

**SYRACUSE
LANDMARK
PRESERVATION
BOARD**

Certificate of Appropriateness Application

Case Number (Modification): CA-18-16(M1)

Submit by mail or by hand to:

**Syracuse Landmark Preservation Board
City Hall Commons, Room 512
201 E. Washington Street
Syracuse, NY 13202**

Or via email to: SLPB@svrgov.net

CERTIFICATE OF APPROPRIATENESS MODIFICATION

I. Applicant's Name: Scott V McCormican
Address: 244 Brattle Road
Syracuse, NY 13203
Phone: 315-484-8876 email: svmccormican@gmail.com

II. Work is proposed for property at: 244 Brattle Road

III. Modification Request:

Please describe the proposed modifications to the previously approved scope of work:

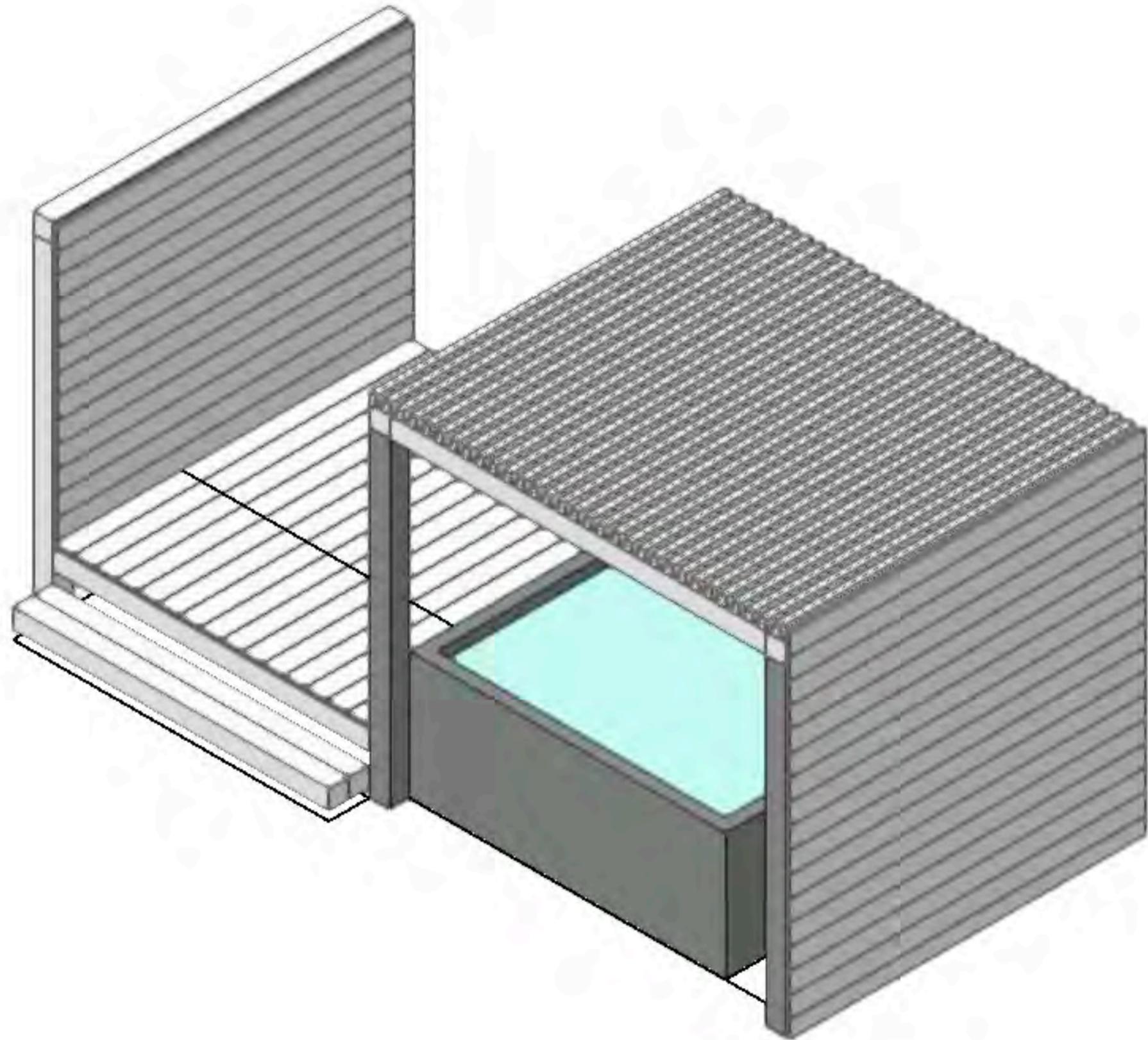
I am requesting to modify the proposal originally presented and approved to include an open space frame structure that is inclusive of the 8' privacy screens at each end and the 8' square deck to include an overhead trellis. Nothing is any larger or impactful than originally submitted and in fact the design has become more refined with this redesign. The design incorporates all of the proposed elements into a single unified structure.

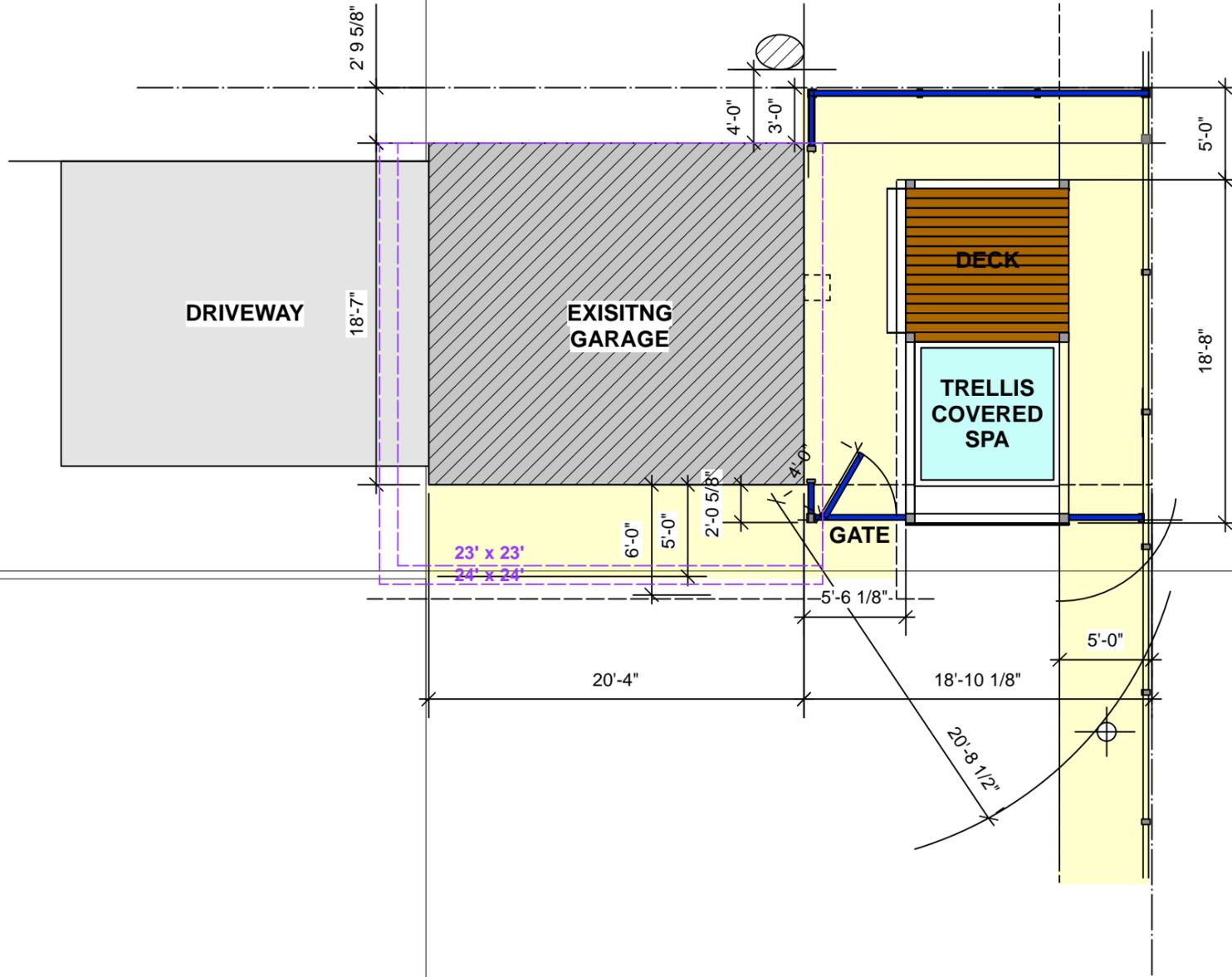
Please describe why the modifications are required:

Most importantly without the requested modification of an overhead canopy the project will not be approved by Syracuse Electrical Code Enforcement. Having had an on site meeting with the city electrical inspector, the on job electrician and myself the inspector determined that the spa was within too close proximity to the overhead electrical service along the back property boundary. Since my preference and the board's is to contain the spa and surrounding privacy garden behind the garage and out of site, the only acceptable solution to the inspector would be to introduce an overhead canopy to provide appropriate and acceptable protection.

Applicant's Signature: [Signature] Date: NOV 8 2018
Owner's Signature: [Signature] Date: NOV 8 2018

*Submission of this application or approval of a Certificate of Appropriateness does not relieve the applicant of his/her responsibilities in obtaining other permits and/or approvals as prescribed by law.
The Syracuse Landmark Preservation Board uses the United States Secretary of the Interior's Standards as guidelines for review of proposals. A copy of these standards is available at the SLPB office or online at <http://www.nps.gov/hps/tps/standguide/>.





NEIGHBORING MAPLE TREE

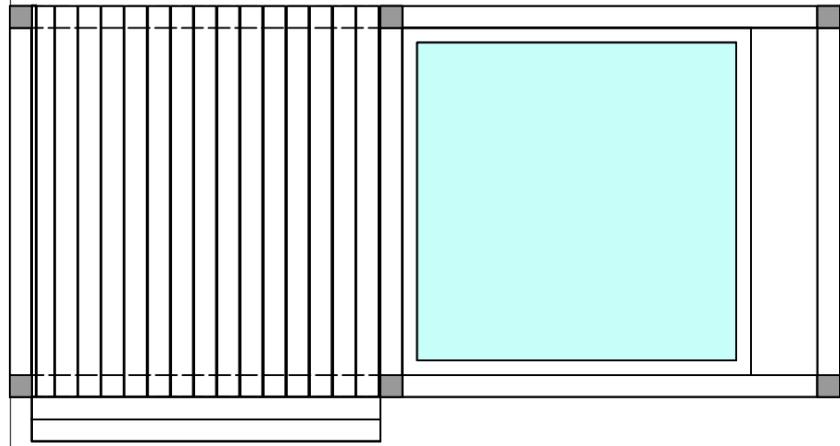
FENCE LINE EXTENDED TO PROPERTY LINE

PRIVACY FENCE ADDED BETWEEN YARD & SOAKING GARDEN

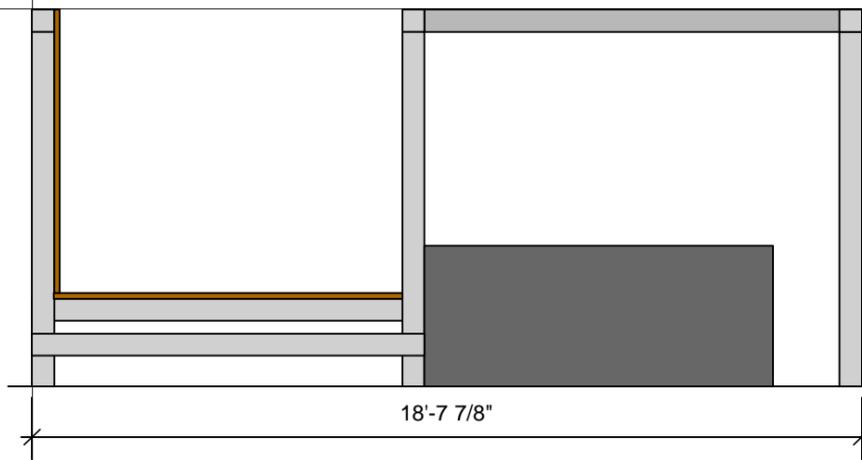
PROPERTY BOUNDARY

EXISTING 6' FENCE

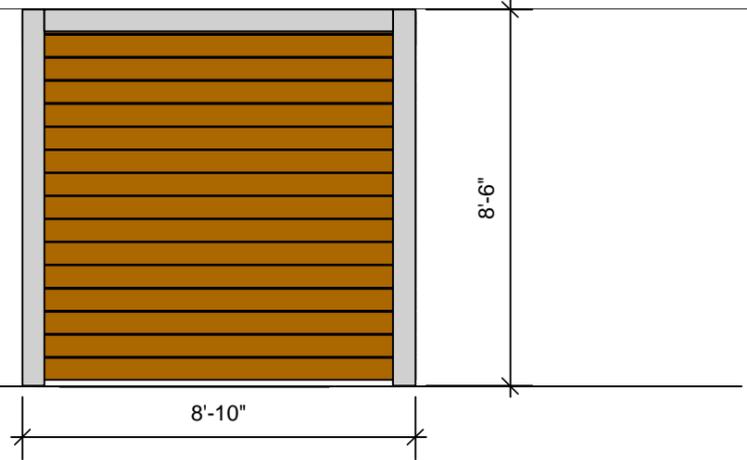
UTILITY POLE



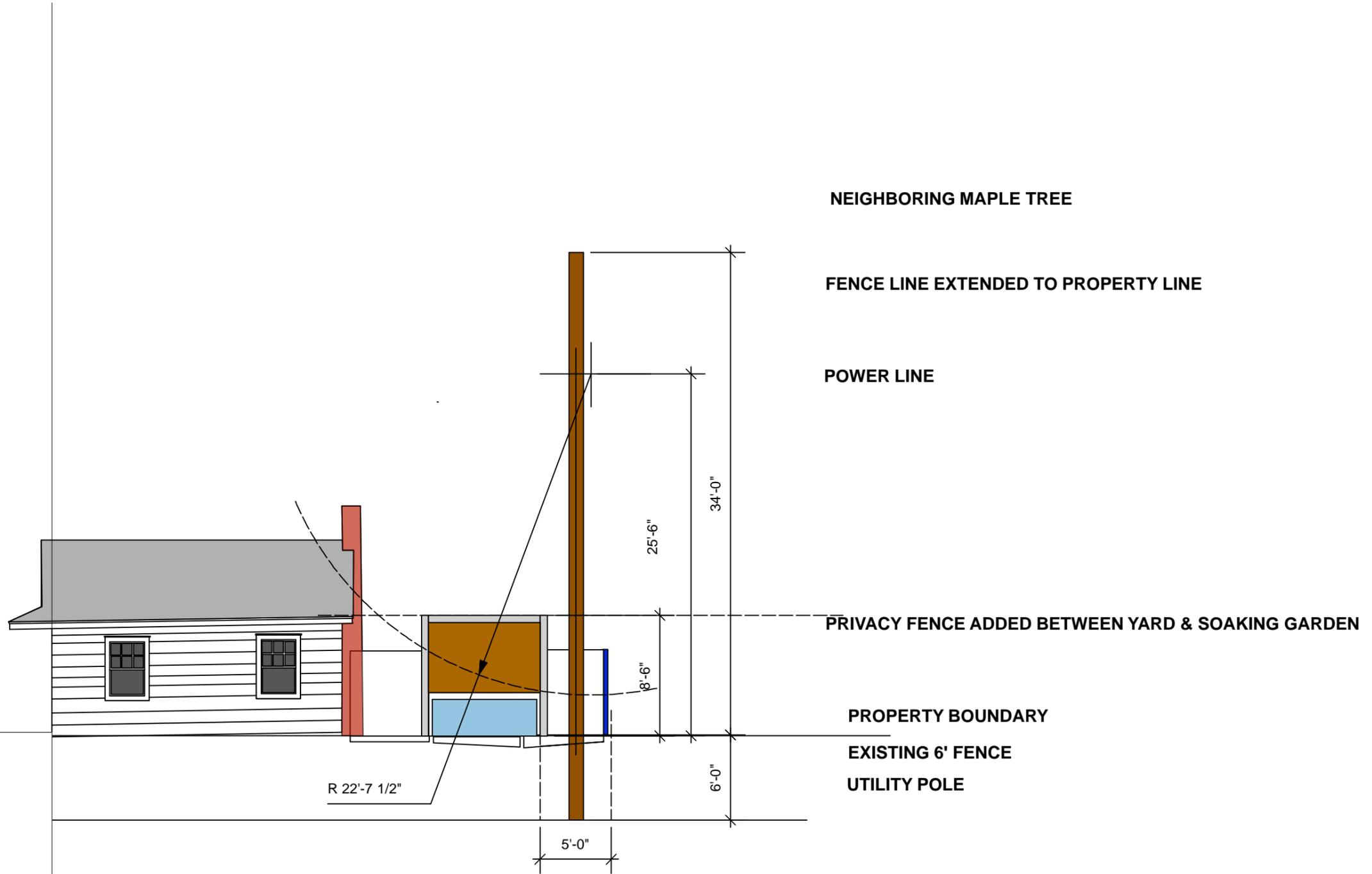
PLAN

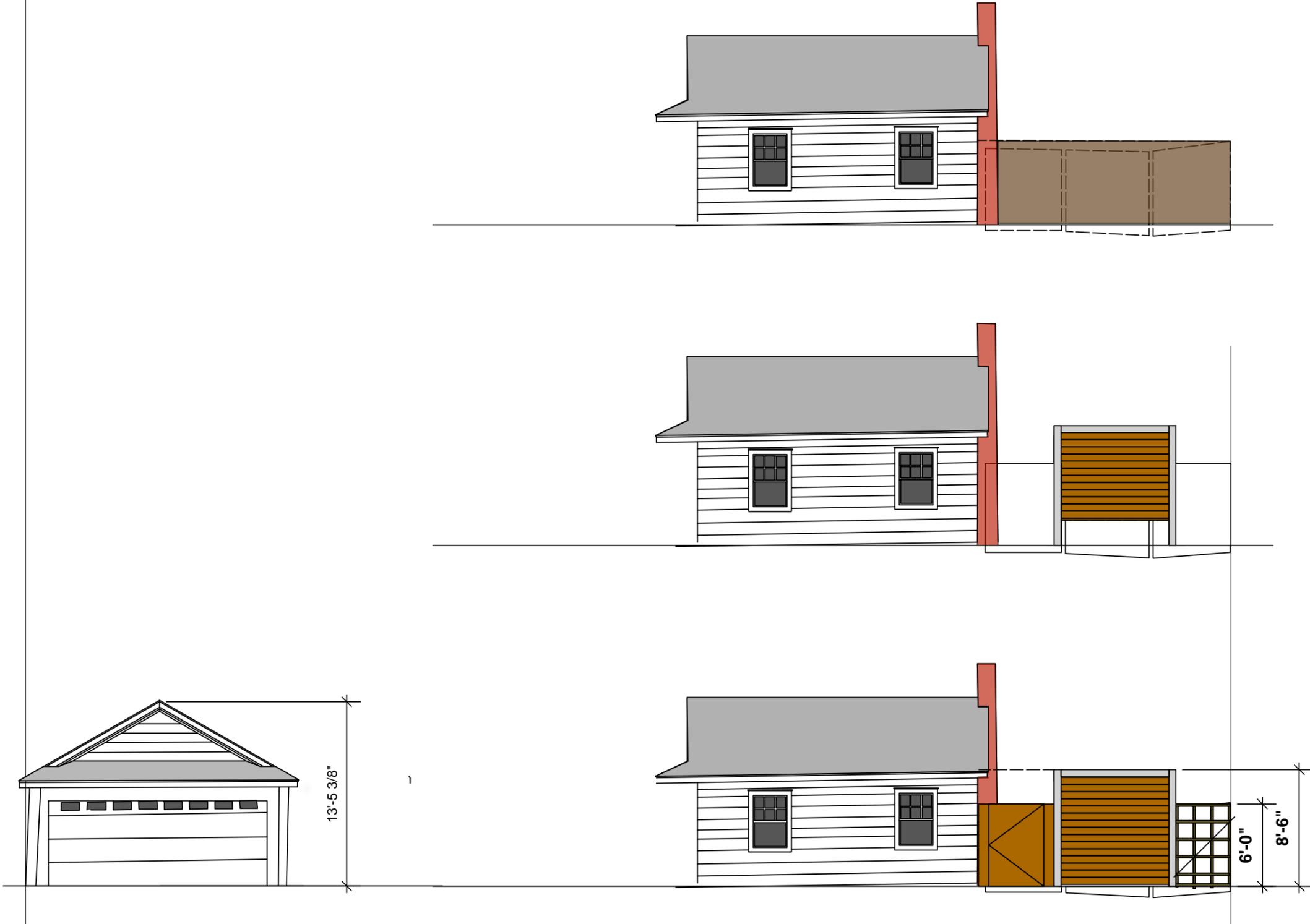


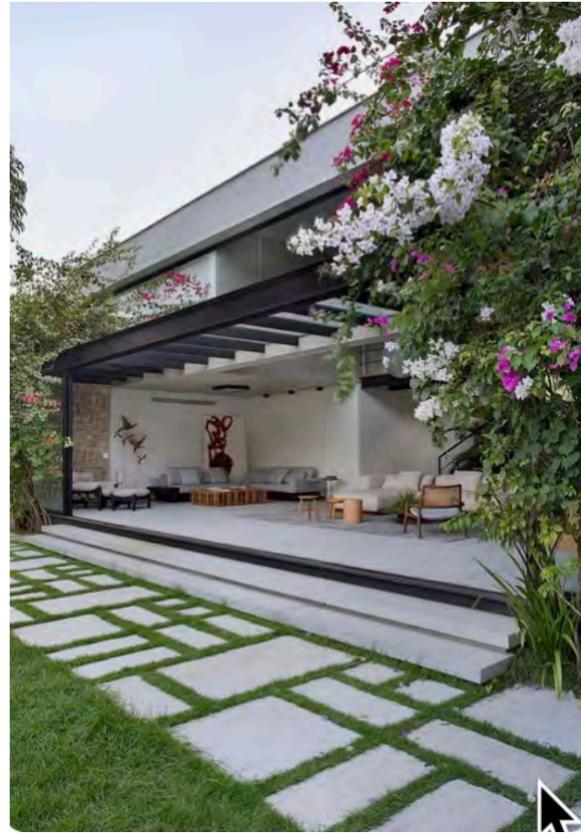
SIDE ELEVATION



FRONT ELEVATION







Deck is just a beginning!

TOJAGRID

pergola system | système de pergola

TOJA is a Canadian brand that offers high quality outdoor furniture and pergola systems at great value. Our mission is to provide customers with an inviting and comfortable outdoor environment that they will enjoy for many years. Our modern approach to style



TRIO

The TRIO is the cornerstone of our pergola system. 2 TRIO's to go up against a structure or 4 TRIO's for a standalone pergola or 8 TRIO's to make a cube for the DOUBLE HAMMOCK or to throw a shade over your hot tub.



QUAD

The 4 arm QUAD allows you to extend your TOJA GRID Pergola system. The QUAD can be used to go vertically as well as horizontally.



QUINT

QUINT is your 5 arm room builder, it allows you to connect 3 pergola in an L shape or 4 pergolas together for large commercial patio's or greenhouses etc.



SHADE SAIL

TOJA GRID's shade sails are made of HDPE non organic tightly knitted fabric. Highly stable, 5+ years fade resistance and a unique buckle system with high tension strength. Available in 6 sizes, and all hardware & screws are included in the box. Our shades can be used as privacy screens as well.



SOLO

SOLO's are your post base. The flange has 4 oversized holes that will allow you to secure to deck, concrete, ground or any other surface you choose.

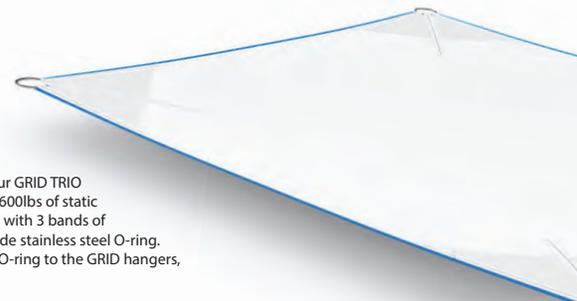


KNECT

These are your post connectors. They allow you to create fence like additions or straight across living walls with 4x4 pcs of wood.

HAMMOCK

The Double Hammock should be purchased with our GRID TRIO system. Made of Challenge Sailcloth. Rated to hold 600lbs of static evenly distributed weight. Each corner is reinforced with 3 bands of webbing wrapped around a heavy-duty marine grade stainless steel O-ring. 4 marine grade turnbuckles included to secure the O-ring to the GRID hangers, which are installed by 8 screws to each wood post



IMPORTANT!
WOOD NOT INCLUDED | BOIS NON INCLUS

www.tojagrid.com





Proudly
made in Canada

TOJAGRID

pergola system | système de pergola



TOJA GRID INC.

3-450 South Service Road West,
Oakville, ON L6K 2H4

www.tojagrid.com

info@tojagrid.com



IMPORTANT!
WOOD NOT INCLUDED | BOIS NON INCLUS

ITEM #	UPC	DESCRIPTION	PRICE
G021012MB1	628701210124	4 PACK SOLO	\$159
G021030MB1	628701210308	2 PACK TRIO	\$159
G021040MB1	628701210407	2 PACK QUAD + 2 SOLO - 3	\$319
G021050MB1	628701210506	QUINT + SOLO - 4	\$239
G021068MB1	628701210681	8 PACK KNECT	\$159
G100808WH1	628701008080	HAMMOCK 8X8	\$479
G130808GR1	628701308081	SHADE 8X8	\$189
G130810GR1	628701308104	SHADE 8X10	\$199
G130812GR1	628701308128	SHADE 8X12	\$229
G131010GR1	628701310107	SHADE 10X10	\$249
G131012GR1	628701310121	SHADE 10X12	\$279
G131212GR1	628701312125	SHADE 12X12	\$319



www.tojagrid.com

**PATENT PENDING
BREVET DÉPOSÉ**

Toja Grid Parts



GRID TRIO 2 PACK FOR 4X4
WOOD POSTS
\$160 USD



GRID SOLO 4 PACK FOR 4X4
WOOD POSTS
\$160 USD



GRID KNECT 8 PACK FOR
4X4 WOOD POSTS
\$160 USD



GRID QUINT + SOLO FOR
4X4 WOOD POSTS
\$240 USD



GRID QUAD 1 PACK + 2
SOLO'S FOR 4X4 WOOD
POSTS
\$240 USD



GRID QUAD 2 PACK + 2
SOLO'S FOR 4X4 WOOD
POSTS
\$320 USD



GRID SHADE SAILS /
PRIVACY SHADES
from \$190 USD



GRID DOUBLE HAMMOCK
FOR 4X4 WOOD POSTS
\$500 USD



GRID KNECT 2 PACK FOR
4X4 WOOD POSTS
\$50 USD



GRID SOLO 1 PACK FOR 4X4
WOOD POSTS
\$50 USD



DEALER PALLET
\$6,350 USD



TRIO 2 PACK FOR 6X6
WOOD POSTS
\$320 USD



GRID SOLO 4 PACK FOR 6X6
WOOD POSTS
\$320 USD



GRID TRIO * 1 * PACK FOR
4X4 WOOD POSTS
\$90 USD



CUSTOM SIZE SHADE SAILS
& PRIVACY SHADES
from \$320 USD

https://www.spadepot.com/Lazy-Lifter-Undermount-Cover-Lift-P10558C49.aspx

Supplies » Spa Parts Catalog » Covers & Accessories » Cover Lifts » Lazy Lifter Undermount Spa Cover Lift

SKU: AC1097

Video



Specifications



© SpaDepot.com



Lazy Lifter Undermount Spa Cover Lift

★★★★☆ 3.9 (21 Reviews) [Write a Review](#)

48 THIS ITEM SHIPS TO US 48-STATES ONLY ⓘ

\$129.95

US 48 STATES **FREE** SHIPPING! ⓘ

The Lazy Lifter Spa Cover Lift is an economy, medium-duty lift designed to fit most spas in almost any space. No drilling of the spa cabinet is necessary -- this lift has slide-under plates to keep it securely in place. Adjustable to fit spas 6' to 8' wide, and is also adjustable for spa height.

- Slide-under plates - no drilling of spa or deck

- Strong steel construction - no aluminum
- Double powder coated graphite gray finish for durability
- Padded grips

Product notes: Not for round or octagon spa shapes. Cordless or power drill/driver needed for tube assembly. Needs only 5" side clearance, and 21-23" rear clearance depending upon spa cover thickness. Drain spa water before placing slide-under plates.

 [Lazy Lifter Spa Cover Lift Instructions](#)



Type:	Pivot - Medium Duty
Mounting:	Slide-under mounting plates.
Max Cover Width:	96"
OK for In-Deck Spas?:	No
Clearance Required:	Rear: 21-23", Side: 5"
Shape Limitations:	  ROUND OCTAGON

Recommended Products



Cover Captain Undermount Hot Tub Cover Lift- AC1098
\$149.95



Guardian Hot Tub Handrail/Spa Safety Rail- AC1099
\$99.95



Duratherm Spa Cover
\$299.95



Oxy-Spa Non-chlorine MPS Hot Tub Shock 1.5 lbs- CA1021
\$9.95



Spa Bromine Tablets 1.5 lbs- CA1001
\$10.95



Belize Water Seat Hot Tub Booster Cushion- AC1000
\$24.95

Review Snapshot

★★★★☆ 3.9 (21 Reviews) [Write a Review](#)

✓ 80% of respondents would recommend this to a friend

Most Liked Positive Review

★★★★☆ 4

Good cover lifter for the money

For the money I would say it was a very good deal. It was hard for us mainly to find a place to put the spa cover when we took it off (it was always getting dirty from the patio) but now that is no longer an issue. The spa store in town wanted about \$200 bucks for something really quite similar but ...

[Read complete review](#)

VS

Most Liked Negative Review

★★★★☆ 3

Good materials insufficient instructions

We got this lifter and the materials and design were good but beware that you cannot use this lift if there is a corner radius greater than 10. The plates must go under the tub 8 from the back and large radius tubs cant accommodate that. Our Jacuzzi has 22 radius corners in the back and the we could...

[Read complete review](#)

Reviewed by 21 customers

Sort by: Most Recent

★★★★★ 5 **Love the lift**

The Lazy lifter has made it so much more appealing to use my hot tub. It was getting hard to lift the cover alone.

Submitted 3 days ago

By Phyl
From Florida

Verified Buyer

Was this review helpful to you?

👍 0 👎 0

[Flag this review](#)

★★★★☆ 3 **I would not recommend this product, at this time**

The self-tapping, Philips-Head Screws are poor quality and not a user-friendly process to j pieces.

Submitted 15 days ago

By Greg
From Salt Lake City, UT

Verified Buyer

Was this review helpful to you?

👍 0 👎 0

[Flag this review](#)