

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@syr.gov](mailto:zoning@syr.gov) \* [www.syr.gov/Zoning.aspx](http://www.syr.gov/Zoning.aspx)

Office Use    Filing Date:                      Case:                      Zoning District:

**VARIANCE REQUESTED** (Check applicable and briefly describe.)

- ☒ **Area Variance:**  
Cited Zoning Ordinance    parking space, lot size per dwelling, lot width, side yard setback  
Part(s), Sec(s), Art(s):  
☐ **Use Variance:**  
Cite Zoning Ordinance  
Part(s), Sec(s), Art(s):

<b><u>TAX ASSESSMENT ADDRESS(ES)</u></b>	<b><u>TAX MAP ID(S)</u></b> (000.-00-00.0)	<b><u>OWNER(S)</u></b>	<b><u>DATE ACQUIRED</u></b>
1) 917 Butternut Street	009.-24-13.0	Tiger Tiger	8/13/2020
2)			
3)			
4)			

As listed in the **Department of Assessment** property tax records at <http://syr.gov/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1)                      2)                      3)

**PROJECT CONSTRUCTION** (Check all that apply and briefly describe.)

- ☐ **Demolition (full and partial):** existing rear porch  
☐ **New Construction:** new rear porch  
☒ **Facade (Exterior) Alterations:** porches and porch window changes  
☐ **Site Changes:**

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Business/Project Name: 917 Butternut Street  
Current Land Use(s): Business A - permitted mixed residential and retail use  
Proposed Land Use(s): business A - residential use only  
Number of Dwelling Units: two  
Days and Hours of Operation: n.a.  
Number of Onsite Parking Spaces: n.a.

**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need.)

Converting 4 1-bedroom apartments into 2 3-bedroom apartments

**AREA VARIANCE TEST** (see [https://www.dos.ny.gov/lg/publications/Zoning\\_Board\\_of\\_Appeals.pdf](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 conversion of the interior apartment walls will not affect the character of the neighborhood.  
The reduction of 4 units to 2 units will reduce parking demand, a benefit to the neighborhood.  
The porch modifications will improve the appearance of the porches.  

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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:  
The structure is existing on a existing lot. For the existing site conditions:  
(A.) we ask waiver of off-street parking — side yard is not wide enough for a driveway (5.6 feet)  
(B.) we ask waiver of the density requirement: 3000 sf x 2 dwellings = 6000 sf - lot 4745.4 sf = 1254.6 sf too small.  
(C.) we ask waiver of the required lot width of 40 feet - actual width 33 ft = 7 feet too small.  
(D.) we ask waiver of the side yard setback distances of 4 ft. [B-III-2.5.a.2.(a): 4 feet] to permit encroachment of 0.8 foot on the southwest side, and 1.4 foot on the northeast side.  

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3. Describe whether the requested area variance is **substantial**:  
This isn't substantial for this neighborhood. The existing building is similar to other structures of the neighborhood, and is not out of character.  

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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:  
It lessens the parking demand on the neighborhood by reducing 4 apartments to 2 apartments.  

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5. Describe whether an alleged difficulty is **self-created**.  
The owner purchased the four unit property, but has been unable to rent one-bedroom apartments. The owner feels that three-bedroom apartments will be more desirable and rentable to tenants. In this neighborhood, larger apartments are more desirable, and more difficult to find.  

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**USE VARIANCE TEST** (see [https://www.dos.ny.gov/lg/publications/Zoning\\_Board\\_of\\_Appeals.pdf](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):  
n.a.

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2. Describe how the property is being affected by **unique circumstances**, or at least highly uncommon circumstances:  
n.a.

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3. Describe how the variance, if granted, will not alter the essential **neighborhood character**:  
n.a.

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4. Describe how the hardship is not **self-created**:  
n.a.

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**City of Syracuse Office of Zoning Administration**

**PROPERTY OWNER(S) (required)**

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

<b>Tiger</b>	<b>Tiger</b>	<b>owner</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
917 Butternut Street		Syracuse	NY 13202	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature: 		Date: 3-25-2021		

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

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

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* 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.

**APPLICANT(S) (if applicable)**

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

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

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

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

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



**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**


**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
917 Butternut Street			
Name of Action or Project: 917 Butternut Street Renovations.			
Project Location (describe, and attach a location map): 917 Butternut Street, between the intersections of Park Street and Carbon Street, Syracuse, NY			
Brief Description of Proposed Action:  Interior renovations for conversion of four 1-bedroom apartments into two 3-bedroom apartments.			
Name of Applicant or Sponsor: Tiger Tiger		Telephone: 315.378.3966	
		E-Mail: none.	
Address: 625 Park Street			
City/PO: Syracuse		State: New York	Zip Code: 13203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			<b>NO</b>
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.			<b>YES</b>
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			<b>NO</b>
If Yes, list agency(s) name and permit or approval: Building permit from City of Syracuse, NY			<b>YES</b>
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	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,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: Tiger Tiger Date: 3/6/21 Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

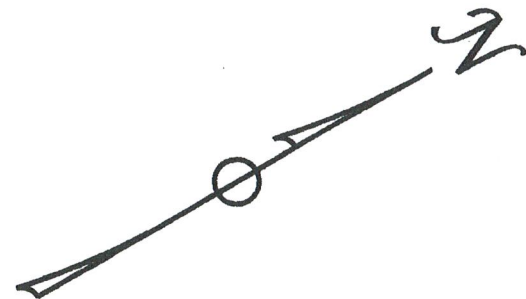
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>_____</div> <div>Name of Lead Agency</div> </div> <div> <div>_____</div> <div>Date</div> </div>	
<div> <div>_____</div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> </div> <div> <div>_____</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>_____</div> <div>Signature of Responsible Officer in Lead Agency</div> </div> <div> <div>_____</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

**PRINT**

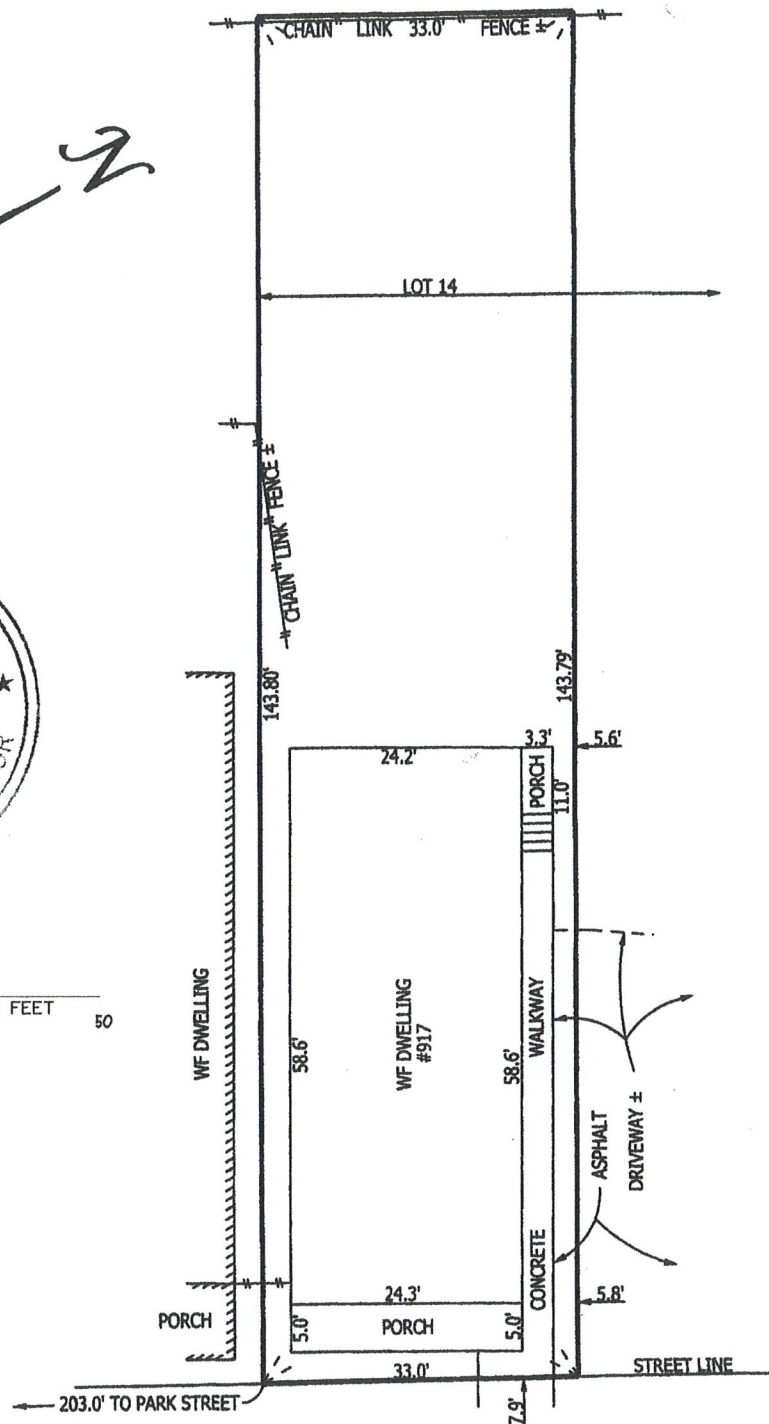


NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS  
& EXCEPTIONS OF RECORD WHICH AN UPDATED  
ABSTRACT WOULD SHOW.



0 5 10 15 20 25 30  
SCALE IN FEET  
1/20" = 1'-0"



BUTTERNUT STREET

CERTIFIED TO

LOCATION SURVEY FOR: 917 BUTTERNUT STREET

LOT: PART OF 14 TRACT: BLOCK NO. 124

CITY OF SYRACUSE

COUNTY OF ONONDAGA

STATE OF NEW YORK

PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN.  
OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE  
INDICATED.  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL  
SURVEY.

N.Y.S. LICENSED LAND SURVEYOR NO. 050692



DUSSING LAND SURVEYING, LLC

JAMES M. DUSSING SR. LIC. NO. 050692

SYRACUSE, NEW YORK

PHONE: 315-256-5372 FAX: 315-492-6892

DATE: 8/7/20

SCALE: 1" = 20'

FILE NO.: 20-784

## DOCUMENTS

SHEET	TITLE
L-1	SURVEY & ELEVATIONS
A-1	FIRST FLOOR
A-2	SECOND FLOOR

SEE PLANS:

NEW FALSE BEAM

NEW RAILING



FRONT (EAST) ELEVATION



SEE PLANS:

DEMOLISH PORCH, NEW STEPS

REMOVE WINDOWS, MAKE WALL & SIDING

NEW RAILING

RIGHT SIDE (NORTH) ELEVATION



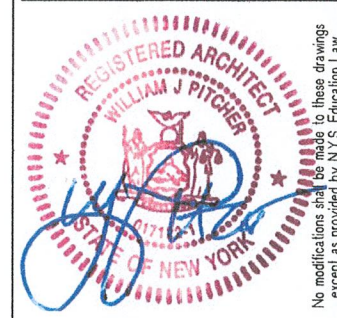
NO WORK

REAR (WEST) ELEVATION



NO WORK

LEFT SIDE (SOUTH) ELEVATION



JOB#: 221-05  
DATE: 2-25-2021  
3-25-2021

124 Feigel Avenue  
Syracuse, N.Y. 13203

PITCHER architect PLLC

315.474.1219

CHANGE OF OCCUPANCY  
GROUP R-4 TO 2-FAMILY  
1017 BUTTERNUT ST (009-24-13.01)  
SYRACUSE, NY

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instruments of service and remain the property of the Architect.

PROPERTY  
SURVEY, &  
BUILDING  
ELEVATIONS

L-1



# NYS CODE REVIEW 2020

EXISTING BUILDING: NYS BUILDING CODE 2020  
FOUR 1-BEDROOM APARTMENTS  
GROUP R-2

PROPOSED CHANGES: NYS RESIDENTIAL CODE 2020  
TWO 3-BEDROOM APARTMENTS  
2-FAMILY BUILDING.

PROPOSED WORK IS A CHANGE OF OCCUPANCY  
AND A CHANGE OF CODE.

## ZONING CODE

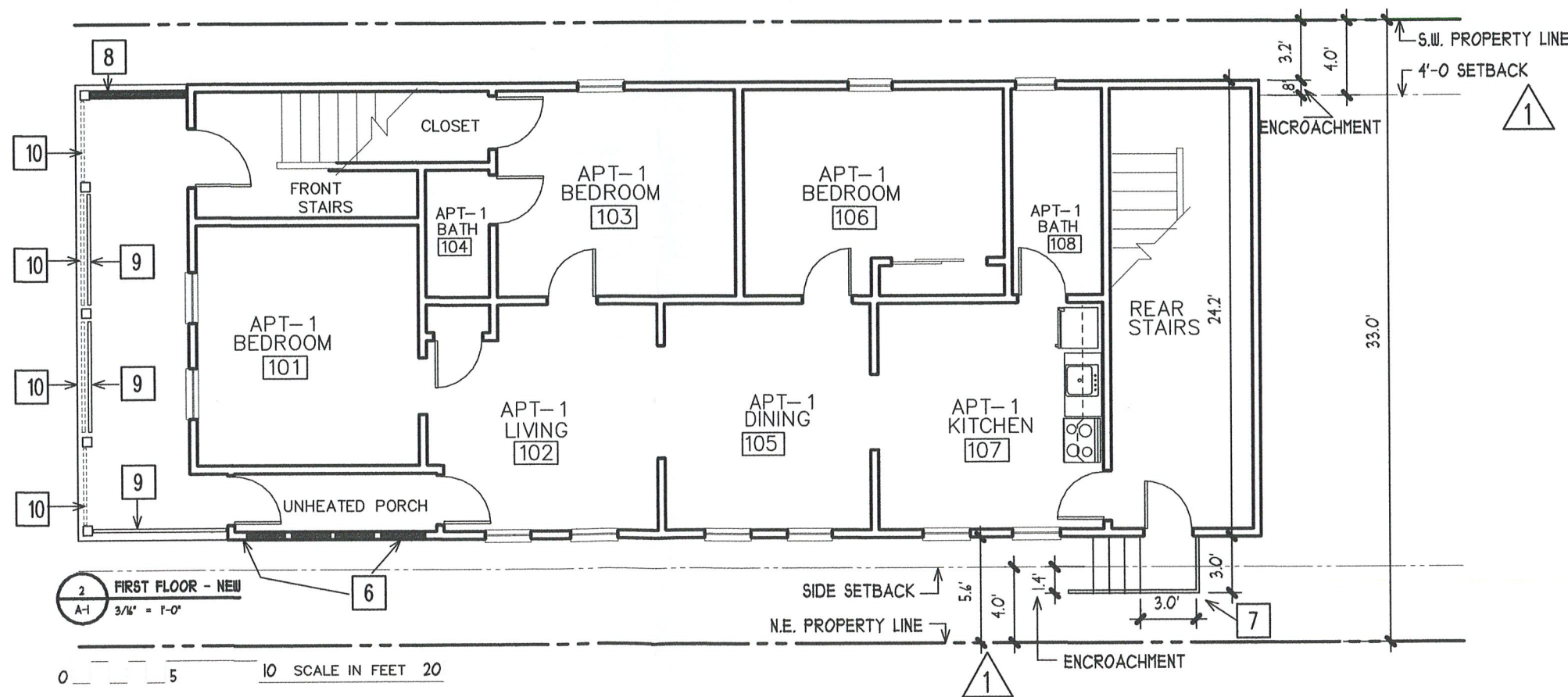
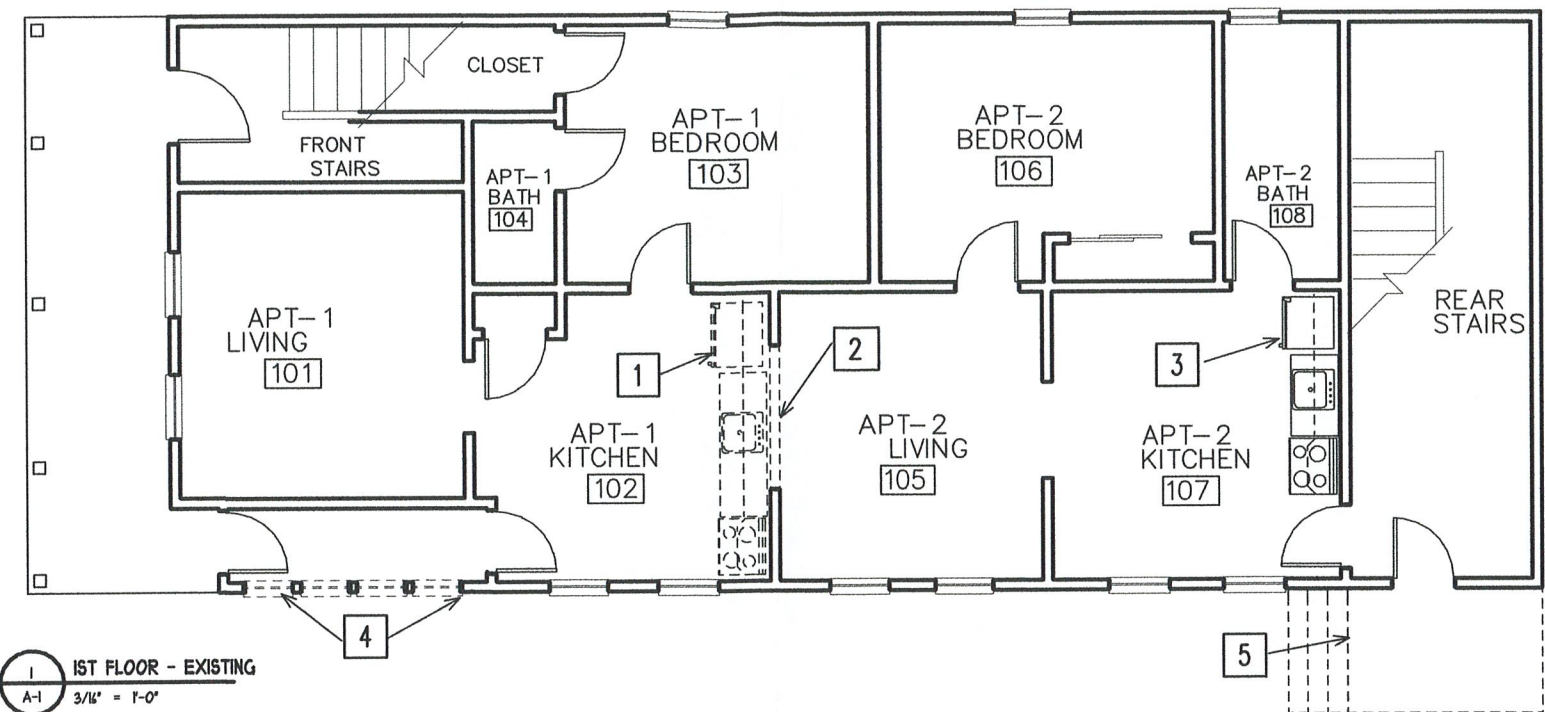
CLASSIFIED AS BUSINESS  
RESIDENTIAL USE PERMITTED BY RIGHT.

## NUMBERED NOTES

- 1 REMOVE EXISTING KITCHEN, CAP ALL PLUMBING LINES. RELOCATE EXISTING ELECTRICAL AS NECESSARY.
- 2 CUT NEW DOOR OPENING IN NON-BEARING WALL, 40" WIDE, WITH NEW DRYWALL CORNERS
- 3 EXISTING KITCHEN TO REMAIN
- 4 REMOVE PORCH STORM WINDOWS
- 5 DEMOLISH EXISTING PORCH, STEPS AND ROOF
- 6 INFILL OPENINGS WITH STUDS AND SHEATHING, PATCH SIDING
- 7 CONSTRUCT NEW DECK, RAILING AND STEPS OF PRESSURE TREATED WOOD. RAILINGS AT 36"H. STEPS MAX. 7-1/2"H MINIMUM 10"D. AND MIN 36"W.
- 8 NEW WALL: DECK TO CEILING, 2X4 STUDS, T-11 SIDING, TWO COATS EXTERIOR LATEX PAINT
- 9 NEW 36"H. PRESSURE TREATED WOOD RAILING WITH 2X2 SPINDALS AT 4" APART.
- 10 AT EAVE, BETWEEN EXISTING COLUMNS, INSTALL FAKE BEAM, 2X4 FRAMING, 12"H. PLYWOOD BOTH SIDES, PAINT WITH EXTERIOR GRADE LATEX.

## GENERAL NOTES

1. REPAIR ALL DAMAGED WALLS WITH PLASTER PATCHES OR NEW DRYWALL.
2. REPLACE ALL DAMAGED FLOORS.
3. PAINT ALL EXTERIOR EXPOSED WOOD.
4. ADD SINGLE-STATION CARBON MONOXIDE DETECTORS: ONE IN BASEMENT, IN EACH APARTMENT; ONE AT LIVING/DINING DOORWAY, ONE INSIDE EACH BEDROOM.
5. VERIFY EXISTING SMOKE DETECTORS AT THESE LOCATIONS, IF MISSING, INSTALL NEW SINGLE-STATION DETECTOR: ONE IN BASEMENT, ONE IN EACH STAIRWELL AT 2ND FLOOR CEILING. IN APARTMENTS: ONE ADJACENT TO EACH CARBON MONOXIDE DETECTOR.



JOB#: 221-05  
DATE: 2-25-2021  
REV/I: 3-25-21

124 Feigel Avenue  
Syracuse, N.Y. 13203

PITCHER architect PLLC

315.474.1219

CHANGE OF OCCUPANCY  
GROUP R-4 TO 2-FAMILY  
1017 BUTTERNUT ST  
SYRACUSE, NY

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FIRST  
FLOOR  
PLAN &  
NOTES

A-1

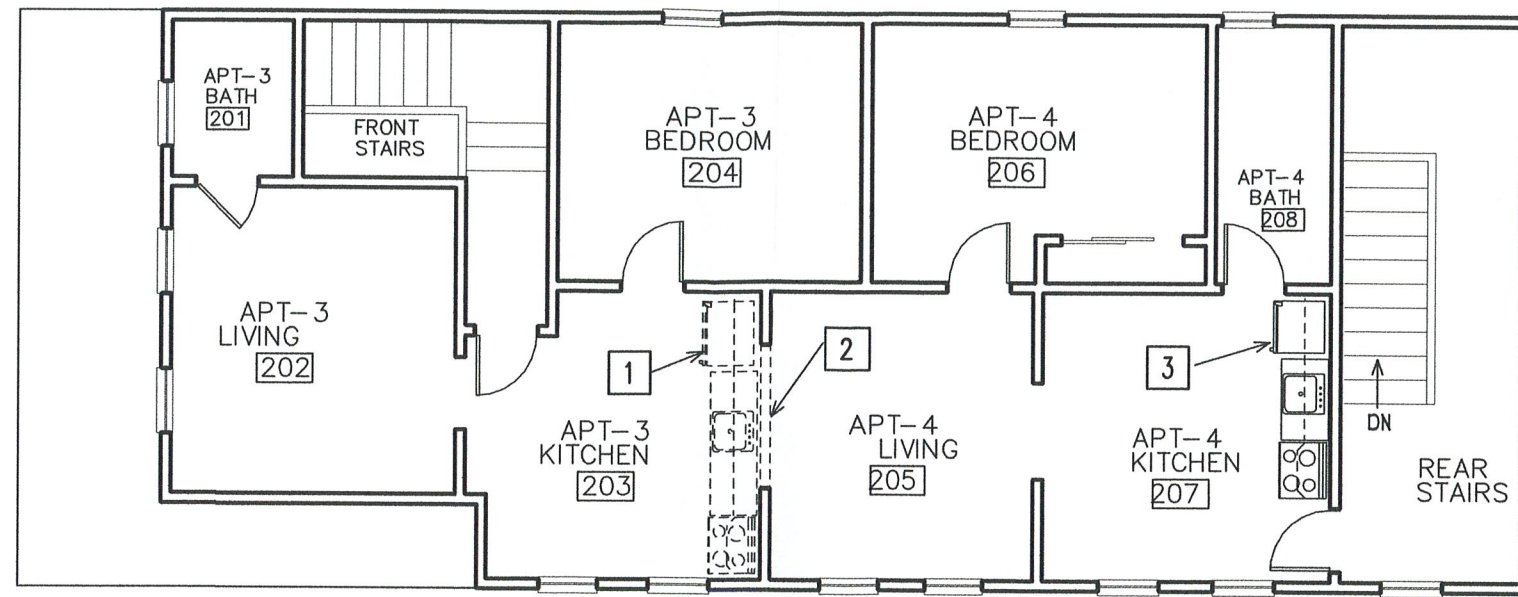


## NUMBERED NOTES

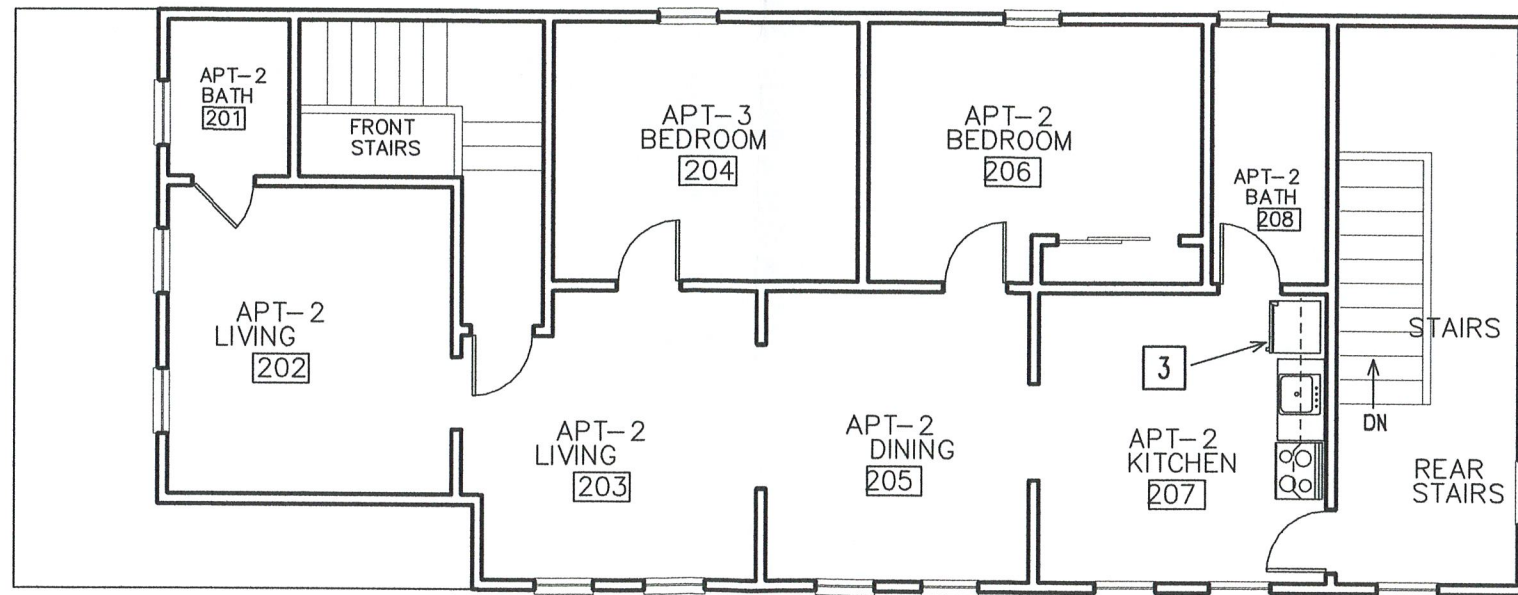
- 1 REMOVE EXISTING KITCHEN, CAP ALL PLUMBING LINES, RELOCATE EXISTING ELECTRICAL AS NECESSARY.
- 2 CUT NEW DOOR OPENING IN NON-BEARING WALL, 60" WIDE, WITH NEW DRYWALL CORNERS
- 3 EXISTING KITCHEN TO REMAIN

## GENERAL NOTES

1. REPAIR ALL DAMAGED WALLS WITH PLASTER PATCHES OR NEW DRYWALL.
2. REPLACE ALL DAMAGED FLOORS.
3. PAINT ALL EXTERIOR EXPOSED WOOD.



1 2ND FLOOR - EXISTING  
A-2 3/16" = 1'-0"



2 SECOND FLOOR - NEW  
A-2 3/16" = 1'-0"

0 5 10 SCALE IN FEET 20



No modifications shall be made to these drawings except as provided by N.Y.S. Education Law.

JOB#: 221-05  
DATE: 2-25-2021  
3-25-21

124 Feigel Avenue  
Syracuse, N.Y. 13203

PITCHER architect PLLC  
315.474.1219

CHANGE OF OCCUPANCY  
GROUP R-4 TO 2-FAMILY  
1017 BUTTERNUT ST  
SYRACUSE, NY

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SECOND  
FLOOR  
PLAN &  
NOTES  
A-2

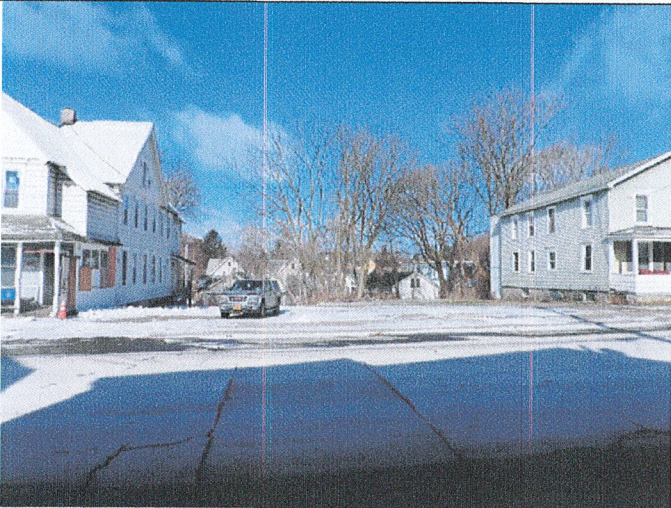




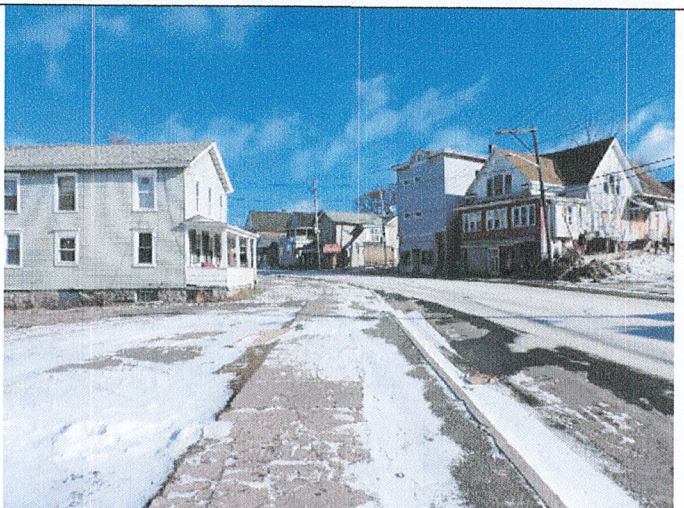
913, 915, 917 Butternut (left to right)



917 Butternut (center)



To right: two neighboring lots



Turning right: Butternut St north east



Turning right, looking east- northeast

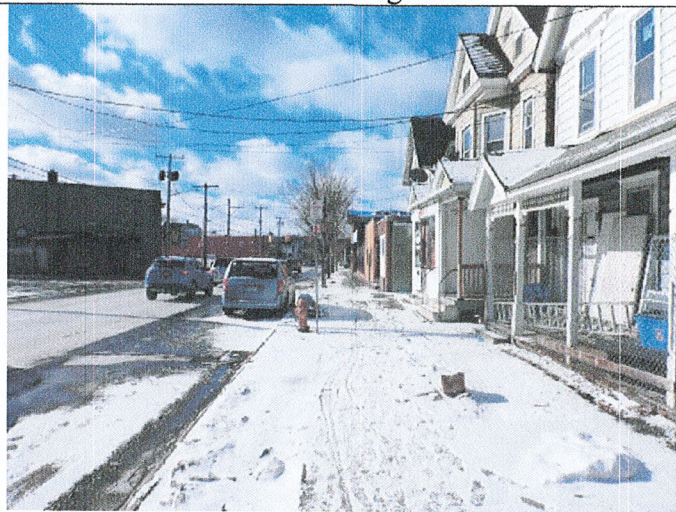


Turning right, looking east opposite 917.





Turning right, looking south



Turning right, looking southwest down Butternut.

**Pitcher Architect, PLLC**

124 Feigel Avenue

Syracuse, NY 13203

315.474.1219 ||| jobspitarch@gmail.com

**LETTER OF TRANSMITTAL**Date **3-25-21**Job No. **221-05**

Attention

**Variance Application**

To:

**Zoning Admin.**

Subject:

**917 Park Street; Variance application****WE ARE SENDING YOU** the following items☒ Attached☐ Under separate cover via \_\_\_\_\_

☐ Shop drawings   ☐ Prints   ☐ Plans   ☐ Samples   ☐ Specifications  
☐ Copy of letter   ☐ Change Order   ☐ \_\_\_\_\_

Copies	Date	No.	Description
1	3-23-21		L-1, A-1, A-2
1	3-23-21		Variance application & Short form
1	3-23-21		photographs

**THESE ARE TRANSMITTED as checked below:**

☒ For approval   ☐ Approved as submitted   ☐ Resubmit \_\_\_\_ copies for approval  
☐ For your use   ☐ Approved as noted   ☐ Submit \_\_\_\_ copies for distribution  
☐ As requested   ☐ Returned for corrections   ☐ Return \_\_\_\_ corrected copies  
☐ For review, comment   ☐ \_\_\_\_\_  
☐ For bids due \_\_\_\_\_   ☐ Prints returned after loan to us

**REMARKS:**

Discard all previous copies of drawings. Use attached drawings dated 3-23-21.

Note: Rev.1 on A-1 shows the side yard encroachments for waivers.