



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>V-24-20</u>	<i>Staff Report – October 31, 2024</i>					
<i>Application Type:</i>	Area Variance					
<i>Summary of Proposed Action:</i>	The applicant is seeking relief from the R2 Zone District maximum structural coverage standard of 30%. The current structural coverage is 37% (1,480 SF) of the 4,000 SF lot on property situated at 212 Herbert Street and already exceeds the structural coverage max. The applicant submitted an area variance to further exceed the maximum structural coverage by an additional 5% in order to build a 240 SF garage. The proposed structural coverage will total 42% (1,720 SF) of the 4,000 SF lot.					
<i>Project Address:</i>	212 Herbert Street & Gilbert Avenue (Tax ID: 009.-08-07.0)					
<i>Owner/Applicant</i>	David Janket, (Owner/Applicant)					
<i>Zoning Violations</i>	<p>The proposed project is seeking an area variance from the Board of Zoning Appeals to violate the following Zoning Ordinance:</p> <ol style="list-style-type: none"> ReZone, Art. 2, Sec. 2.3B, Table 2.3 – Lot Coverage Maximum for Structures is 30% <table border="1" data-bbox="461 903 1481 1003"> <thead> <tr> <th>Allowed in Zoning Code</th> <th>Proposed by Applicant</th> </tr> </thead> <tbody> <tr> <td>Maximum structural coverage: 30% of the lot area</td> <td>Proposed structural coverage: 42% of the lot area.</td> </tr> </tbody> </table>		Allowed in Zoning Code	Proposed by Applicant	Maximum structural coverage: 30% of the lot area	Proposed structural coverage: 42% of the lot area.
Allowed in Zoning Code	Proposed by Applicant					
Maximum structural coverage: 30% of the lot area	Proposed structural coverage: 42% of the lot area.					
<i>Existing Zone District:</i>	High Density Residential, R2 Zone District					
<i>Summary of Changes</i>	None					
<i>Surrounding Zone Districts:</i>	<p>The neighboring properties to the south are located in the R2 Zone District. The neighboring properties to the north are located in the R2 Zone District. The neighboring properties to the west are located in the R2 Zone District. The neighboring properties to the east are located in the R2 Zone District.</p>					
<i>Companion Application(s)</i>	None					
<i>Scope of Work:</i>	The scope of work includes: (i) Placing a pre-built garage on skids on the north of the property located on the gravel space of the survey.					

Staff Analysis:

Factors:

- The current 37% structural coverage of the lot is legal non-conforming including the primary single-family dwelling and shed. The applicant proposes to further increase the non-conforming structural coverage.
- The driveway created with this proposed garage will create a second driveway, which is illegal according to DPW regulations.
- The requested variance aims to permit an additional 5% (240 square feet) of structural coverage on the lot.
- The lot is a corner lot located on a slope, minimizing available locations for additional structural coverage.
- The current driveway is considered an illegal parking area via DPW driveway standards.

Area Variance Criteria:

1. **Neighborhood Character Justification:** This garage will make the neighborhood look better as it is not a cheap looking building. The garage will be in the rear setback and is by no means an eyesore. The character of the neighborhood is that almost all houses in the 200 block of Herbert Street have a garage. On the contrary my house does not conform to them. It should be allowed when a new regulation pertaining to Art. 2 Sec 2.3(B) is enacted and an area variance by law is allowed.

2. **Feasibility of Alternatives Justification:** There is no other way to build a 1-car garage as the house is on the corner and the land slopes up. If the garage was built on the front or side of the side of the house it would interfere with traffic visibility at the stop sign and create a hazard.

3. **Substantiality Justification:** The lot would look odd without a garage. There used to be a cabin on the lot. Parts of the foundation are still there. The pipe is sticking out of the ground vent stack for sewer there. This was before ReZone. That is why there is no garage there. Furthermore, my lot is one of the largest on Herbert Street. Almost all houses have a garage on smaller lots. The lot cannot really be used for anything else as you have to go upstairs from the house to get to the lot and the part that is not level slopes down.

4. **Adverse Effect Justification:** There will be no adverse effect or impact on the physical environment because the garage is on skids. It will not require a dig out, it will be placed on gravel on the lot which will not require digging.

5. **Self-Created Hardship Justification:** New York State has created a problem that no gas cars will be allowed in a few years. Because of the weather in Syracuse a Tesla would be needed in a garage so my house would not be as desirable to sell without a garage. Furthermore, the wife & I are disabled, and I am 76 years old, the come has time where I need a John Deere tractor with a plow to shovel the snow on the sidewalk that goes uphill. This tractor needs to be put under lock and key with an alarm. It is very expensive but cheaper than a nursing home. I just want to stay in my home and not be pushed out because of a disability.

Conditions if granted:

- The applicant shall comply with the general conditions for approval of variance application. (See the attached sheet "General Conditions for Variance Approval)
- Shed installation does not grant any approval for a driveway, curb cut, or entrance to/from the ROW.
- Shed must be set back from the ROW no less than 5' to account for door swing and line of sight.
- The applicant must forfeit one of the parking areas so as not to create two illegal driveways.

Zoning Procedural History:	No Zoning Procedural History
Summary of Zoning History:	N/A
Code Enforcement History:	See attached code enforcement history.
Property Characteristics/ Existing Conditions:	<p>The subject property is a regularly shaped lot with 100 FT of frontage along Gilbert Ave. and 40 FT of frontage along Herbert St. The eastern property line borders 40 FT along 213 Curtis St. & Gilbert Ave., and the southern property line borders 100 FT along 210 Herbert St. The existing structures on the property are a single unit detached dwelling measuring 1,407.3 SF and a shed measuring 74.2 SF</p> <p>The parcel size is 0.9 acres/ 4,000 SF</p>
SEQR Determination:	Pursuant to 6 NYCRR §617.2(a1), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was not reviewed by the Onondaga County Planning Board.

Applicant Submittals: The application submitted the following in support of the proposed project:

- Area Variance Application
- Short Environmental Assessment Form Part 1
- Location Survey on Lot 52, Block 107-Former Village of Salina, Known as No. 212 Herbert Street, City of Syracuse, County of Onondaga, State of New York. Created by Licensed Land Surveyor Micheal McCully, Dated: 9/18/2024 Scale: As Noted.
- Denial of Driveway Permit
- Picture of Proposed Garage
- Pictures of Streetscape and Site

Attachments:

Area Variance Application

Short Environmental Assessment Form Part 2 & 3

Code Enforcement History

IPS Comments from City Departments

Context Maps:



Figure 1. Zone District of Subject Property

Description: Figure 1 shows the current Zone District of the subject property

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2. Aerial Imagery of Subject Property

Description: Figure 2 shows satellite imagery of the subject property.

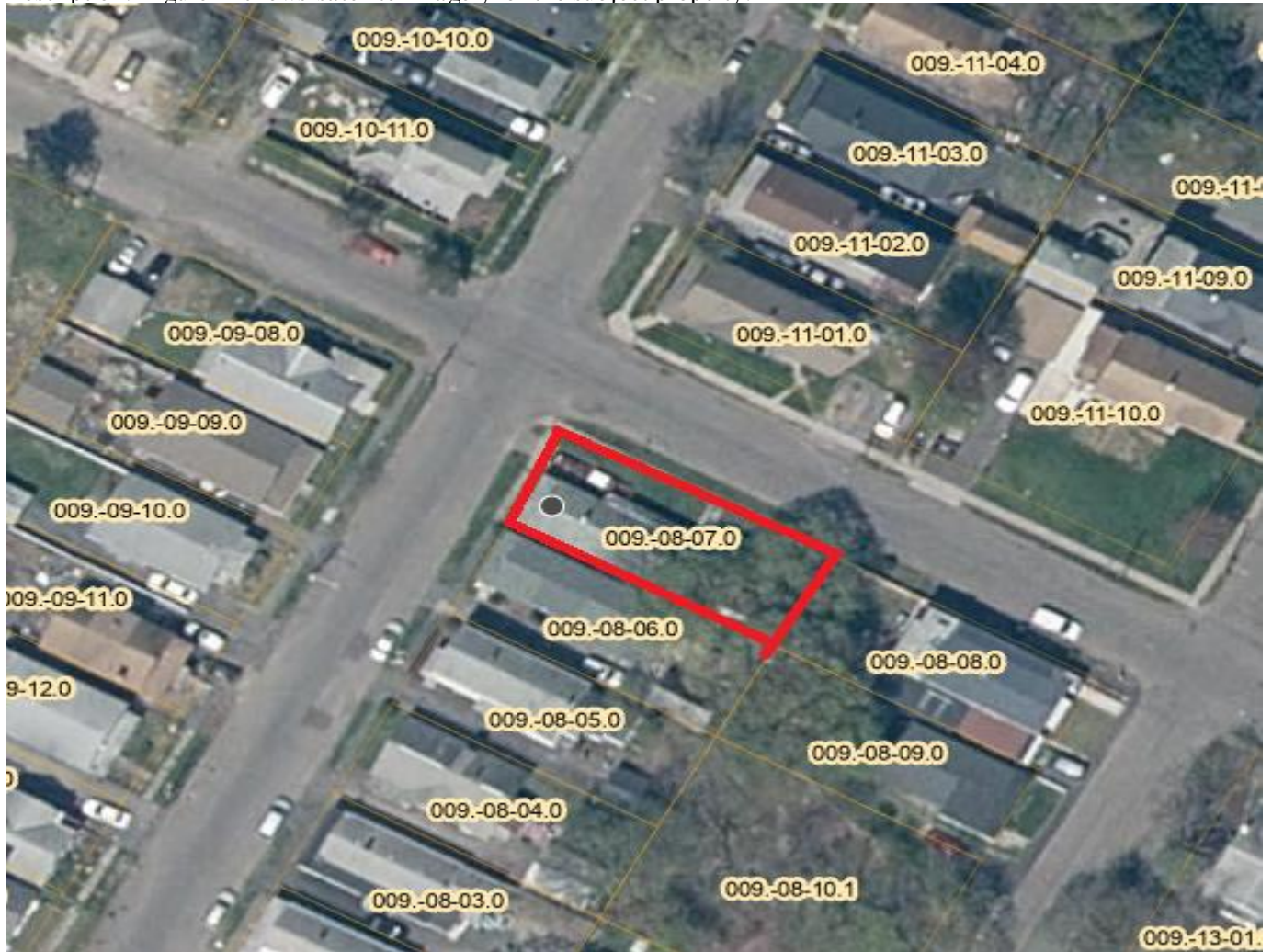


Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Variance Application



For Office Use Only	
Zoning District: <u>R2</u>	
Application Number: <u>V-24</u> - <u>20</u>	
Date: <u>10/31/24</u>	

Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Variance Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: Garage Pre-Built on Runners		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 212 Herbert St. & Gilbert Ave (Tax ID: 009.-08-07.0)		
Lot numbers: 009.-	Block number: 08-07.0	Lot size (sq. ft.) 4,000 Sq FT
Current use of property: Single Unit Detached Dwelling		Proposed: Same
Current number of dwelling units (if applicable):		Proposed:
Current hours of operation (if applicable):		Proposed:
Current onsite parking (if applicable):		Proposed:
Zoning (base and any overlay) of property: R2		
Companion zoning applications (if applicable, list any related zoning applications):		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary): <p>I am under contract for this custom-made garage. Their plant will be shutting down soon for the winter months. The company that built this garage has business over 35 years and has built thousands of them. I picked the most expensive one to enhance the neighborhood and the city told me when I applied all I needed was an updated survey. Now the story changes after I spent thousands of dollars. Now I am in a position where I could be sued for breach of contract if I don't take the delivery. I will lose thousands of dollars, it is in their contract. This is an emergency, which is why I am applying for the variance. I believe I meet all 5 criteria needed to approve an area variance. Thank you for trying to help me. (This was written on the post-it note included in the application)</p>		

Variance Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name: *David Janket*

Signature: *David Janket*

Date: *October 9, 2024*

Mailing address: *212 Herbert St. Syracuse NY 13208*

Print authorized agent's name:

Date:

Signature:

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

I am under contract for this custom made garage there plant will be shutting down soon for the winter months the company that built this garage has been in business over 35 years and built thousands of them I picked the most expensive one to enhance the neighborhood & was told when I applied all I needed was an updated survey now the story changes after I spent thousands & thousands of dollars and now I am in a position where I could be sued for breach of contract if I don't take delivery and will lose thousands of dollars it is in there contract this is an emergency if I have to have a variance I need it right AWAY thank you in advance for trying to help me

Variance Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syrgov.net

Area Variance Test

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 (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf for more information).

Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.

1. Neighborhood Character

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.

This garage will make the neighborhood look better as it is not a cheap looking building. The garage will be in the rear setback and is by no means an eyesore. The character of the neighborhood is that almost all houses in the 200 block of Herbert Street have a garage. On the contrary my house does not conform to them. It should be allowed when a new regulation pertaining to Art. 2 Sec 2.3(B) is enacted and by law is allowed an area variance.

2. Feasibility of Alternatives

Describe whether the benefit sought by the applicant can be achieved by some other method that will be feasible for the applicant to pursue, other than an area variance.

There is no other way to build a 1-car garage as the house is on the corner and the land slopes up. If the garage was built on the front or side of the side of the house it would interfere with traffic visibility at the stop sign and create a hazard.

3. Substantiality

Describe whether the requested area variance is substantial.

The lot would look odd without a garage. There used to be a cabin on the lot. Parts of the foundation are still there. The pipe is sticking out of the ground vent stack for sewer there. This was before ReZone. That is why there is no garage there. Furthermore my lot is one of the largest on Herbert Street. Almost all houses have a garage on smaller lots. The lot cannot really be used for anything else as you have to go upstairs from the house to get to the lot and the part that is not level slopes down.

4. Adverse Effect

Describe whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

There will be no adverse effect or impact on the physical environment because the garage is on skids. It will not require a digout, it will be placed on gravel on the lot which will not require digging.

5. Self-Created Difficulty

Describe whether an alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

New York State has created a problem that no gas cars will be allowed in a few years. Because of the weather in Syracuse a Tesla would be needed in a garage so my house would not be as desirable to sell without a garage. Furthermore the wife & I are disabled and I am 76 years old, the come has time where I need a John Deere tractor with a plow to shovel the snow on the sidewalk that goes uphill. This tractor needs to be put under lock and key with an alarm. It is very expensive but cheaper than a nursing home. I just want to stay in my home and not be pushed out because of a disability.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

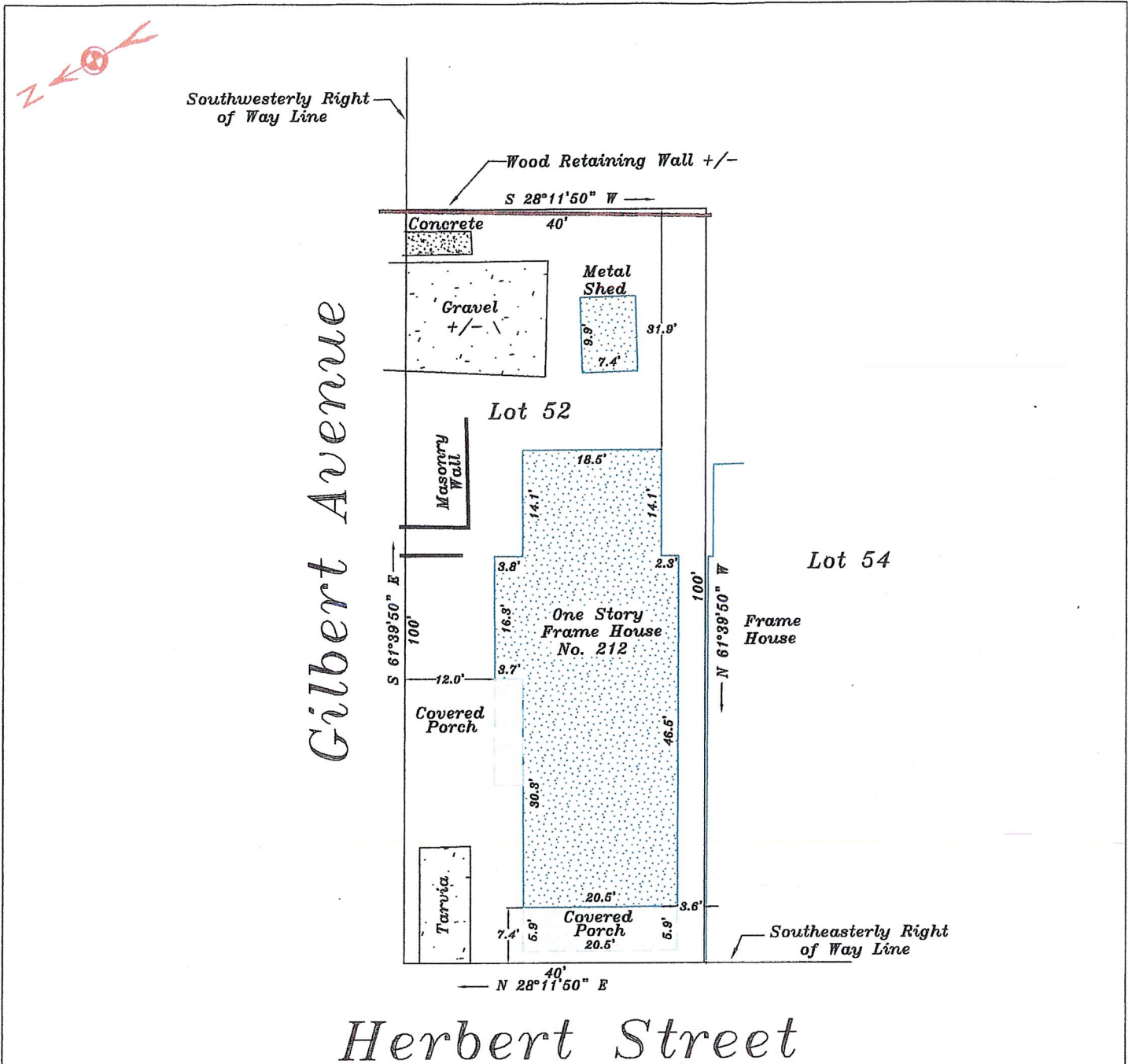
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
PLACE Prebuilt Garage that is ON Skids ON LOT			
Name of Action or Project: 1 car GARAGE			
Project Location (describe, and attach a location map): I AM ON the Corner of Herbert and Gilbert St The Garage Will Be Located IN the BACK of the House Like the one Across the Street AT 213 only it will Be Much Smaller			
Brief Description of Proposed Action: Less than a year Ago I could HAVE got a permit without A Variance BUT All The Houses in my Block Have a one Car or 2 car Garage The site is Graded 19 yrs old AND will HAVE to come Down soon It is the kind you get at Home Depot it Does Not HAVE A FOUNDATION SO when you TOTAL up my 50 feet it Can use you Add This. 1 I Am Not Allowed to have the privileges of MAKING a Garage that the Neighbors CAN and ENJOY 2 The variance is Necessary to ENJOY basic property Rights Available to other similarly zoned Properties 3 There is No UNAuthorized Activity that is Allowed for the Neighbors to HAVE Garages 4 there is No Adverse Impact on the site It will ACTUALLY Improve the Looks Where the site could Not be Used for other Purpose MAINTAINING the yard Can Not be Met I AM 76 yrs old the way the lot slopes that has a sidewalk that has to be maintained in winter I CAN NOT use a Snow blower AS I AM Disabled I have Crohns Disease, peroneal Nerve Damage, being treated for a Heart Condition I HAVE STENTS So I had to Buy John Deere tractor with plow that CAN NOT be put in the shed because of the incline to shed So without Garage you are MAKING 2 Disabled persons HAVE to leave there Home			
Name of Applicant or Sponsor: David JANKet		Telephone: 315-8770036	
Address: 212 Herbert St		E-Mail: beaversez@yahoo.com	
City/PO: Syracuse		State: New York	Zip Code: 13208
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			
b. Total acreage to be physically disturbed? Does not require foundation			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			
			Lot Size 40'x100'
			40'x100'
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			

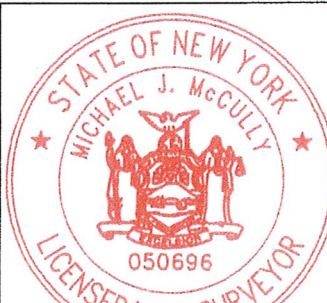
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	NO	YES	
If Yes, identify: _____	<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 services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	<input checked="" type="checkbox"/>	YES	
If No, describe method for providing potable water: <u>IT IS A GARAGE DOES NOT NEED WATER</u> _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	
	<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?		<input type="checkbox"/>	
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 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 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,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>David Janket David Janket</u> Date: <u>October 14, 2024</u>		
Signature: <u>David Janket</u> Title: <u>HOME OWNER</u>		



Date of Fieldwork: 09-18-24
 Tax Id#: 9-8-7
 Deed: 5752/661
 Abstract: Not Provided

Michael J. McCully
 Land Surveying PLLC
 5875 Fieldstone Drive
 Cazenovia New York 13035
 Phone : (315) 815-5034



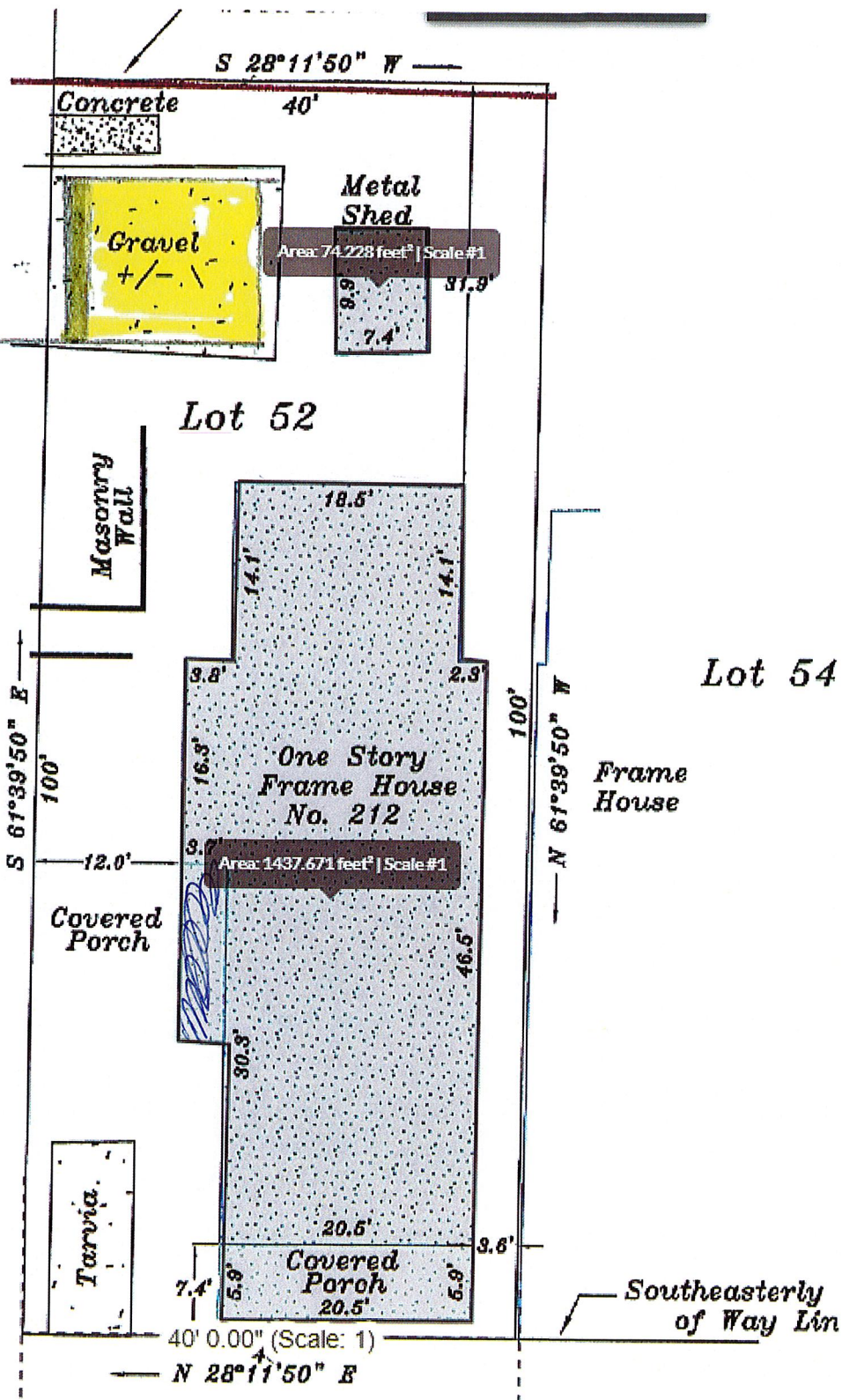
Location Survey on Lot 52, Block 107
 - Former Village of Salina

Known as No. 212 Herbert Street,
 City of Syracuse, County of Onondaga
 State of New York

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

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

Gilbert Avenue



Amber Dillon
Plans Examiner I
Zoning Administration
300 South State Street, Syracuse, NY 13202
(315) 448-4780

CALL FOR AVAILABILITY

shown with cash pricing

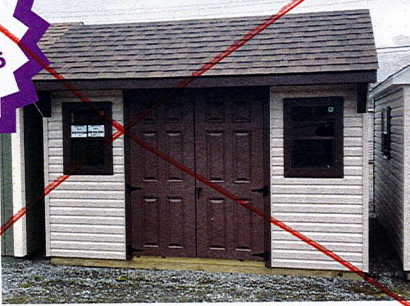
Not A permanent Building Does Not Require foundation

This is a Discontinued Model

July 1, 2023

10X12 QUAKER

~~\$6155~~
~~-\$923.25~~
\$5231.75



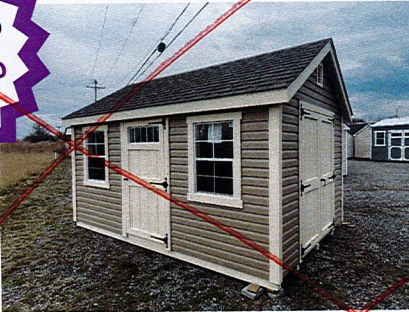
10X14 CAPE

~~\$6459~~
~~-\$968.85~~
\$5490.15



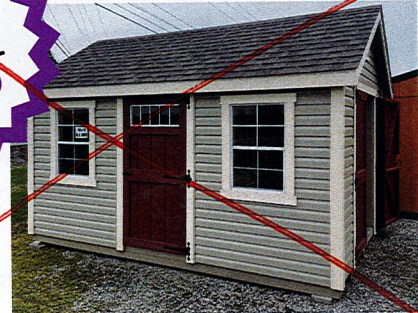
10X14 NE CAPE NAVAJO

~~\$7270~~
~~-\$1090.50~~
\$6179.50



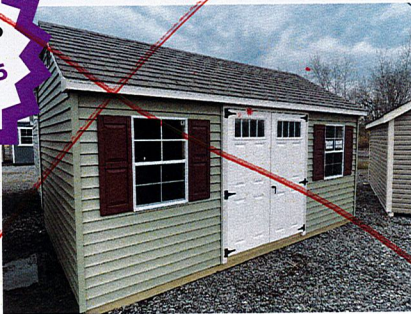
10X14 NE CAPE RED DOORS

~~\$7400~~
~~-\$1110~~
\$6290



10x16 MONTEREY

~~\$6915~~
~~-\$1037.25~~
\$5877.75



12X14 NE TRANSOM

~~\$8955~~
~~-\$1343.25~~
\$7611.75



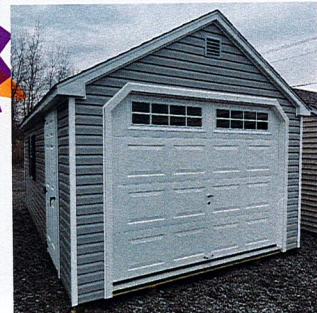
12X16 CAPE

~~\$8015~~
~~-\$1202.25~~
\$6812.75



12X20 CAPE GARAGE

~~\$10185~~
~~-\$1527.75~~
\$8657.25



Stock shed delivery in approx 3 weeks from site-ck
FREE LEVELING with patio block up to 10' x 14' (we do not excavate)



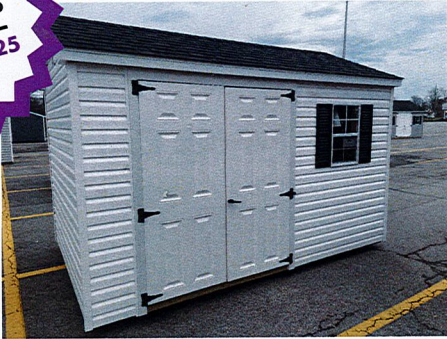
STURDI-BUILT STOCK SHED SALE

shown with cash pricing

10x12 NE CAPE P IN BROWN \$5142.50
 10x12 DUTCH BARN P \$4951.25
 10x12 NE CAPE P IN AVOCADO \$5802.95
 10x12 CAPE WITH 4-LITE DOORS \$5333.75
 8x12 A-FRAME \$4407.25
 10x12 CAPE \$5206.25

~~\$5185~~
~~-\$777.75~~
\$4407.25

8X12 A-FRAME



~~\$6125~~
~~-\$918.75~~
\$5206.25

10X12 CAPE



~~\$6275~~
~~-\$941.25~~
\$5333.75

10X12 CAPE WITH 4-LITE DOORS



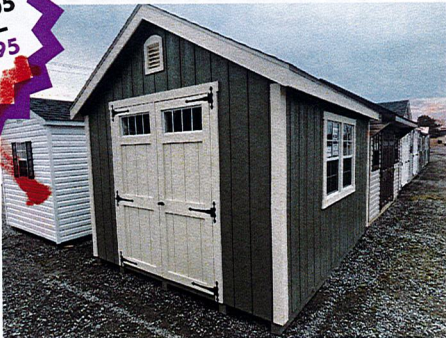
~~\$6050~~
~~-\$907.50~~
\$5142.50

10X12 NE CAPE P IN BROWN



~~\$6827~~
~~-\$1024.05~~
\$5802.95

10X12 NE CAPE P IN AVOCADO



~~\$5825~~
~~-\$873.75~~
\$4951.25

10X12 DUTCH BARN P



Stock shed delivery in approx 3 weeks from site-ck
FREE LEVELING with patio block up to 10' x 14' (we do not excavate)

Find messages, documents, photos or people [Advanced](#) ▾



Home

Your Norton Order C City of Syracuse - Roc 212 Herbert | Permit ,

Compose

← Back ↶ ↷ → Archive Move Delete Spam ... ▲ ▾ ×



Inbox

1

212 Herbert | Permit Application Denied

Yahoo/Inbox ☆

Unread

Starred

Drafts

Sent

Archive

Spam

Trash

^ Less

Views

Hide

Photos

Documents

Emails to myself

Subscriptions

Receipts

Credits

Travel

Folders

Show



Bliss, Teri

From: tbliss@syr.gov

To: BEAVERSEZ@YAHOO.COM

Fri, Sep 27 at 9:49 AM ☆

Good morning,

Your permit application for the *garage* at **212 Herbert St.** has been denied by the department of Zoning with the following feedback provided:

Current structural lot coverage is already over allowed 30% in R2 Zone District pursuant to Art. 2 Sec. 2.3B. Total current structural coverage is 1,436.5 SQ FT, which is 36% of the lot. Additional 240 SQ FT garage would exceed allowed structural coverage further to total 1,676.5 SQ FT, which is 42% of the lot.

The proposed structure does not encroach into any required rear, side setback.

If you would like further guidance or clarification, please reach out to **Amber with Zoning at adillon@syr.gov 315 448-4780.**

Thank you,

Teri

Teri Bliss

Senior Project Manager

Central Permit Office

One Park Place | 300 State St S | Suite 700

Syracuse, NY 13202

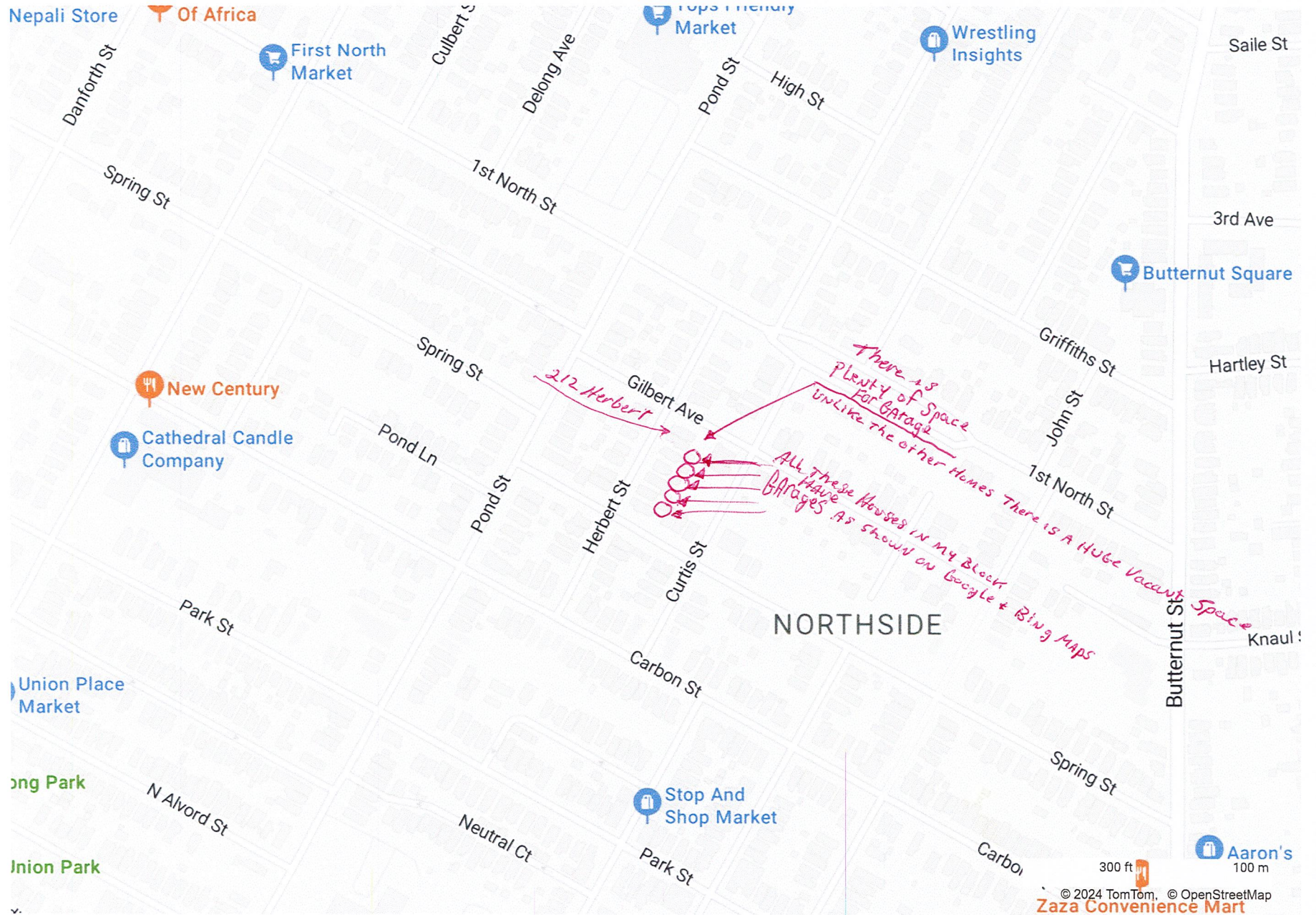
(315) 448-8288

www.syr.gov/Home

SHOWS

IN MY BLOCK ALL THESE HOUSES HAVE GARAGES EXCEPT MINE

SAME SIZE LOTS BUT MANY OF THE HOMES HAVE MORE SQUARE FOOTAGE THAN MINE



REGARDING DENIAL

The house and the Cotage were there before Art-2.
Further more the House & Cotage had a structural cover

The proposed House & Garage would have a structural cover
which is 496 square foot less than original coverage that was

Pictures A 1 + A 2 +

Show the side walk that is still there for the Co

Pictures A 3

Shows the side walk on Gilbert Ave which is now Gilb

Pictures A 5 + A 6 + A 7

Shows the sidewalk to the cotage from the street AND

Pictures B 8 + B 9

Clearly Shows the sidewalk for the cotage

Picture B 10

Shows the post that was there for the MAIL AT the cotage

Pictures C 11 + C 12

Shows the vent for the sewer pipe for the kitchen & Bathroom at the cotage
AS you can plainly see it still exists

Pictures D 13 + D 14 + D 15 AND D 16

Show that parts of the foundation still remain for the cotage

Picture E 17

Show the sidewalk for cotage

Picture E 18

Shows part of the foundation for the cotage

Picture F 19 AND F 20

Show where the car will be when parked inside Garage

PICTURES

G 21

209 Herbert St

G 22

211 Herbert St

G 23

ACROSS St ON Corner City Corner on corner of Herbert & Gilbert

G 24

ACROSS St

G 26

213 Herbert St

G 25

SAME side of St SAME Block

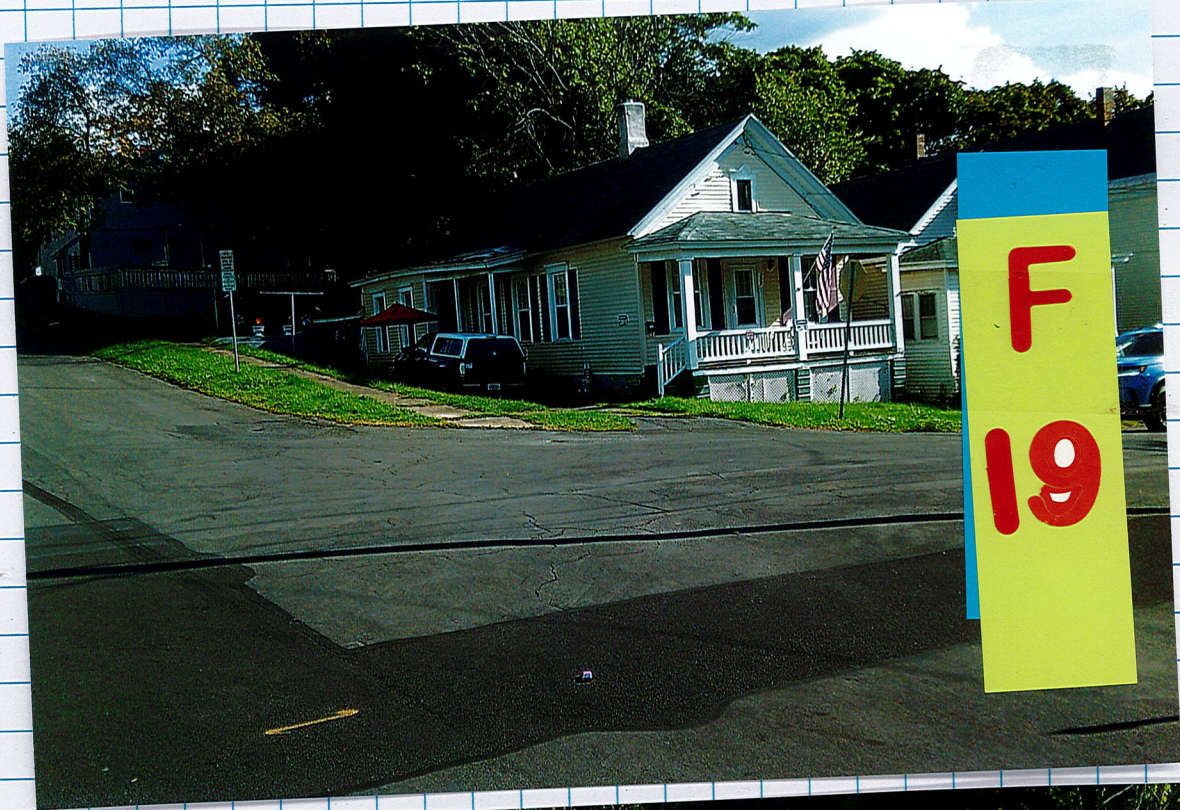
SAME side of St SAME Block

210 Right Next Door

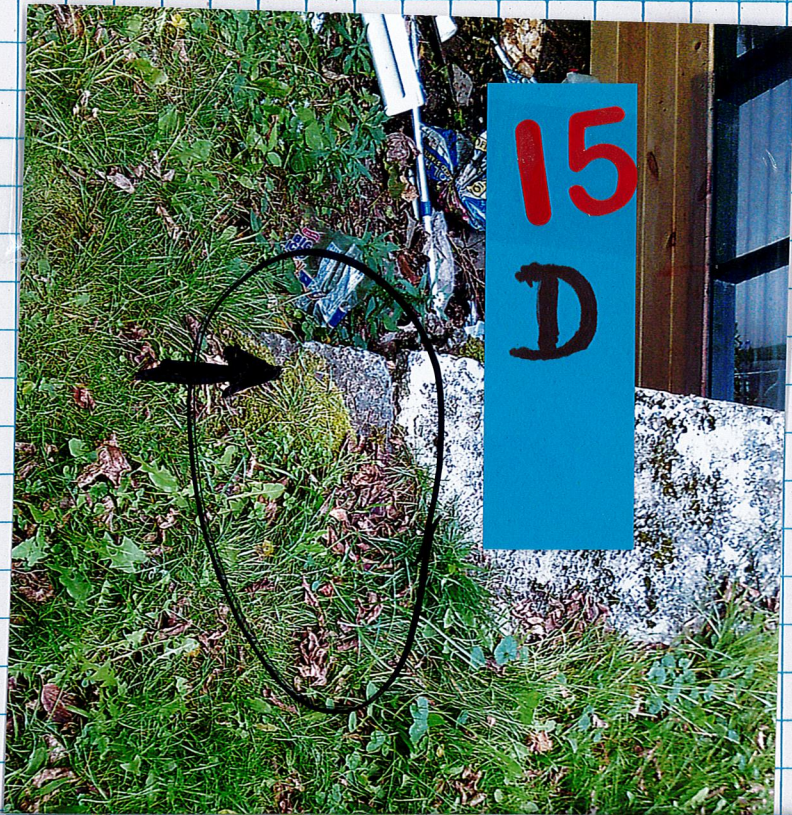
These are
1 and 2 CAR
GARAGES

There ARE many more Garages on Herbert St
I Do Not feel I have to show more AS this has proven I would meet the requirement of PERMIT

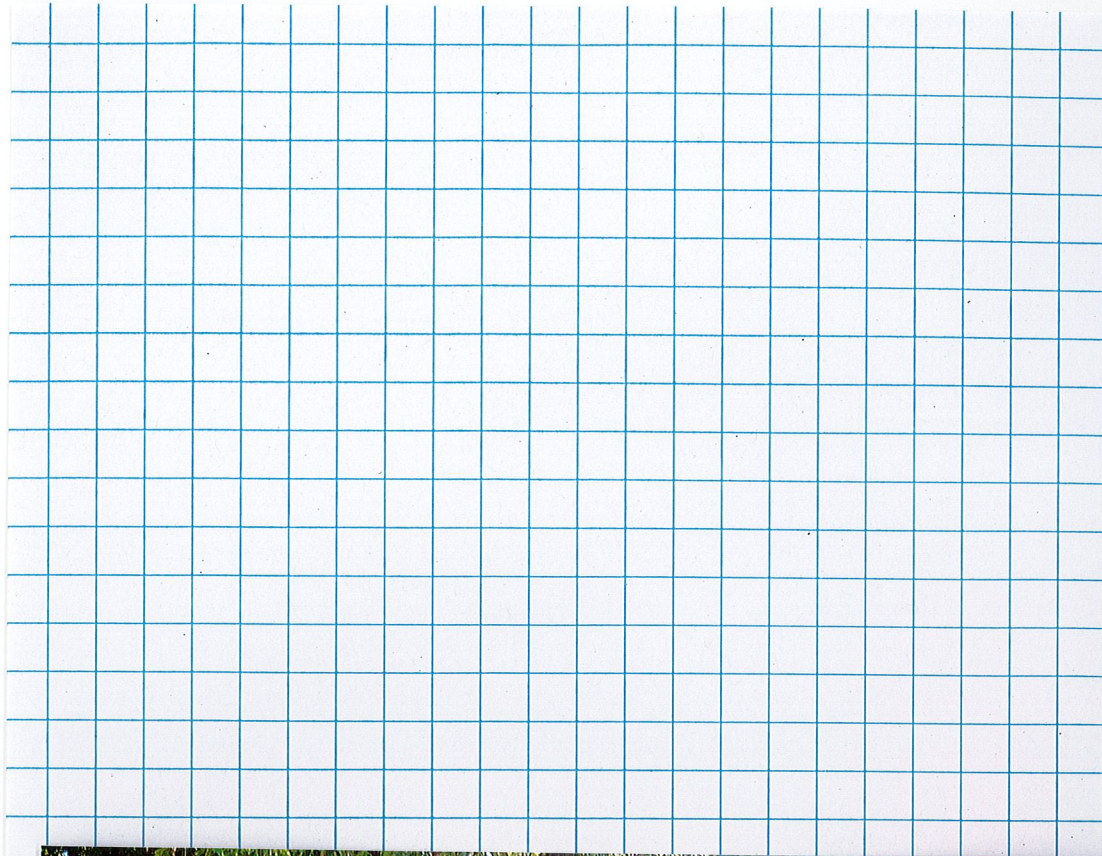
Teri, I am under contract for
this custom made Garage there plant
will be shutting down soon for the
winter months the company that built
this Garage has been in business over 35 years
and built thousands of them I picked the most
expensive one to ENHANCE the Neighborhood
I was told when I opted ALL I needed was
an updated survey now the story changes
after I spent THOUSANDS & THOUSANDS of
dollars AND NOW I AM in a position
where I could be sued for breach of
contract if I don't take delivery
and will lose THOUSANDS of dollars
it is in there contract this is an
EMERGENCY if I have to have a
variance I need it right AWAY
thank you in advance for trying
to help me

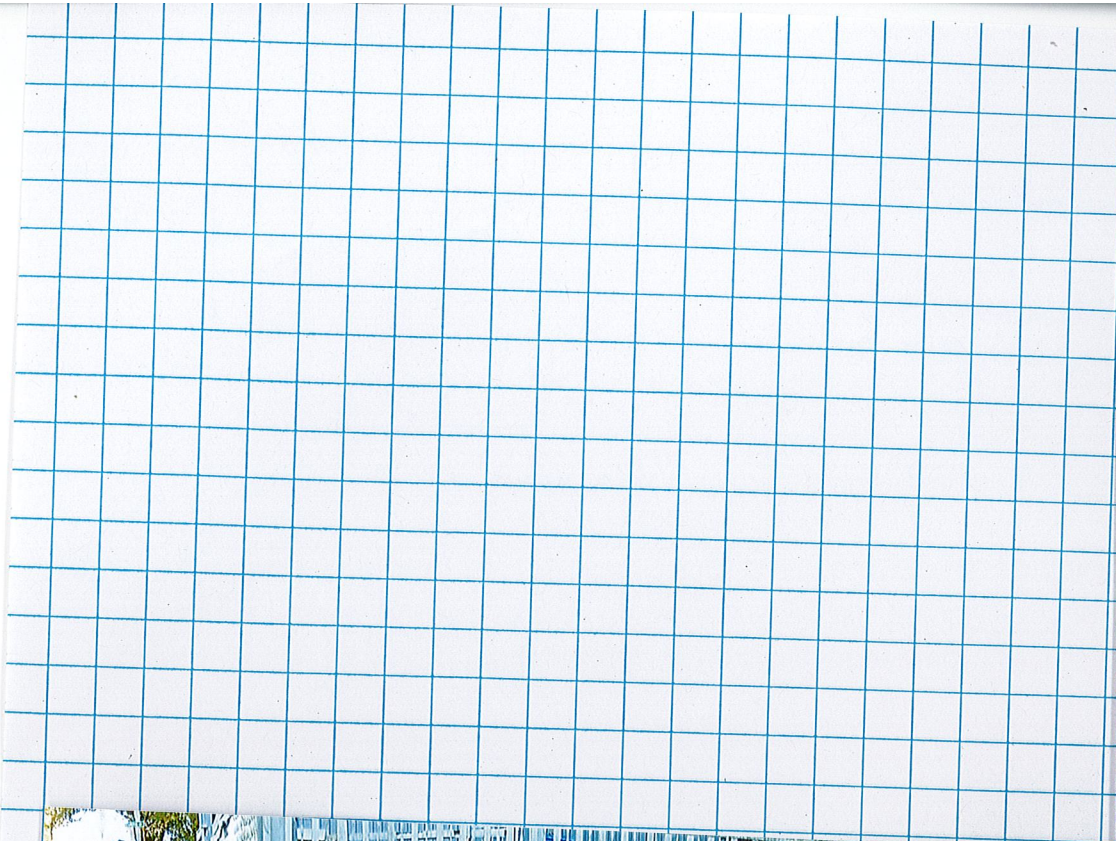




















City of Syracuse

Parcel History

01/01/1900 - 10/23/2024

Tax Map #: 009.-08-07.0

Owners: David Janket

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
212 Herbert St & Gilbert Ave	06/13/14	Completed Complaint	DeadAnimal in Right ofWay	Completed	2014-15840 dead squirrel in bag near pole
212 Herbert St & Gilbert Ave	05/13/15	Completed Complaint	Traffic Sign Req - General	Completed	2015-11158 no parking sign is bent over on gilbert side
212 Herbert St & Gilbert Ave	06/20/15	Completed Complaint	Sewer Back Up	Completed	2015-17332 sewer b/u in basement. will be there between 9-1 tomorrow. jami 314-0492
212 Herbert St & Gilbert Ave	01/15/16	Completed Complaint	Sewer Back Up	Completed	2016-01510 SEWER BACKUP- DAVID 877-0036
212 Herbert St & Gilbert Ave	08/09/17	Completed Complaint	Traffic Sign Req - General	Completed	2017-23116 odd/even side down in dway
212 Herbert St & Gilbert Ave	08/14/18	Completed Complaint	Trash Skip	Completed	2018-23338 trash skipped **7/31..called back, still not picked up ***8/1...called back, still not picked up, said if not picked up will get private hauler and sue city
212 Herbert St & Gilbert Ave	05/01/19	Completed Complaint	Trash Skip	Completed	2019-10408 trash skipped
212 Herbert St & Gilbert Ave	06/30/20	Completed Complaint	Trash Skip	Completed	2020-10657 trash skipped please pick up asap
212 Herbert St & Gilbert Ave	06/30/20	Completed Complaint	Trash Skip	Completed	2020-10729 GARBAGE CAN SKIPPED ALREADY CALLED IN IOUISE 877-0036 PLEASE PICK UP ASAP TUESDAY A M
212 Herbert St & Gilbert Ave	09/24/24	Permit Application	Misc.(deck, fence,ramp)	Denied	51241 Garage Denied by Zoning, applicant notified.
212 Herbert St & Gilbert Ave	10/16/24	Project	Variance (Area)	Active	V-24-20 Area variance to allow 42% structural coverage on lot in R2 Zone District

Project:	V-24-20
Date:	10/31/2024

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: V-24-20

Date: 10/31/2024

Short Environmental Assessment Form Part 3 Determination of Significance

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Syracuse Board of Zoning Appeals

 Name of Lead Agency

10/31/2024

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Chairperson

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

PRINT FORM



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: David Janket
From: Amber Dillon, Zoning Planner
Date: 10/22/2024 3:58:13 PM
Re: Variance (Area) V-24-20
212 Herbert St & Gilbert Ave, Syracuse, 13208

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	10/16/2024		
Zoning Planner	Pending	10/16/2024		
Zoning Administrator	Pending	10/16/2024		
DPW - Transportation Planner	Conditionally Approved	10/22/2024	Neil Milcarek-Burke	No concern with shed, but applicant has created an illegal parking area and second driveway per the application materials. Shed installation does not grant any approval for a driveway, curbcut, or entrance to/from the ROW. Shed must be set back from the ROW no less than 5' to account for door swing and line of sight.