

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19</u> - <u>05</u>
Tax map Section: <u>013</u> Block: <u>17</u> Lot: <u>01.0</u>	Zoning District: <u>RA-1</u>

1. Address of subject property: 104 Schoeck Avenue, Syracuse, New York

2. Year property was purchased by current owner: 2014

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Dean L. Stark

Mailing Address: 104 Schoeck Avenue, Syracuse, New York

Zip: 13203 Daytime phone number: 315-427-6313 home phone number:

E-mail (alternate contact for additional information request):

b. Contract purchaser(s) , Lessee , or Co-applicant  (if applicable)

**\*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s):

Mailing Address:

Zip:  Home phone number:  Day Phone:

E-mail (alternate contact for additional information request):

c. Representative: Attorney , Architect , Contractor , Other

**(Only if involved in this application)**

Name(s): Terry J. Kirwan, Jr.

Mailing Address: 100 Madison Street, AXA Tower I, 1<sup>st</sup> Floor, Syracuse, New York

Zip: 13202 Telephone number: 315-452-2443

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.):

1 family

Proposed use and occupancy of property:

1 family

Current number of onsite (off-street) parking spaces: 2

Proposed number of onsite (off-street) parking spaces: 2



SYRACUSE BOARD OF ZONING APPEALS  
CITY HALL COMMONS, ROOM 101  
201 EAST WASHINGTON STREET  
SYRACUSE, NY 13202  
(315) 448-8640

**Board of Zoning Appeals application Procedures**

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

*Please sign that you have read and understand the above information and return this page with the application.*

Signed:  \_\_\_\_\_ Date: 9/21/18

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).



Kirwan Law Firm, P.C.  
ATTORNEYS AT LAW

December 14, 2018

RA-1

**Hand Delivered**

City of Syracuse  
Office of Zoning Administration  
City Hall Commons, Room 211  
201 E. Washington Street  
Syracuse, New York 13202-1426

**Re: Application for Area Variance  
Dean L. Stark  
104 Schoeck Avenue  
Syracuse, New York 13203**

Dear Sir or Madam:

I represent Dean L. Stark with respect to his application for area variance. In support of his application, and in compliance with the City's requirements, enclosed are the following:

1. Denial of Permit (Outstanding Violations);
2. Standards of Proof;
3. SEQR Short Form;
4. Variance Application;
5. Property Survey (4) prepared by Lehr Land Surveyors, originally prepared June 16, 2003, most recently updated June 26, 2018;
6. Stark Residence Drawings (4) providing Elevations, Floor Plan, & Wall Section (plus one 11 x 17 copy);
7. Photograph sheet depicting the addition from each angle; &
8. My Firm Check (#2315) in the amount of \$25.00 made payable to the Commissioner of Finance.

Very truly yours,

KIRWAN LAW FIRM, P.C.

Terry J. Kirwan, Jr.

Encs.

cc: Dean Stark (w/encs.)

DENIAL OF PERMIT

REFERENCE ADDRESS 104 Schoeck Ave.

Syracuse NY 13203 WARD NO. 04

OWNER Dean Stark

OWNER'S ADDRESS 104 Schoeck Ave, Syracuse NY 13203

TELEPHONE \_\_\_\_\_

APPLICATION FOR PERMIT TO:

erect  convert ( ) maintain ( ) operate ( )

3 sided shed attachment w/ roof to existing garage

DENIED UNDER ARTICLE (s) \_\_\_\_\_

\_\_\_\_\_ of the zoning ordinance for the following reasons: \_\_\_\_\_

Shed attachment is located within the re-  
quired side yard

- PLANS ATTACHED, APPROVED BY \_\_\_\_\_ LOCATION OF REFERENCE ADDRESS:  
ON \_\_\_\_\_ ASSESSOR'S ATLAS
- SURVEY ATTACHED BOOK (S) NO. \_\_\_\_\_
- ZONING REVIEWED BY \_\_\_\_\_ PLATE (S) NO. \_\_\_\_\_
- PARCEL (S) NO. \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE Dean Stark



Department of Neighborhood & Business Development  
Central Permit Office  
Ben Walsh, Mayor

**Misc.(deck, fence,ramp) Plan Review Comments for Applicant**  
(Revised 07/15)

Location of Proposed Work: 104 Schoeck Ave & Sedgwick Dr

Permit #: 25441

Permit Type: Misc.(deck, fence,ramp)

Date: 12/14/2018

Contact: Dean Stark

Phone #: 427-6313

The departments below have reviewed your application and provided the following comments.  
**Approval is subject to the conditions listed below.**

Approval	Status Date	Status	Reviewer	Comments
Zoning Planner	10/28/2016	Denied	Melissa Sanfilippo	shed is located within the required side yard.

DEC 14 2018

# Short Environmental Assessment Form

## Part 1 - Project Information

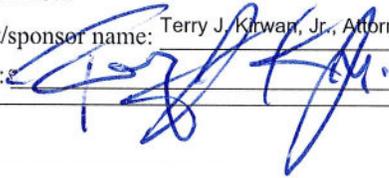
### Instructions for Completing

**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>				
Dean L. Stark				
Name of Action or Project: Stark Residence				
Project Location (describe, and attach a location map): 104 Schoeck Avenue				
Brief Description of Proposed Action: Area variance sought for attached structure constructed without permit				
Name of Applicant or Sponsor: Dean L. Stark		Telephone: 315-427-6313		
		E-Mail:		
Address: 104 Schoeck Avenue				
City/PO: Syracuse		State: NY	Zip Code: 13203	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.25 acres		
b. Total acreage to be physically disturbed?		.05 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.25 acres		
4. Check all land uses that occur on, adjoining and 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				



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: Terry J. Kirwan, Jr., Attorney _____ Date: 12/14/18 _____</p> <p>Signature:  _____</p>		

Project:

Date:

***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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Date: 

### *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.

\_\_\_\_\_  
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)

**PRINT FORM**

## STANDARDS OF PROOF

### Application for Area Variance

Dean L. Stark

104 Schoeck Avenue

Syracuse, New York 13203

**Issue:** Applicant has constructed a structure attached to his residence which he utilizes for storage, measuring roughly 20' x 7' 8" or approximately 153 square feet of floor space without first obtaining a permit. The new addition abuts his neighbor's property line to the east of him, Janet F. Miller, 100 Schoeck Avenue from whom he has obtained an Easement & Right of Way and Agreement which was properly recorded in the office of the Clerk of the County of Onondaga on the 17<sup>th</sup> day of September 2018 as Instrument Number 2018-00041562. A copy of the Easement & Right of Way Agreement is attached, incorporated herein, and marked **Exhibit "A."**

**Violations of zoning ordinance:** City of Syracuse Zoning Ordinance, Part B, Section I, Article 1, (4)(b)(1) which requires a minimum side yard of four (4) feet; see, also, Article 1, (11)(c). Further, this structure violates the rear yard setback contained in the City of Syracuse Zoning Ordinance, Part B, Section I, Article 1, (4)(c) which requires that the minimum rear yard shall be twenty (20) feet or 15% of the lot depth, whichever is greater.

**Objective:** As the addition violates the above referenced zoning ordinance provisions an area variance is sought by applicant.

**Review criteria factors:** In conjunction with the review process of the above-referenced application for area variance, applicant understands that the Syracuse Zoning Board of Appeals will consider the applicable factors in reaching its determination relative to the benefit to the applicant in relation to the burden to the health, safety, and welfare that may be suffered by the community in relation thereto. Particularly, we understand that the Board must review several factors in making this determination. As such, listed below are the pertinent factors, together with applicant's position relative to each factor, which he respectfully submits to the Board for adoption, as follows:

1. *Whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance?*

APPLICANT'S RESPONSE: As the structure is already constructed, applicant respectfully submits that there are no alternative methods to achieve the benefit sought (area variance) which would not require such a variance. In the event the Board is inclined to review this application as if the addition was not yet constructed, applicant

respectfully submits that due to the limited space on this lot, the benefit sought by the applicant could not feasibly be accomplished which would not require a variance.

**2. *Whether the requested area variance is substantial?***

APPLICANT'S RESPONSE: Applicant concedes that the requested area variance is substantial as it seeks essentially a 100% variance from the zoning ordinance. However, applicant respectfully submits that that factor alone is not determinative of the outcome in the process.

**3. *Whether the proposed variance will create an undesirable change in the character of the neighborhood, or be detrimental to nearby properties?***

APPLICANT'S RESPONSE: Applicant respectfully submits that the proposed area variance will not have create an undesirable change in the character of the neighborhood. Further, the proposed area variance will not be detrimental to nearby properties. The property most effected by the existence of the structure has essentially consented to it by signing the Right of Way and Easement Agreement. The neighborhood remains residential. The proposed variance would not change that. There are many sheds in the neighborhood or district, some of which are similar to that constructed by Applicant. Applicant's district contains numerous examples of similar variances allowing structures in violation of the zoning ordinance. Applicant understands that there is no precedential effect from the other variances but submits his position to establish that there will be no change in the character of this neighborhood or district.

**4. *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?***

APPLICANT'S RESPONSE: Applicant respectfully submits that the proposed variance and the allowance of the existing structure will not produce an adverse effect or impact on the physical or environmental condition in the neighborhood.

**5. *Whether an alleged difficulty is self-created?***

APPLICANT'S RESPONSE: Applicant admits that this alleged difficulty is self-created, but, again, submits that this factor alone should not be determinative of the outcome of his application.

**Kirwan Law Firm, P.C.**  
*Attorneys for Applicant*



By: \_\_\_\_\_

Terry J. Kirwan, Jr.  
100 Madison Street  
AXA Tower I, 1<sup>st</sup> Floor  
Syracuse, New York 13202  
Tel. 315-452-2443  
Fax 315-671-1550  
[tkirwan@kirwanlawpc.com](mailto:tkirwan@kirwanlawpc.com)

## EASEMENT & RIGHT OF WAY AGREEMENT

AN AGREEMENT is made this 10<sup>th</sup> day of August, 2018 by and between **Janet F. Miller**, residing at 110 Schoeck Avenue, Syracuse, New York 13203 ("Grantor"), and **Dean L. Stark**, residing at 104 Schoeck Avenue, Syracuse, New York 13203 ("Grantee").

**WHEREAS**, Grantee is the owner of certain real property located in the City of Syracuse, County of Onondaga and State of New York commonly known as **104 Schoeck Avenue, Syracuse New York 13203**, bearing Tax Map #: 013.-17-01.0 ("Parcel A") as depicted on the Survey Map prepared by Lehr Land Surveyors dated June 16, 2003 and redated June 26, 2018 ("Survey"), which is attached, incorporated herein and marked **Exhibit "A"**; and

**WHEREAS**, Grantor is the owner of certain real property located in the in the City of Syracuse, County of Onondaga and State of New York commonly known as **110 Schoeck Avenue, Syracuse New York 13203**, bearing Tax Map #: 013.-17-02.0 ("Parcel B") located to the east of Parcel "A," as depicted on the Survey; and

**WHEREAS**, Grantee constructed an addition to his home located on **Parcel "A"** as depicted on the Survey which is fully located within his property. However, as noted on the Survey, the "Roof Eve" encroaches 2.0+/- feet over his property eastern line shared with Grantor; and

**WHEREAS**, Grantee requires an easement and right of way across **Parcel "B"** for the purpose of maintenance, repair, access and egress to and from the easternmost portion of Grantee's home on **Parcel "A"** and all improvements located on such parcel; and

**WHEREAS**, in order for Grantee to make full use of **Parcel "A"** and to provide for an easement in, to, over, and across **Parcel "B"**, resolving all potential issues in the matter, the parties desire to enter into this Easement & Right of Way Agreement ("Agreement"); and

**WHEREAS**, resolve all potential issues relative to Grantee's access to **Parcel "A"** over and across **Parcel "B,"** Grantee and Grantor have agreed to enter into and execute this Agreement.

**NOW, THEREFORE**, in consideration of the sum of One and 00/100 Dollar (\$1.00) in hand paid by each party to the other; in satisfaction of all issues; and in full consideration of the mutual promises and covenants set forth below, it is hereby agreed as follows:

1. Grantor hereby grants and releases unto Grantee an irrevocable non-exclusive easement and right-of-way in perpetuity on, over, and across a certain area of **Parcel "B"** (the "Easement & Right of Way Area") to allow and accept the existing encroachment of 2+/- feet of roof eave as noted on the Survey and for the purpose of maintenance, repair, access, ingress, and egress to and from the easternmost portion of Grantee's home located on **Parcel "A,"** subject to and in accordance with all of the other terms and conditions set forth herein. The Easement & Right of Way Area is defined as follows:
2. The Easement & Right of Way provided for herein shall be effective upon execution of this Easement & Right of Way Agreement. The easement provided for herein shall run with the land and shall constitute a use for the benefit to **Parcel "A"** and burden upon **Parcel "B."** The easement and restrictions as provided for herein, shall inure to the benefit of and be binding upon the respective successors, successors-in-title, assigns, heirs, mortgagees, and tenants of each party to this Easement & Right of Way Agreement and the invitees of such parties, and shall remain in full force and effect and shall be unaffected by any change in or division of ownership of **Parcel "A"** or **Parcel "B"**, or any of them, or by any changes of use, demolition, reconstruction, expansion, or other circumstances, except as specified herein.
3. Grantee shall indemnify, defend and hold Grantor harmless from and against any and all claims, judgments, damages, penalties, fines, liabilities, losses, suits, administrative proceedings, costs and expenses of any kind or nature, including reasonable attorney's fees, which arise out of or are in any way related to the acts or omissions of Grantee, its agents, employees, representatives, licensees or contractors, in connection with the use of the Easement or Right of Way at issue herein.

IN WITNESS WHEREOF, this instrument has been duly executed by Grantor and Grantee under seal this 10 day of August, 2018.

GRANTOR

By: Janet Miller  
Janet F. Miller, Owner  
110 Schoeck Avenue  
Syracuse, New York 13203

GRANTEE

By: Dean Stark  
Dean L. Stark, Owner  
104 Schoeck Avenue  
Syracuse, New York 13203

ACKNOWLEDGMENTS

State of New York )  
County of Onondaga ) ss.:

On the 10 day of August, 2018, before me, the undersigned, personally appeared JANET F. MILLER, personally known to me, or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

RYAN D MIRISOLOFF  
NOTARY PUBLIC STATE OF NEW YORK  
ONONDAGA  
LIC. #01MI6377310  
COMM. EXP. 07/02/2022

  
NOTARY PUBLIC

State of New York )  
County of Onondaga ) ss.:

On the 10 day of August, 2018, before me, the undersigned, personally appeared DEAN L. STARK, personally known to me, or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

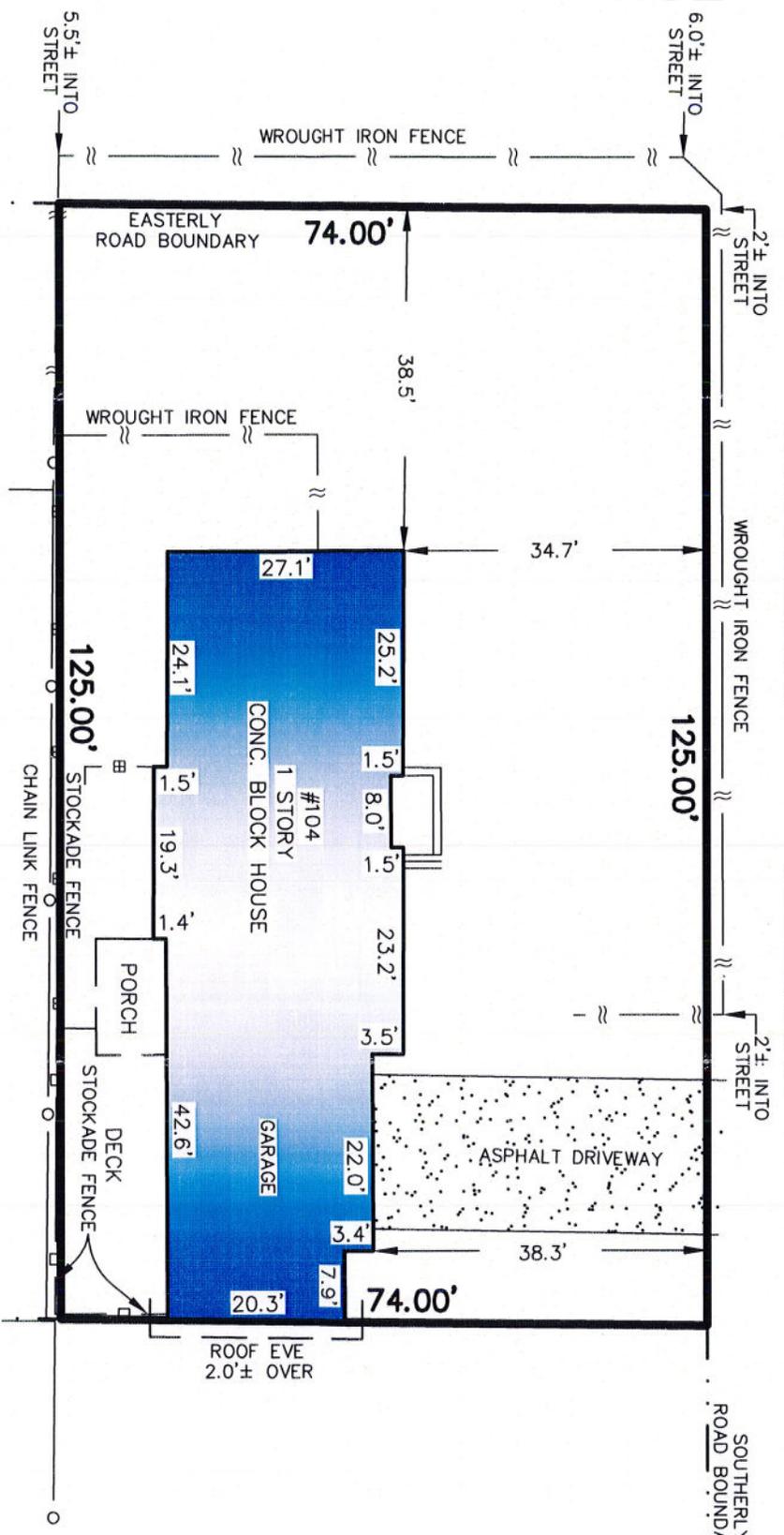
RYAN D MIRISOLOFF  
NOTARY PUBLIC STATE OF NEW YORK  
ONONDAGA  
LIC. #01MI6377310  
COMM. EXP. 07/02/2022

  
NOTARY PUBLIC



# SEDGWICK AVENUE

# SCHOECK AVENUE



Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees. Survey prepared without the benefit of an abstract.

**LEHRS**  
 LAND SURVEYORS

116 SALINA STREET— SUITE 6  
 LIVERPOOL, NEW YORK 13088  
 315-451-3333  
 lehrsurveyors@aol.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

STATE OF NEW YORK  
 DOUGLAS R. LEHR  
 LICENSED LAND SURVEYOR  
 NYSL#49223

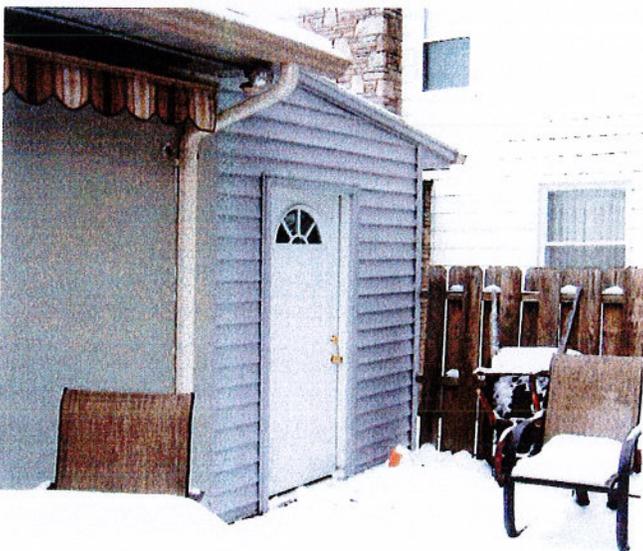
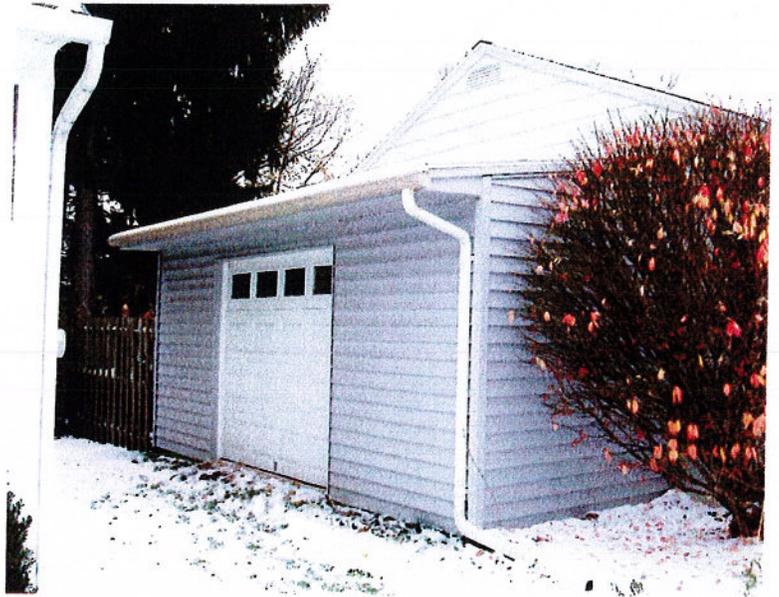
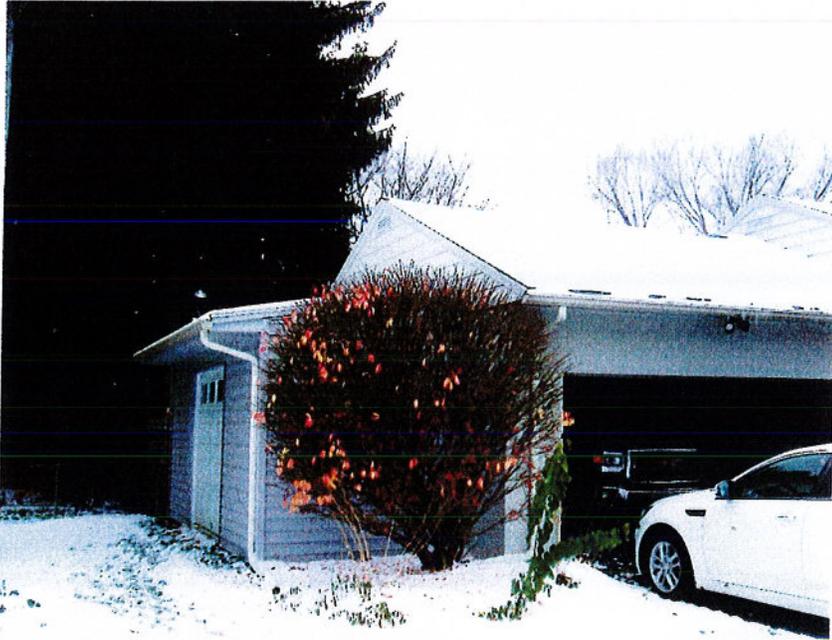
LOCATION SURVEY ON LOT No.40 OF THE SCHOECK TRACT - CITY OF SYRACUSE  
 KNOWN AS No.104 SCHOECK AVENUE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK.

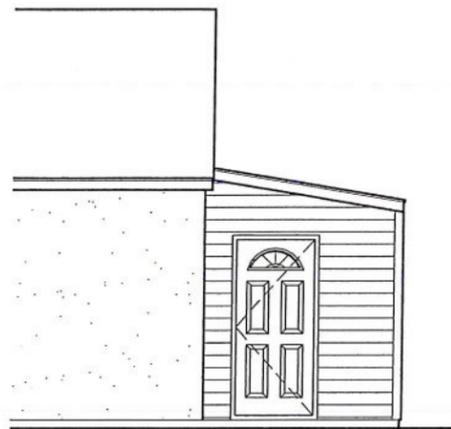
DRAWN BY: WJH SCALE: 1"=20'  
 REVISIONS: REDATED 29 JULY 2014  
 REDATED JUNE 26, 2018 (2)

DATE: 16 JUNE 2003  
 DRAWING No. 3-F-26 \*A\*

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.  
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

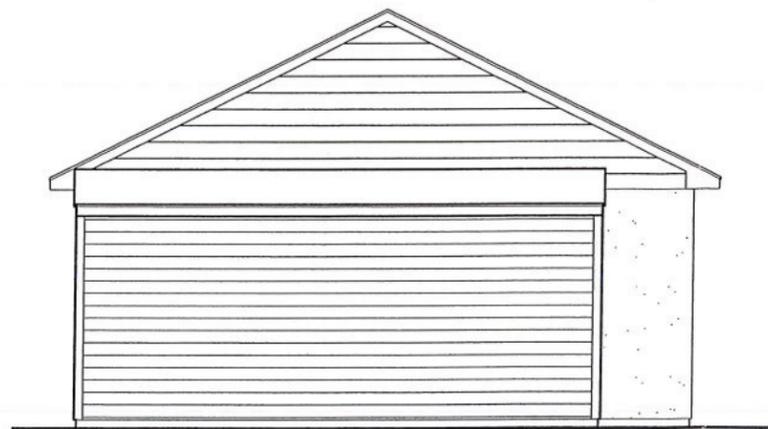
STARK RESIDENCE - SHED ADDITION





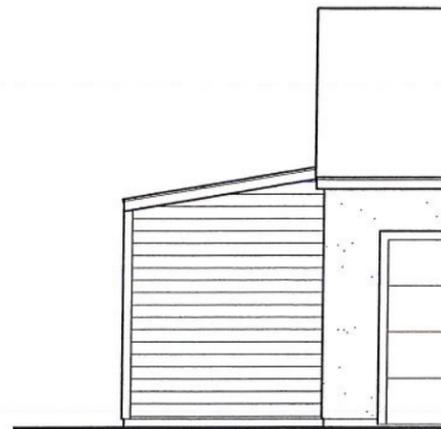
**REAR ELEVATION**

1/4" = 1' - 0"



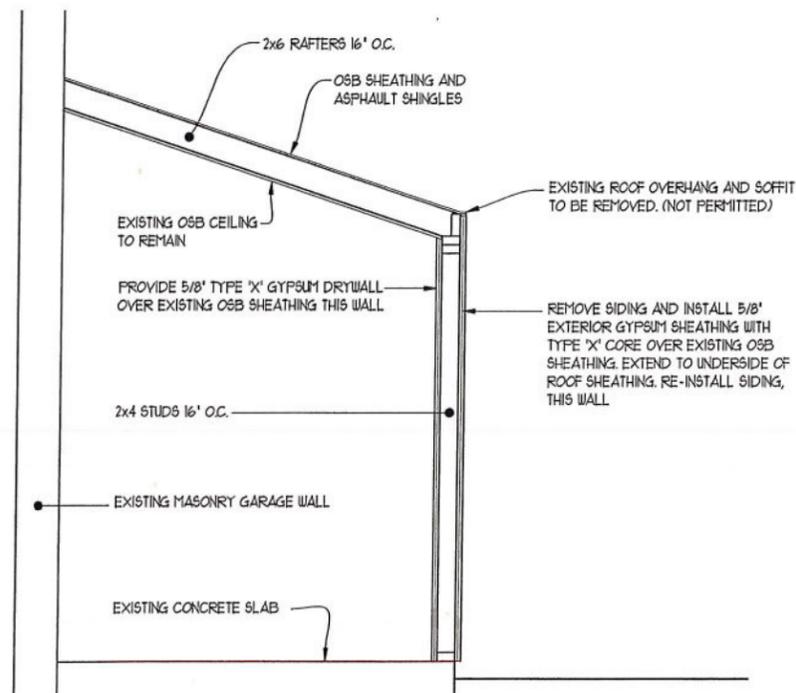
**RIGHT ELEVATION**

1/4" = 1' - 0"



**FRONT ELEVATION**

1/4" = 1' - 0"

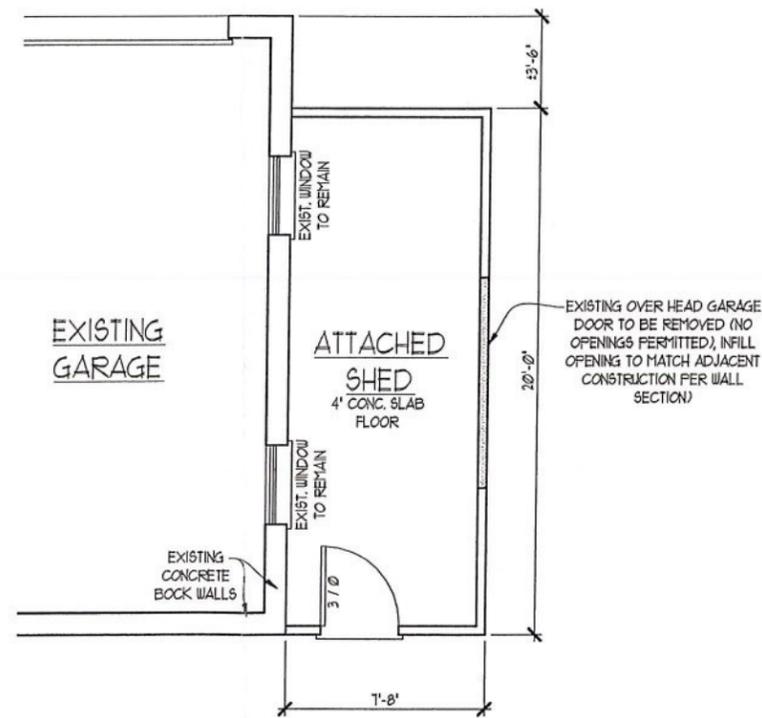


**NOTES:**

- 1) EXISTING WOOD SHEATHING PERMITTED TO REMAIN IN FIRE RATED WALL IN ACCORDANCE WITH UL GUIDE INFORMATION FOR FIRE-RESISTANCE RATINGS (BXIV), SECTION 3, ITEM 6 AS FOLLOWS:  
•THE WOOD STRUCTURAL PANELS CAN BE APPLIED AS:  
1) A BASE LAYER (DIRECTLY TO THE WALL FRAMING AND UNDER THE GYPSUM BOARD)
- 2) ONE HOUR FIRE RESISTANCE RATED WALL PROVIDE BASED ON UL DESIGN UNIT AS REQUIRED BY TABLE R302.1 (I) OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

**WALL SECTION**

1/2" = 1' - 0"



**FLOOR PLAN**

1/4" = 1' - 0"

**B. Dean Johnson  
Architects PC**  
7710 Maitlage Drive  
Liverpool, New York 13090  
315 - 652 - 5622

ATTACHED SHED ADDITION TO:  
**STARK RESIDENCE**  
104 SCHOECK AVENUE  
CITY OF SYRACUSE

PROJECT:

DATE:

11-26-18

SCALE:

AS SHOWN

DRAWN:

JDS

CHECKED:

BDJ

DRAWING:

ELEVATIONS,  
FLOOR PLAN, &  
WALL SECTION

DRAWING NO:

**1 OF 1**

DEC 14 2018