



**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

<i>V-24-11</i>	<i>Staff Report – June 10, 2024</i>					
<b>Application Type:</b>	Area Variance					
<b>Summary of Proposed Action:</b>	Applicants are seeking relief regarding a single-unit dwelling structure to exceed maximum structural coverage of 30%. The project will demolish part of existing dwelling structures and establish a new single-unit dwelling by constructing addition on the remaining portion.					
<b>Project Address:</b>	116 Jasper Street (Tax Map no. 016.-10-0.20)					
<b>Owner/Applicant</b>	Irfan Elahi (Owner) David Colegrove, LaBella Associates (Applicant)					
<b>Zoning Violations</b>	<p>The proposed project is seeking an area variance from the Board of Zoning Appeals to violate the following Zoning Ordinances:</p> <ol style="list-style-type: none"> <li>ReZone, Art. 2, Sec. 2.3B – New Single-unit dwelling structure to exceed maximum allowable structural coverage.</li> </ol> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Allowed in Zoning Code</th> <th style="text-align: center;">Proposed by Applicant</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Maximum structural coverage: 30% of the lot area</td> <td style="text-align: center;">Proposed structural coverage: 35.8% 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: 35.8% of the lot area.
Allowed in Zoning Code	Proposed by Applicant					
Maximum structural coverage: 30% of the lot area	Proposed structural coverage: 35.8% of the lot area.					
<b>Existing Zone District:</b>	Low Density Residential, R2 Zone District					
<b>Summary of Changes</b>	The CPC has approved the Resubdivision (R-24-24) to combine 116 Jasper St and 120 Jasper St into 1 new lot at the 5/28/2024 public hearing. After the Resubdivision, the property owner proposes to demolish part of structure on 116 Jasper St and whole structure on 120 Jasper St and construct an addition on the remaining portion of structure on 116 Jasper St to establish a new single-unit dwelling structure.					
<b>Surrounding Zone Districts:</b>	The neighboring properties to the north, south, east, and west are Low Density Residential, R2 Zone Districts.					
<b>Companion Application(s)</b>	<b>R-24-24 (Resubdivision):</b> Combine the lots at 116 Jasper St and 120 Jasper St into 1 new lot. City Planning Commission has approved R-24-24 on 5/28/2024					
<b>Scope of Work:</b>	The scope of work includes: (1) completely demolishing the existing 1-story single-unit dwelling structure on 120 Jasper St, partially demolishing the 1-story single-unit dwelling structure on 116 Jasper St; (2) constructing an 3489-SF addition on the remaining portion of structure on 116 Jasper St.					
<b>Staff Analysis:</b>	<p><b>Factors:</b></p> <ul style="list-style-type: none"> <li>The proposed single-unit dwelling structure conforms to the requirements of setback, height and lot size in R2 Zone District, except for the structural coverage.</li> <li>The proposed single-unit dwelling use is a permitted land use in R2 Zone District.</li> </ul>					
<b>Zoning Procedural History:</b>	<ul style="list-style-type: none"> <li>04/04/1985   C-0645   Conditional Use to permit servicing of lawn mowers   Denied</li> <li>05/28/2024   R-24-24   Resubdivision to combine the 116 Jasper St and 120 Jasper St into 1 new lot   Approved</li> </ul>					
<b>Summary of Zoning History:</b>	In 04/04/1985, Syracuse City Planning commission denied the Conditional Use Application for servicing lawn mowers at 116 Jasper Street. The City Planning commission approved the resubdivision to combine 116 Jasper St and 120 Jasper St on 05/28/2024.					

**V-24-11**

<b><i>Code Enforcement History:</i></b>	See attached code enforcement history.
<b><i>Property Characteristics:</i></b>	The subject property is a regularly shaped lot with 88.11 feet of frontage along Jasper Street a lot depth of 140.89 feet.
<b><i>SEQR Determination:</i></b>	Pursuant to 6 NYCRR §617.5(c)(17), the proposal is a Type II Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be referred to the Onondaga County Planning Board for review.

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

- Area Variance Application
- Short Environmental Assessment Form Part 1
- Resubdivison Map, New Lot 15 A –Block 454 Lot 15 & The West ½ of Lot 16 –Block 454, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: FORREST L. SEGUIN; SeGUN LAND SURVEYING, P.L.L.C; Scale: 1”= 10’; Dated 03/26/2024.
- Site Plan (Sheet SP100). Prepared by LaBella Associates; Scale: 1”=10’; Dated: 02/09/2024.
- Floor Plans (Sheets A100, A101). Prepared by LaBella Associates; Scale: 1/4”=1’; Dated: 04/23/2024.
- Exterior Elevations (Sheets A201, A202). Prepared by LaBella Associates; Scale: 1/4”=1’; Dated: 04/23/2024.

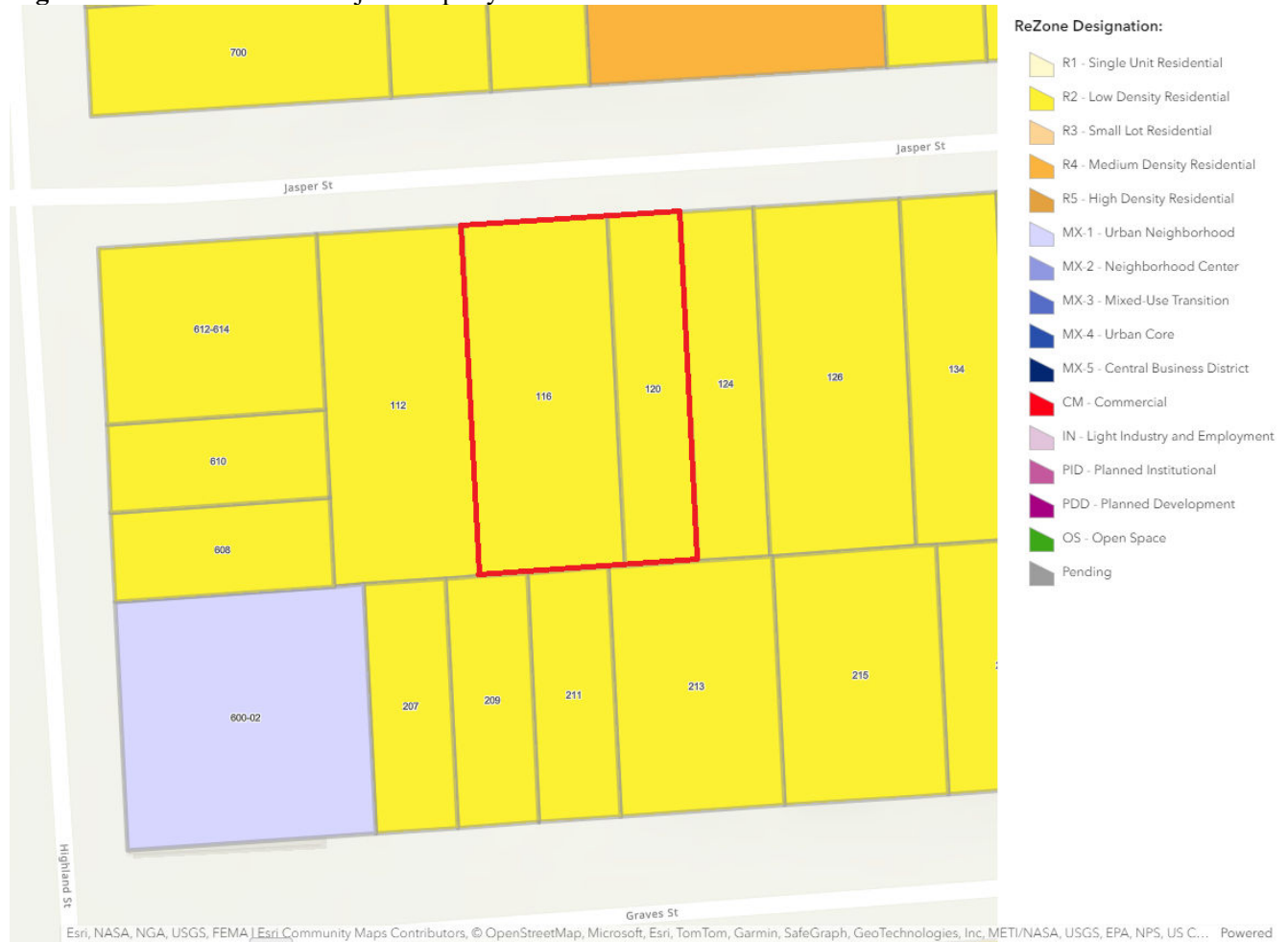
**Attachments:**

Area Variance Application  
Applicant Submittals

Code Enforcement History  
IPS Comments from City Departments

**Context Maps:**

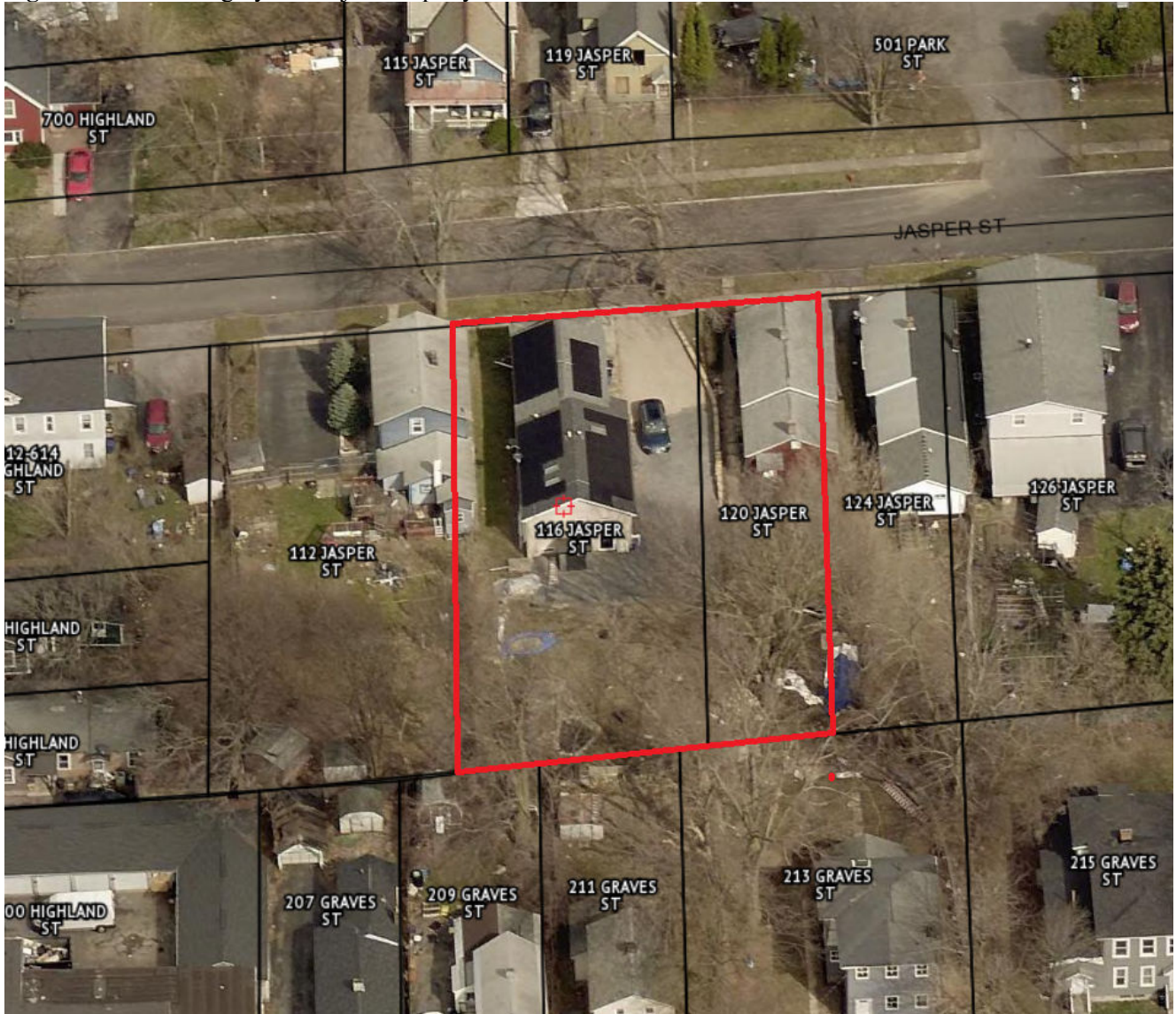
**Figure 1. Zone District of Subject Property**



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: ConnectExplorer™, Eagle View Technology Corporation

## Variance Application



### For Office Use Only

Zoning District: \_\_\_\_\_  
Application Number: V- \_\_\_\_\_ - \_\_\_\_\_  
Date: \_\_\_\_\_

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:		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):		
Lot numbers:	Block number:	Lot size (sq. ft.)
Current use of property:	Proposed:	
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:		
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 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 type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary):		



Variance Application



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One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syrgov.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:** Irfan Elahi

Signature:

Date: May 1, 2024

Mailing address: 2509 James Street, Unit 571, Syracuse, NY 13206

**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.

## 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](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.

#### 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.

#### 3. Substantiality

Describe whether the requested area variance is substantial.

#### 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.

#### 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.

# 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.

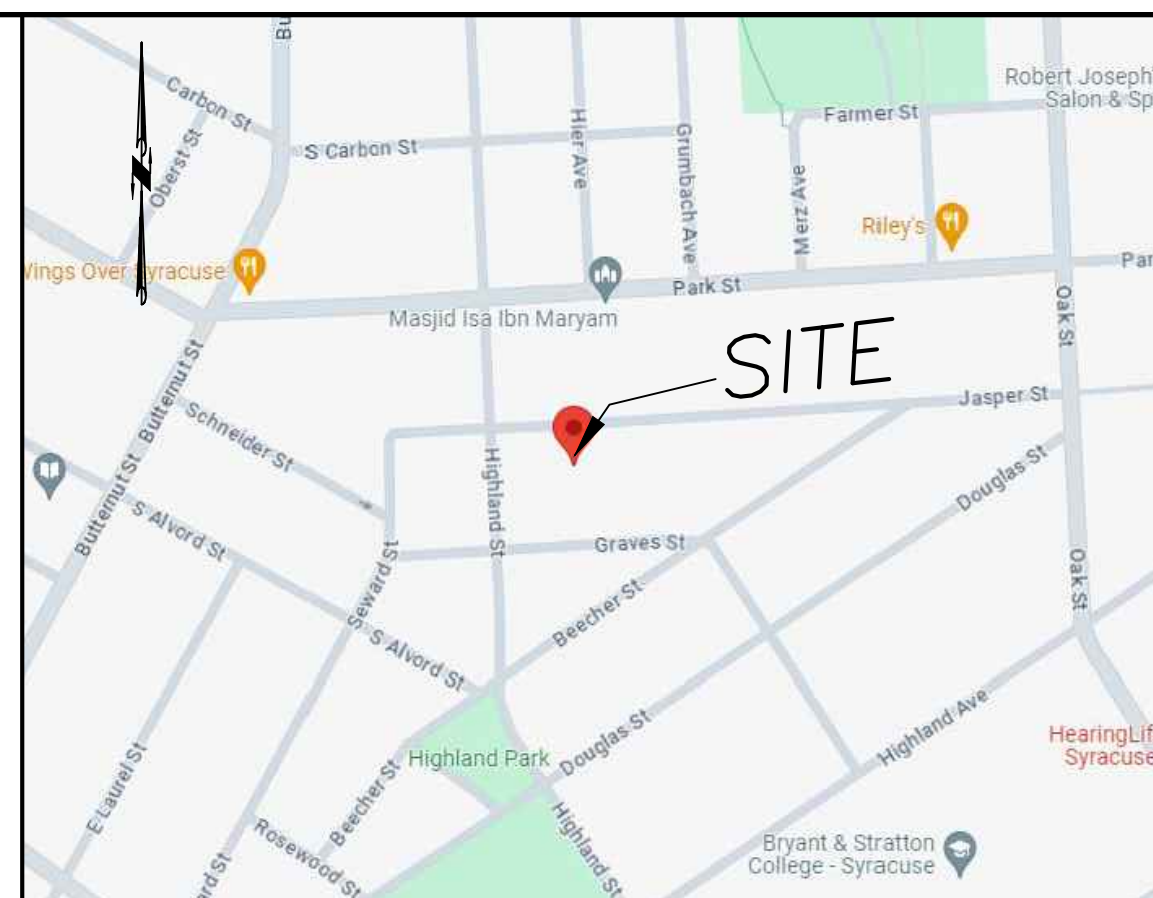
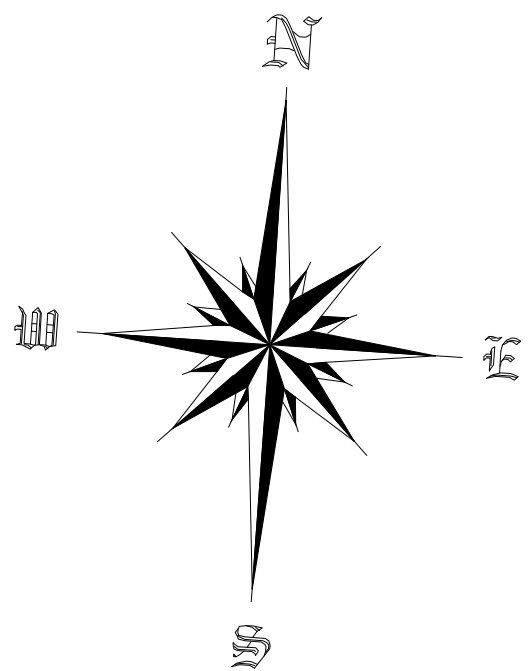
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Area variance for additional structural coverage for enlarged residence at 116 Jasper St.</b>			
Project Location (describe, and attach a location map): <b>116 Jasper St, Syracuse, NY 13203 (New Subdivision lot 15A)</b>			
Brief Description of Proposed Action: <b>Area variance for additional structural coverage for enlarged residence (116 Jasper St.) on the new subdivision property lot 15A</b>			
Name of Applicant or Sponsor: <b>David Colegrove</b>		Telephone: <b>(315) 657-5762</b>	
		E-Mail: <b>dcolegrove@labellapc.com</b>	
Address: <b>316 S. Clinton Street 2nd Floor, Suite 201</b>			
City/PO: <b>Syracuse</b>		State: <b>NY</b>	Zip Code: <b>13202</b>
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 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: <b>Board of Zoning Appeals, Planning Commission, and Permit Office</b>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>+.285</u> acres	
b. Total acreage to be physically disturbed?		<u>± .02</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>± .285</u> 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			

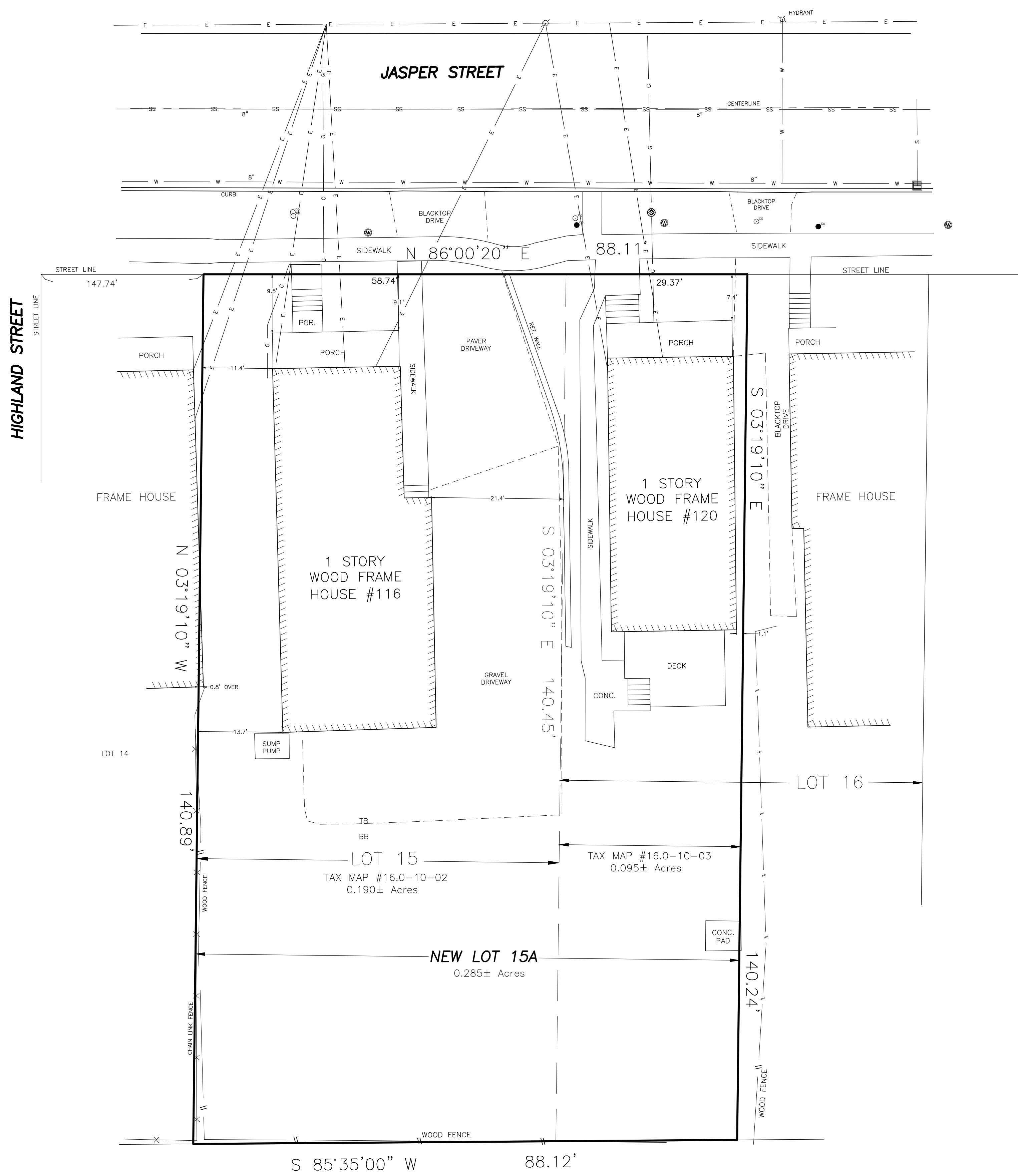


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: N/A	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the 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? 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? 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: _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input 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 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,	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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>David Colegrove</u> Date: <u>04 / 25 / 2024</u>		
Signature: <u>DJP. Cole</u> Title: <u>Senior Project Manager</u>		



LOCATION PLAN  
NOT TO SCALE



**LEGEND**

—SS—SS—	SANITARY SEWER
—W—W—	WATER MAIN
—E—E—	OVERHEAD UTILITIES
—G—G—	UNDERGROUND GAS MAIN
⊙	UTILITY POLE
⊕	WATER VALVE
⊗	SANITARY MANHOLE
○	CLEAN OUT
●	VENT
TB	TOP OF BANK
BB	BOTTOM OF BANK

CITY OF SYRACUSE PLANNING COMMISSION	OWNER APPROVAL  I HEREBY APPROVE THIS TRACT MAP:  Irfan Elahi 115 Ainsley Drive SYRACUSE, N.Y. 13210
CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE FINANCE DEPT.
ONONDAGA COUNTY HEALTH DEPT.	CITY OF SYRACUSE ASSESSMENT

**ZONING**  
ZONED: R2 LOW DENSITY RESIDENTIAL

**SUBDIVISION PURPOSE**  
THE PURPOSE OF THIS SUBDIVISION IS TO CONSOLIDATE EXISTING TAX MAP PARCEL #016.0-10-02 AND TAX MAP PARCEL #016.0-10-03, INTO ONE PARCEL SHOWN HEREON AS NEW LOT 15A.

**HOUSE #120 NOTE**  
EXISTING 1-STORY WOOD FRAMED HOUSE (#120) TO BE REMOVED IN ITS ENTIRETY, INCLUDING ASSOCIATED PORCH, DECK, AND SIDEWALK

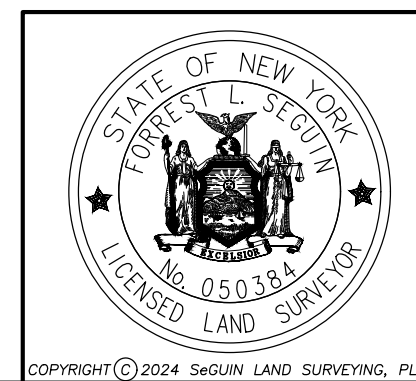
I hereby certify that this is an accurate subdivision plot prepared by me on 06/15/2024. This subdivision plot meets the current standards stated in the NYS Code of Practice for Land Surveying pertaining to All Boundary/Title Surveys. The subdivision boundary closure is 1 in 772,811. This map is not valid without the original seal of the surveyor.

*Forrest L. SeGuin*  
Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384  
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE ABSTRACT OF TITLE.



Only survey maps with the surveyor's embossed seal are a surveyor's original work and opinion. Under no circumstances or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7204, subsection 2, of the New York State Education Law. The certification is limited to the persons for whom the survey map is prepared and on this behalf to the State, county, governmental agency, and the lending institution listed herein. Certification are not transferable to additional institutions or subsequent owners. The location of underground improvements, structures, and utilities are not covered by this certificate.

**UTILITY NOTE**  
This surveyor has not physically located the underground utilities. Underground utility locations may have been determined from visible evidence, available public maps and/or maps prepared by others and markings established by independent locators or utility companies. There is no guarantee as to the accuracy or completeness of such data, nor is there any guarantee that all utilities are shown. Actual locations of underground utilities in the vicinity of any proposed construction shall be verified prior to commencing excavation, demolition or construction. Call Dig Safety New York at 811 or 1-800-962-7962



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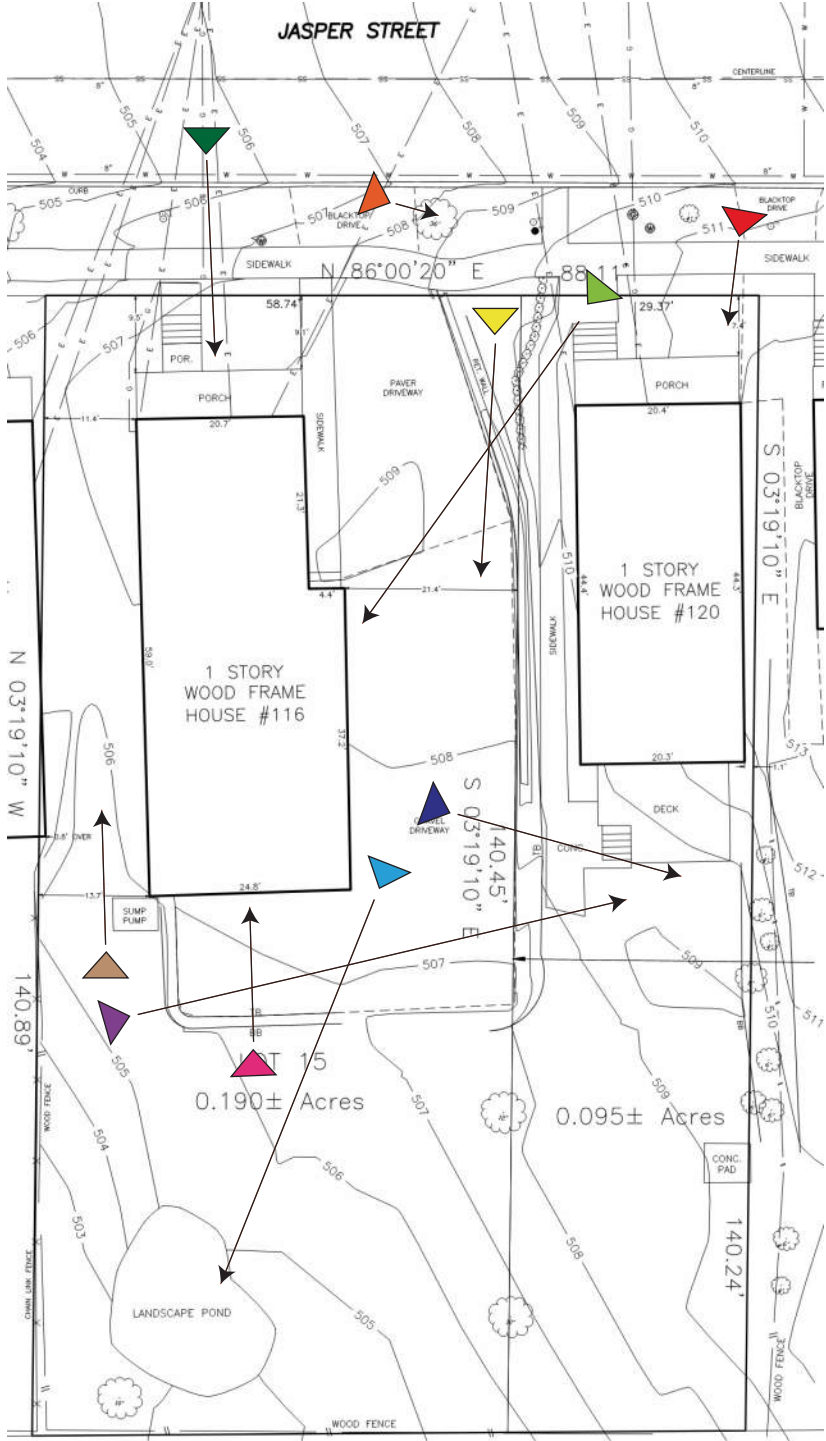
FINAL PLAN

**NEW LOT 15A - BLOCK 454**  
LOT 15 & THE WEST 1/2 OF LOT 16 - BLOCK 454  
CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

SURVEY AND MAP PREPARED BY:  
**SeGUIN LAND SURVEYING, P.L.L.C.**  
FORREST L. SEGUIN, L.S.  
6197 DYKE ROAD, CHITTENANGO, N.Y. 13037  
PHONE:(315)263-1642

SCALE: 1" = 10'  
DATE: 03/26/2024  
PROJECT NO. 23087  
TAX MAP NO. 16.0-10-02.0  
CWC: SYRACUSE 016.0-10-02.0









112 JASPER ST. ▼



115 JASPER ST. ▼



119 JASPER ST. ▼



124 JASPER ST. ▼



126 JASPER ST. ▼



133 JASPER ST. ▼



134 JASPER ST. ▼





It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**IRFAN ELAHI**  
120 JASPER ST  
SYRACUSE, NY 13203

**ELAHI RESIDENCE**  
120 JASPER ST, SYRACUSE, NY 13203

	REQUIRED	PROVIDED
<b>SETBACKS MINIMUM</b>		
FRONT	AVERAGE SETBACK ON DEVELOPED STREET FRONTAGES	PROPOSED FRONT SETBACK SITS ± 3.5 FEET BACK FROM EXISTING FRONT SETBACK (PORCH STEPS)
SIDE	4 FEET/0 FEET FOR COMMON WALL CONSTRUCTION	4 FEET
REAR	20 FEET OR 15% OF LOT DEPTH, WHICHEVER IS GREATER	15% OF LOT DEPTH, (21.13')
<b>HEIGHT MAXIMUM</b>		
BUILDING HEIGHT	40 FEET	±21'-6" (MAX)
<b>LOT MINIMUM</b>		
WIDTH	SINGLE UNIT DETACHED: 40 FEET	±88 FEET
AREA	SINGLE UNIT DETACHED: 4,000 SQ. FEET	±12,384.04 SQ. FEET
<b>IMPERVIOUS COVERAGE MAXIMUM</b>		
STRUCTURAL	30% (3,715.21 SQ. FEET)	35.8% (4,432.24 SQ. FEET)
PARKING AND DRIVING SURFACES	35% (4,334.41 SQ. FEET)	6% (690.26 SQ. FEET) DRIVE WAY (220.13 SQ. FEET) COURTYARD (470.13 SQ. FEET)
TOTAL IMPERVIOUS COVERAGE	65% (8,049.63 SQ. FEET)	41.8% (5,122.5 SQ. FEET)

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2233969

DRAWN BY: CJB

REVIEWED BY: DC

ISSUED FOR: REVIEW

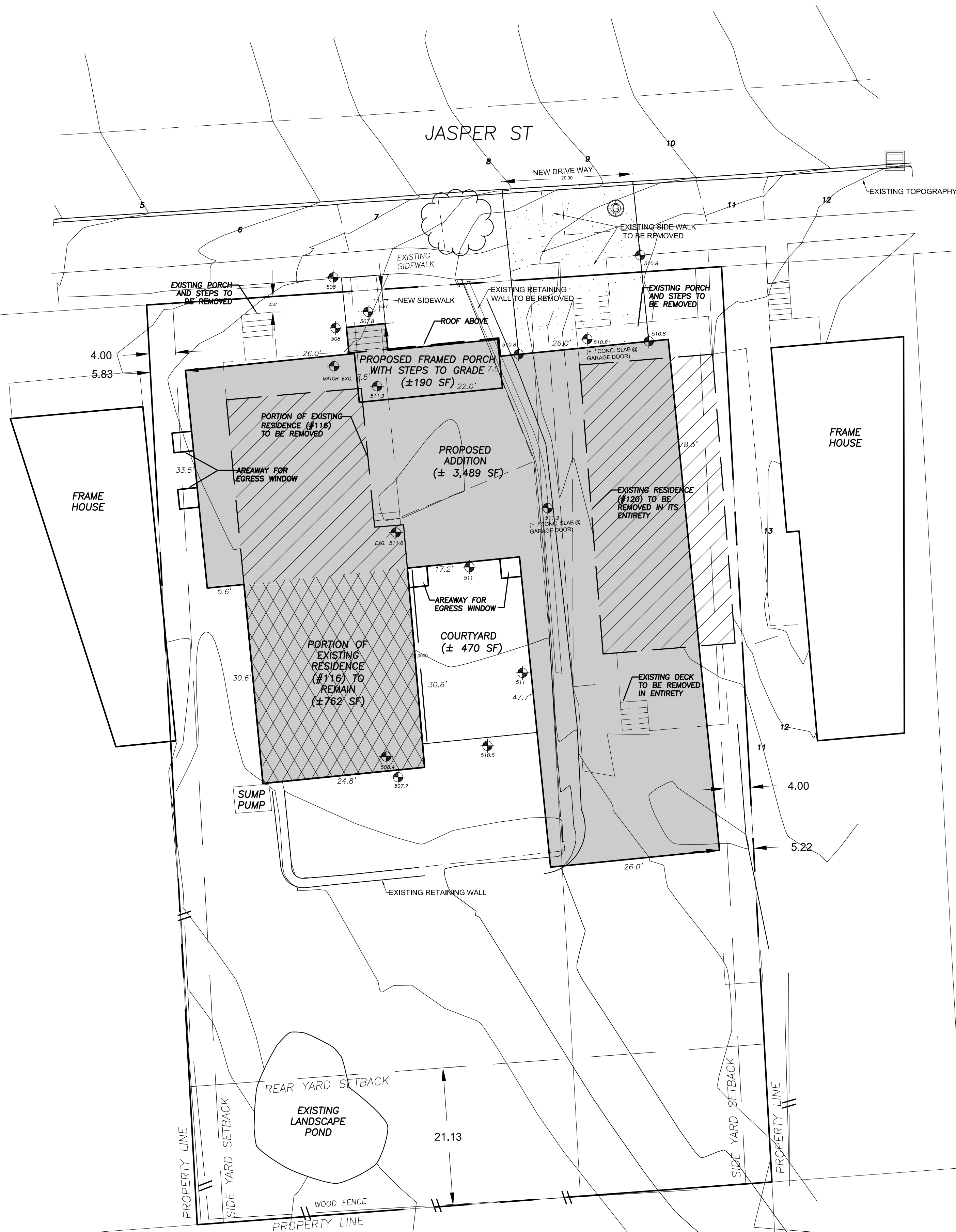
DATE: 02/09/2024

DRAWING NAME:

**SITE PLAN**

DRAWING NUMBER:

**SP100**



**1 SITE PLAN**  
SP100 SCALE: 1" = 10'-0"



NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**IRFAN ELAHI**

116 JASPER ST  
SYRACUSE, NY 13203

**ELAHI RESIDENCE**

116 JASPER ST, SYRACUSE, NY 13202

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2233969

DRAWN BY: CJB

REVIEWED BY: DC

ISSUED FOR: REVIEW

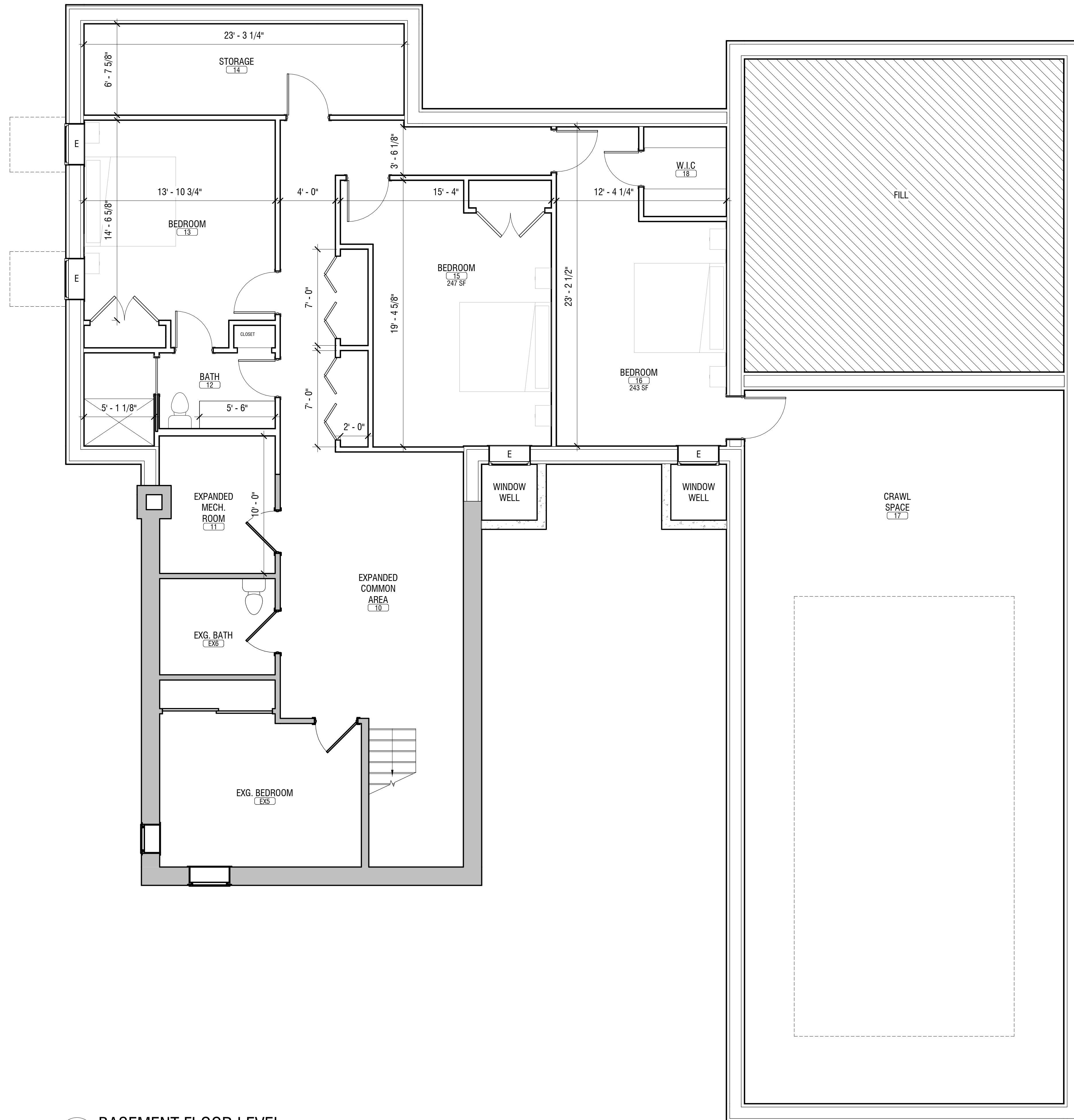
DATE: 04/23/2024

DRAWING NAME:

**BASEMENT FLOOR PLAN**

DRAWING NUMBER:

**A100**



**1**  
A100 **BASEMENT FLOOR LEVEL**  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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SYRACUSE, NY 13203

**ELAHI RESIDENCE**

116 JASPER ST, SYRACUSE, NY 13202

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2233969

DRAWN BY: CJB

REVIEWED BY: DC

ISSUED FOR: REVIEW

DATE: 04/23/2024

DRAWING NAME:

**FIRST FLOOR PLAN**

DRAWING NUMBER:

**A101**



**1** FIRST FLOOR LEVEL  
A101 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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**IRFAN ELAHI**

116 JASPER ST  
SYRACUSE, NY 13203

**ELAHI RESIDENCE**

116 JASPER ST, SYRACUSE, NY 13202

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2233969

DRAWN BY: CJB

REVIEWED BY: DC

ISSUED FOR: REVIEW

DATE: 04/23/2024

DRAWING NAME:

**EXTERIOR ELEVATIONS**

DRAWING NUMBER:

**A201**



1 FRONT ELEVATION  
A201 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION  
A201 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**IRFAN ELAHI**

116 JASPER ST  
SYRACUSE, NY 13203

**ELAHI RESIDENCE**

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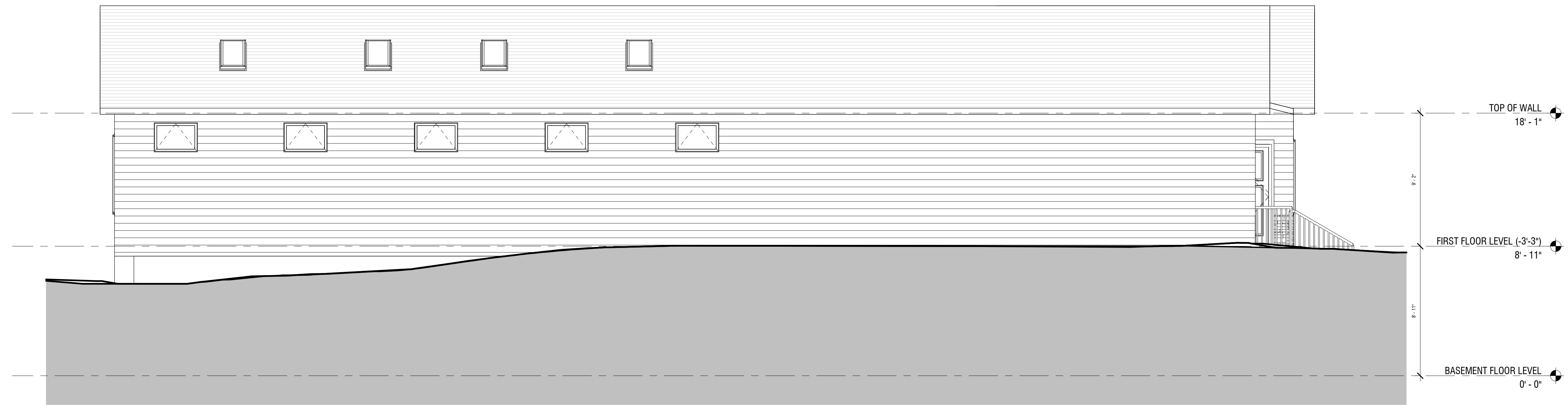
DATE: 04/23/2024

DRAWING NAME:

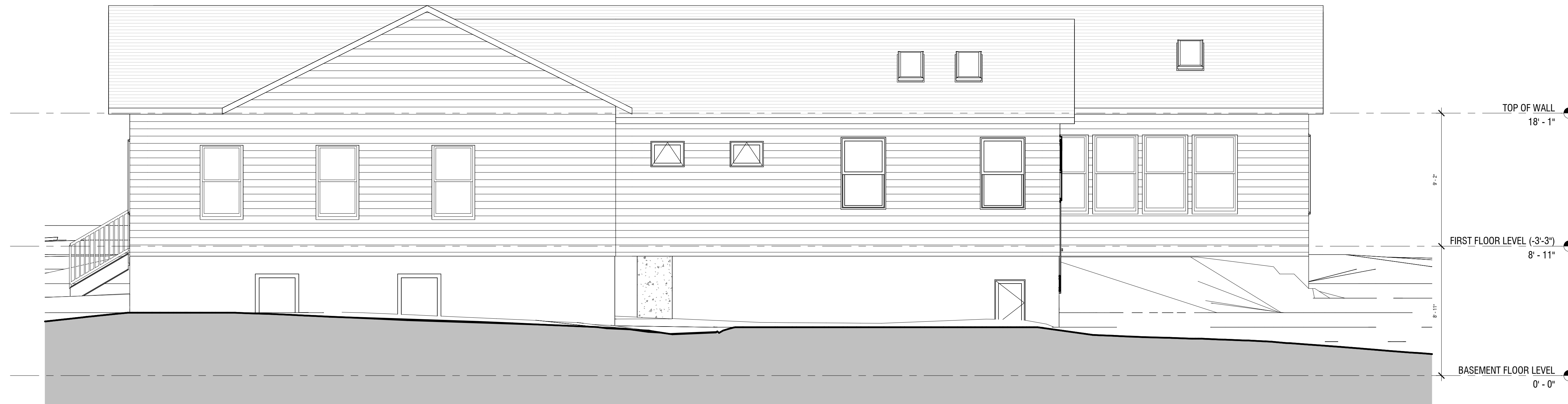
**EXTERIOR ELEVATIONS**

DRAWING NUMBER:

**A202**



1 SIDE ELEVATION  
A202 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION  
A202 SCALE: 1/4" = 1'-0"



City of Syracuse  
**Parcel History**  
 01/01/1900 - 05/28/2024  
 Tax Map #: 016.-10-02.0  
 Owners: Irfan Elahi  
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
116 Jasper St	04/04/50	Project	Conditional Use	Denied	C-0645   Cond. use to permit servicing of lawn mowers in a Res B zone
116 Jasper St	08/07/12	Inspection	Complaint Inspection	Pass	
116 Jasper St	10/22/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-17864   sani list
116 Jasper St	11/16/12	Complaint	Illegal Trash Set Out	Needs Review	2012-25549   mixed leaves and c/d
116 Jasper St	12/07/12	Inspection	Complaint Inspection	Fail	
116 Jasper St	12/07/12	Violation	SGOC - Section 14-18 - Early or late set out of construction debris	Closed	
116 Jasper St	12/12/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-26871
116 Jasper St	04/12/13	Completed Complaint	Illegal Trash Set Out	Completed	2013-06701   mixed debris
116 Jasper St	09/11/14	Completed Complaint	Illegal Trash Set Out	Completed	2014-24869   illegal set out
116 Jasper St	11/17/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-31246   code violation
116 Jasper St	08/19/16	Inspection	Complaint Inspection	Fail	
116 Jasper St	08/19/16	Violation	2010 IMC - Section 303.1 - Swimming Pools	Closed	
116 Jasper St	08/23/16	Completed Complaint	Property Maintenance- Ext	Completed	2016-24171   Swimming pool contains dirty water.
116 Jasper St	08/23/16	Inspection	Complaint Re-Inspection	Pass	
116 Jasper St	01/20/17	Permit Application	Electric	Issued	27236   Electrical
116 Jasper St	03/28/17	Inspection	Progress Inspection	In Progress	
116 Jasper St	05/11/17	Inspection	Final Inspection	N/A	
116 Jasper St	06/13/17	Inspection	Final Inspection	In Progress	
116 Jasper St	08/08/17	Completed Permit	Electric	Certificate Issued	27236   Electrical   Certificate of Completion #27236
116 Jasper St	08/09/17	Inspection	Final Inspection	Pass	
116 Jasper St	10/12/18	Completed Complaint	Jet Lateral/Main	Completed	2018-31748   flush for frisay..ticket 5729
116 Jasper St	06/22/20	Completed Complaint	Bulk Household Items	Completed	2020-10506   mat

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
116 Jasper St	09/10/20	Completed Complaint	Pot Holes in Road	Completed	2020-17561   DAMAGED STREET OUT FRONT FROM YW PICKED UP- AIRFAN ELAHI 315-948-4454
116 Jasper St	09/10/20	Completed Complaint	Street Paving-Patch/Misc	Completed	2020-17565   The yard waste pickup team damaged the road across from 116 jasper street. Please have the city team fix it.  sc_paindoo@yahoo.com  Location: 116 Jasper St, Syracuse, New York, 13203
116 Jasper St	10/07/20	Permit Application	Res. Remodel/Chg Occ	Issued	42834   Driveway
116 Jasper St	10/08/20	Inspection	Inspector Notification	In Progress	
116 Jasper St	11/05/20	Inspection	Progress Inspection	In Progress	
116 Jasper St	11/12/20	Inspection	Progress Inspection	In Progress	
116 Jasper St	11/24/20	Inspection	Progress Inspection	Pass	
116 Jasper St	11/30/20	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	42834   Driveway   Certificate of Completion #42834
116 Jasper St	12/06/20	Permit Application	Res. Remodel/Chg Occ	Issued	43227   Additon to rear of single family strucutre ***CO TYPED-AWAITING SIGNATURES 6/1/2022 ***CO ISSUED 12/2/2022
116 Jasper St	06/03/21	Inspection	Inspector Notification	In Progress	
116 Jasper St	06/17/21	Inspection	Progress Inspection	In Progress	
116 Jasper St	06/30/21	Inspection	Progress Inspection	In Progress	
116 Jasper St	07/02/21	Inspection	Plan Review Update	No Progress	
116 Jasper St	07/07/21	Inspection	Plan Review Update	No Progress	
116 Jasper St	07/08/21	Inspection	Progress Inspection	In Progress	
116 Jasper St	07/14/21	Inspection	Plan Review Update	Pass	
116 Jasper St	08/03/21	Inspection	Footer Inspection	Pass	
116 Jasper St	08/06/21	Inspection	Foundation Before Backfill	Pass	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
116 Jasper St	08/20/21	Inspection	Foundation Before Backfill	Pass	
116 Jasper St	09/17/21	Inspection	Progress Inspection	In Progress	
116 Jasper St	11/04/21	Inspection	Framing Before Enclosing	In Progress	
116 Jasper St	11/09/21	Inspection	Rough-In Before Enclosing	In Progress	
116 Jasper St	12/01/21	Inspection	Rough-In Before Enclosing	Pass	
116 Jasper St	04/29/22	Inspection	Final Inspection	In Progress	
116 Jasper St	05/31/22	Inspection	Final Inspection	Pass	
116 Jasper St	10/07/22	Inspection	Progress Inspection	Pass	
116 Jasper St	12/02/22	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	43227   Additon to rear of single family strucutre ***CO TYPED-AWAITING SIGNATURES 6/1/2022 ***CO ISSUED 12/2/2022   Certificate of Occupancy #43227
116 Jasper St	04/12/24	Project	Resubdivision	Approved	R-24-24   The applicant intends to combine two lots (116 Jasper Street & 120 Jasper Street) into one new lot. Upon the resubdivision, applicant plans to entirely demolish the existing one dwelling unit on 120 Jasper Street, and the one-dwelling unit on 116 Jasper Street will be partially demolished. The applicant proposes to establish a new dwelling unit on the new lot by building a addition on the remain portion.  New Lot 15A : 0.285 Acres/ 12414.6SF
116 Jasper St	05/22/24	Project	Variance (Area)	In Review	V-24-11   Area variance to seek relief from the maximum structural coverage. Maximum structural coverage is 30% and the applicant proposes to have 35.8%.

City of Syracuse  
**Parcel History**  
 01/01/1900 - 05/28/2024  
 Tax Map #: 016.-10-03.0  
 Owners: 120 Jasper St LLC  
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
120 Jasper St	06/06/12	Completed Complaint	Blue Bin: request new BB	Completed	2012-12082   2 blue bins
120 Jasper St	06/19/12	Completed Complaint	Tire Pickup (4/yr)	Completed	2012-12081   1 tire
120 Jasper St	11/03/12	Completed Complaint	Sewer Back Up	Completed	2012-24600   internal problem toilet want flush
120 Jasper St	01/04/13	Permit Application	Security Alarm	Issued	09747
120 Jasper St	01/07/13	Inspection	Inspector Notification	Pass	
120 Jasper St	01/08/13	Completed Permit	Security Alarm	Certificate Issued	09747   Certificate of Completion #09747
120 Jasper St	04/25/13	Completed Complaint	Blue Bin: request new BB	Completed	2013-07301   2BB
120 Jasper St	09/16/13	Completed Complaint	Blue Bin: request new BB	Completed	2013-22597   2BB
120 Jasper St	10/09/13	Completed Complaint	Bulk Household Items	Completed	2013-24327   couch
120 Jasper St	03/11/15	Periodic Inspection	Rental Registry	RR - Valid/Cert	
120 Jasper St	08/05/15	Completed Complaint	Quad 1 ConstrDebrisPickUp	Completed	2015-21300   Quad 1 ConstrDebrisPickUp
120 Jasper St	08/12/15	Completed Complaint	Blue Bin: request new BB	Completed	2015-22019   2 blue bins
120 Jasper St	10/20/15	Completed Complaint	Blue Bin: request new BB	Completed	2015-29159   2 blue bins- her's were taken by trash guys today
120 Jasper St	10/20/15	Completed Complaint	Blue Bin Skip	Completed	2015-29180   blue bin skip
120 Jasper St	06/05/17	Completed Complaint	Blue Bin: request new BB	Completed	2017-14615   2 bb
120 Jasper St	08/29/17	Completed Complaint	Bulk Household Items	Completed	2017-25266   carpet & chair
120 Jasper St	01/22/18	Completed Complaint	Bulk Household Items	Completed	2018-00848   couch
120 Jasper St	10/04/18	Completed Complaint	Blue Bin: request new BB	Completed	2018-29266   I am in need of 2 blue bins for my family size thank you
120 Jasper St	04/22/19	Completed Complaint	Bulk Household Items	Completed	2019-09398   couch..knows limits
120 Jasper St	04/09/21	Complaint	Bulk Household Items	Needs Review	2021-09343   couch
120 Jasper St	08/04/22	Inspection	Complaint Inspection	Fail	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
120 Jasper St	08/04/22	Violation	SPCC-Sec. 27-133 Registration	Closed	
120 Jasper St	08/17/22	Complaint	Property Maintenance- Int	Open	2022-07573   pipes backing up,fan in bathroom doesnt work,floor is rotting,tub surrounding is chipping,kitchen floor tile is coming up,cooling vent in livingroom is broken and has hole,front porch is rotting,gaps in windows.oulets are loose
120 Jasper St	08/22/22	Inspection	Complaint Inspection	Fail	
120 Jasper St	08/23/22	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Exterior Residential	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 304.8 - Decorative features	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 302.3 - Sidewalks and Driveways	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 304.10 Stairways, decks, porches, and balconies	Closed	
120 Jasper St	08/23/22	Violation	SPCC - Section 27-57 (a) (17) - Improper Extens. Cord Use	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 303.1 - Swimming Pools	Closed	
120 Jasper St	08/23/22	Violation	SGOC - Section 14-22 - Excessive construction and/or demolition debris	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 304.5 - Foundation Walls	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 305.4 - Stairs and Walking Surfaces	Closed	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
120 Jasper St	08/23/22	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Interior Residential Dwelling Unit	Open	
120 Jasper St	08/23/22	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 605.1 - Installation	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 305.4 - Stairs and Walking Surfaces	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 504.1 - General	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 403.2 - Bathrooms and toilet rooms	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 304.15 - Doors	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4, I-1, and other dwellings	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
120 Jasper St	08/26/22	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	09/08/22	Completed Complaint	Rental Registry	Admin-Closed	2022-07093   Apply and obtain RR
120 Jasper St	09/13/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	09/30/22	Inspection	Complaint Re-Inspection	N/A	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
120 Jasper St	09/30/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	10/21/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	11/11/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	12/20/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	01/10/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	02/03/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	03/03/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	03/24/23	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	04/28/23	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	05/26/23	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	08/11/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	09/01/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	09/22/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	10/20/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	11/13/23	Inspection	BAA - 1st Ticket Plea	Ticket Default	
120 Jasper St	12/01/23	Periodic Inspection	Rental Registry	RR - Failure to	
120 Jasper St	12/01/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	01/05/24	Inspection	Complaint Re-Inspection	<None>	
120 Jasper St	04/12/24	Project	Resubdivision	Approved	R-24-24B   The applicant intends to combine two lots (116 Jasper Street & 120 Jasper Street) into one new lot. Upon the resubdivision, applicant plans to entirely demolish the existing one dwelling unit on 120 Jasper Street, and the one-dwelling unit on 116 Jasper Street will be partially demolished. The applicant proposes to establish a new dwelling unit on the new lot by building a addition on the remain portion.
					New Lot 15A : 0.285 Acres/ 12414.6SF
120 Jasper St	04/19/24	Inspection	BAA - Default 30 Day Deadline	Default	



Project:	V-24-11
Date:	6/10/2024

## *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-24-11

Date: 6/10/2024

## *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 Appeal

6/10/2024

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

<b>PRINT FORM</b>
-------------------



Jake Dishaw  
Zoning Administrator

300 South State St, Suite 700  
Syracuse, NY 13202



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Irfan Elahi  
From: Zhitong Wu, Zoning Planner  
Date: 5/29/2024 9:20:11 PM  
Re: Variance (Area) V-24-11  
116 Jasper St, Syracuse, 13203

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](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	05/22/2024		
Zoning Planner	On Hold	05/22/2024	Zhitong Wu	On hold for BZA's approval