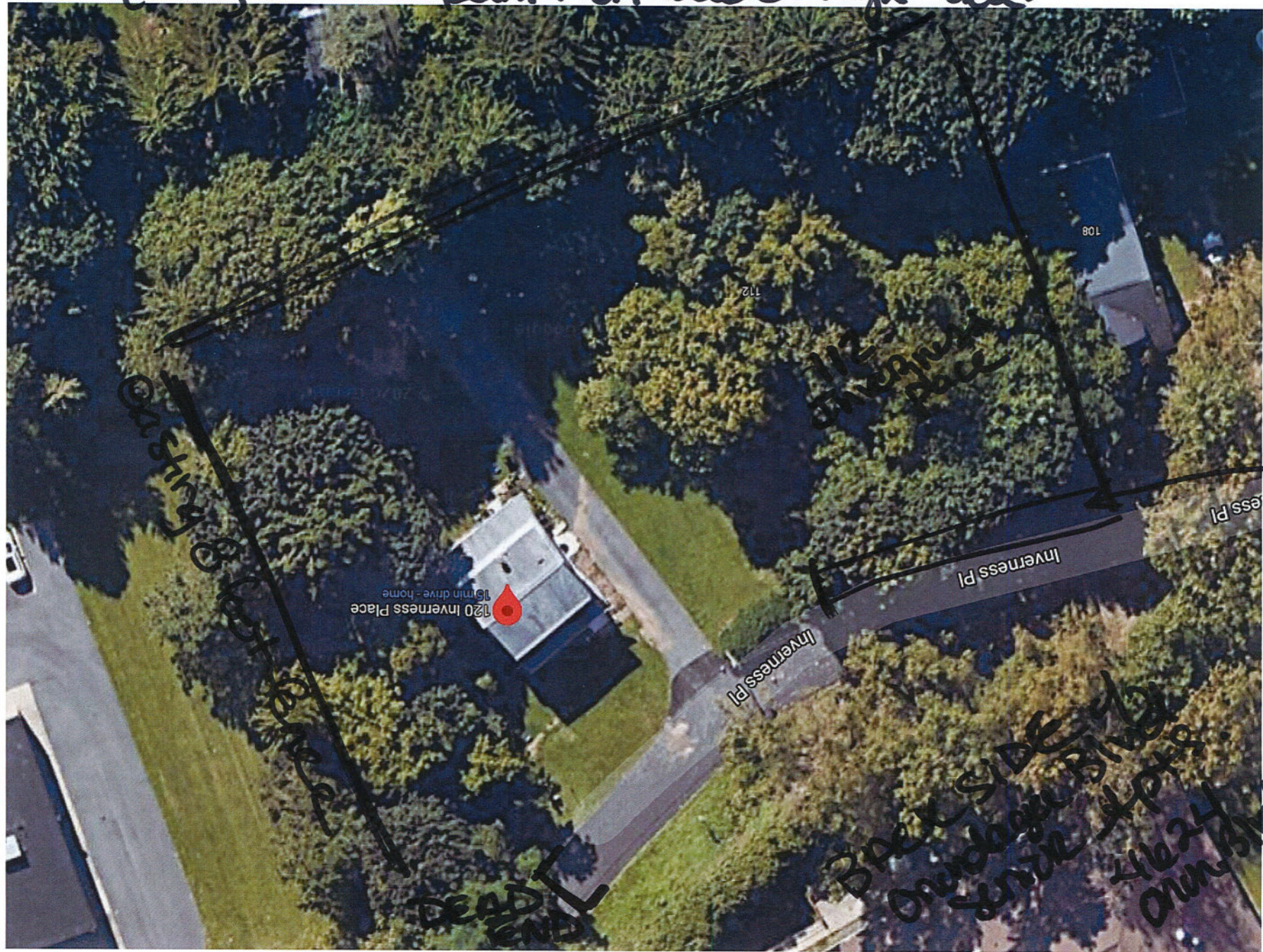


SITE PLAN
1" = 20'



no houses across st from me.

Requesting 8ft fence permit on Back + Right Side.



Requesting Permit for 6 foot fence on front / Road Side of Property. Approx 18 feet.



8 foot fence
on side

6 foot
fence on
front

proposed 8ft fence



proposed
6-foot fence
→

← proposed 8
foot
fence



proposed
3 foot fence
for back yard

Back yard is
sloped. There is
an incline
going towards
neighbors on
Merrill Rd.

Quote from Beetle Fence

BOARD DESIGN		TENSION WIRE		PRIVACY SLATS/COLOR	
3' ear/preassembled stockade					
WORK ORDER DIAGRAM					
215'		0 0 0 0 0			
		6'		8'	
133'		stockade		\$3,525	-
		Hemlock		\$3,925	\$5,220
		Cedar		\$5,350	\$7,165
		133'			
		All 453' w/ gate			
		stockade		\$9,695	-
		Hemlock		\$11,960	\$15,900
		Cedar		\$16,050	\$21,328
30' from driveway		78'			
		TERMS: NET ON COMPLETION			
this job. The balance of said price is due and payable presents and warrants that he is Owner of the aforesaid		AGREED PRICE BASED FOOTAGE			



Chip's Tree Care

15 Main St. Apt3
Camillus, NY 13031

SALES QUOTE

QUOTE #

PREPARED FOR

Ann Fordock

120 Everness
Syracuse, NY 13114

PREPARED DATE

OCT 29th 2020

EXP. DATE

N/a

DESCRIPTION	QTY	PRICE	TOTAL
460' of 6'-8' stockade fence installed w/gate		\$9,000	\$9,000
Tree removal and trimming as discussed		\$3,200	\$3,200
8 hrs. Of stump grinding/ burying large rocks and grading hill with soil conditioner, not including additional top soil or grass seed.		\$3,200	\$3,200

\$15,400

Respectfully submitted by: Christian Stevens

DATE: 10/29/20

SIGNATURE: _____