

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19-13</u>
Tax map Section: <u>072</u> Block <u>01</u> Lot: <u>08</u> Zoning District: <u>RA-1</u>	

1. Address of subject property: 227 West Matson Ave
2. Year property was purchased by current owner: 2010
3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Kevin P Fox

Mailing Address: 227 W Matson Ave, Syracuse NY

Zip: 13205 Daytime phone number: 3154923750 home phone number: _____

E-mail (alternate contact for additional information request): starpriest13@yahoo.com

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 Greater Syracuse Land Bank
(Only if involved in this application)

Name(s): Terri Luckett, Neighborhood Planner, Syracuse Land Bank

Mailing Address: 431 East Fayette Street, Syracuse NY

Zip: 13202 Telephone number: 135-422-2301

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: 1

Proposed number of onsite (off-street) parking spaces: 1

Days and hours of operation (for any business uses): no business uses

Explain in detail what (if any) new additions or construction is proposed on the site:

Install a handicapped access ramp to allow Mr Fox access to his home through the front door.

Reason for request:

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that *the standards of proof for a use variance are much more demanding* than for an area variance and that *the burden is on the applicant* to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

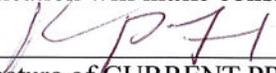
Please see attached standards of proof

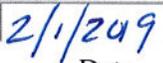
The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

DECLARATION

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application **will make consideration of this application null and void**.


Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative)


Date

Kevin Fox

Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).

DENIAL OF PERMIT

REFERENCE ADDRESS 227 West Matsen Ave

WARD NO. _____

OWNER Kevin Fox

OWNER'S ADDRESS 227 West Matsen Ave

TELEPHONE _____

APPLICATION FOR PERMIT TO:

erect convert () maintain () operate ()

handicapped Ramp closer than 30' to prop line

DENIED UNDER ARTICLE (s) _____

_____ of the zoning ordinance for the following reasons: _____

PLANS ATTACHED, APPROVED BY _____
ON _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

SURVEY ATTACHED

BOOK (S) NO. _____

ZONING REVIEWED BY _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE 2/4/2019 SIGNATURE Gail L Swistak



February 12, 2019

Office of Zoning Administration
City Hall Commons, Room 211
201 E. Washington Street
Syracuse, NY 13202

Re: Letter of Explanation for a Area Variance – 227 West Matson Street

Dear Jeff,

227 West Matson Ave is located in a Residential A-1 zone which requires a 30' front setback. The existing setback is 18.5'. The owner-occupant has recently become disabled and the Veterans Administration contracted with United Mobility & Accessibility to install a handicapped ramp. This was done without acquiring the necessary permits up front but they have since filed the appropriate paperwork with the City Permits office. The ramp as installed is approximately 1'5" from the property line

We are requesting an area variance to retroactively allow the placement of a temporary wheelchair ramp to permit Mr Fox entry into his home. We are also requesting a waiver of the driveway width to allow an additional 20.25 square feet of tarvia to remain in place. This is to ensure the safety of Mr. Fox's movement from his van and into the house.

To support our application, please find the attached information:

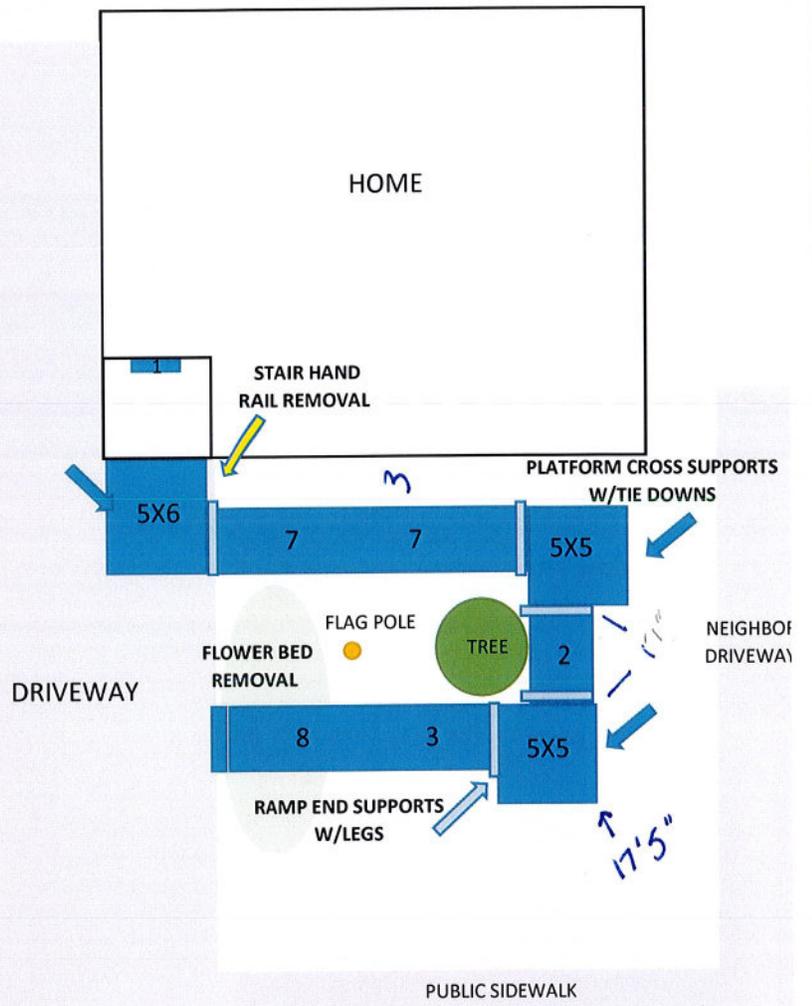
- Application for an Area Variance
- Site Plan (resubdivision map)
- Site Plan Blowup
- Information regarding ramp construction (from permit application)
- Standards of Proof for Area Variance
- Photographs
- Check in the amount of \$25.00
- Denial of Permit (anticipated)

Please let me know if you require any additional information or documentation to facilitate your review of this request.

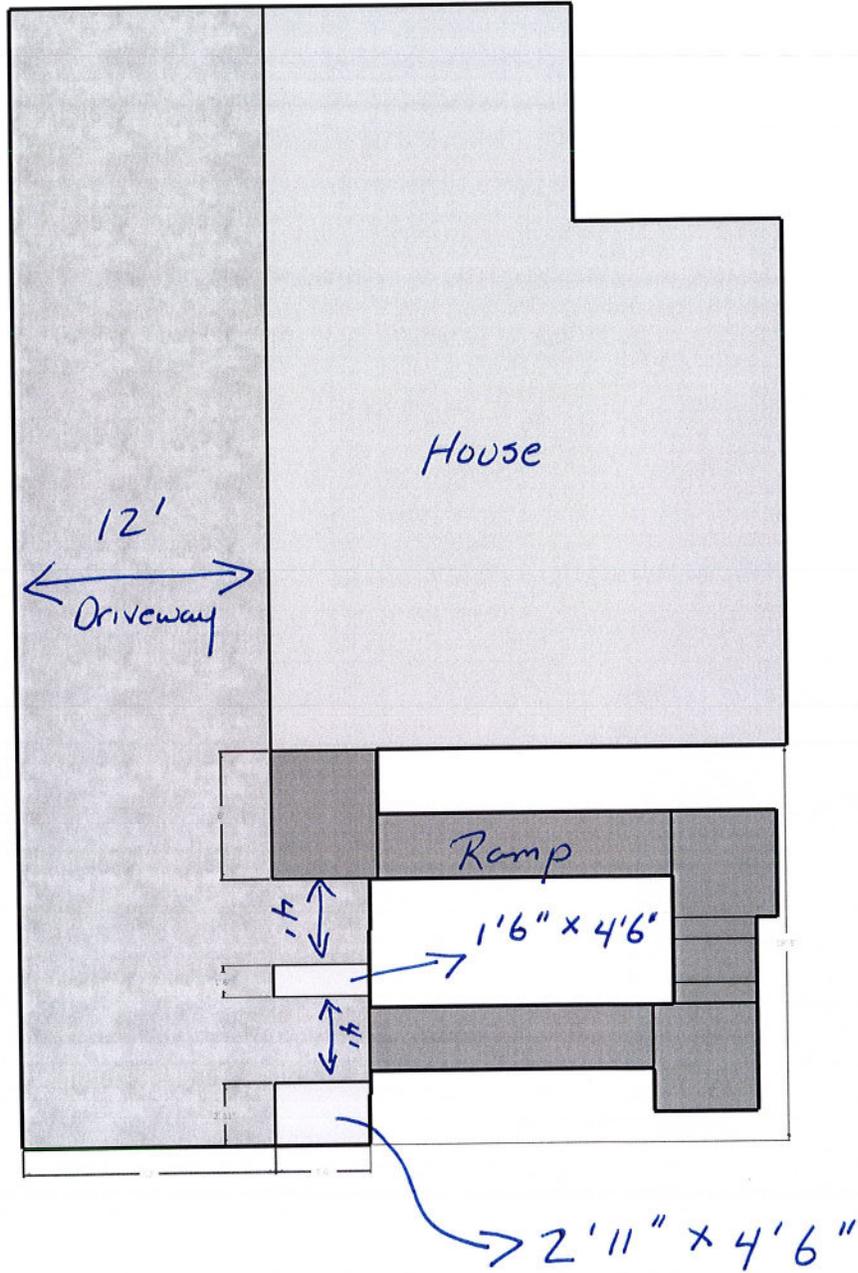
Sincerely,

Terri Lockett
Data Manager/Neighborhood Planner

227 W. MATSON AVE
SYRACUSE, NY 13205



Site Plan Blow-up





PATHWAY[®] 3G

Modular Access System



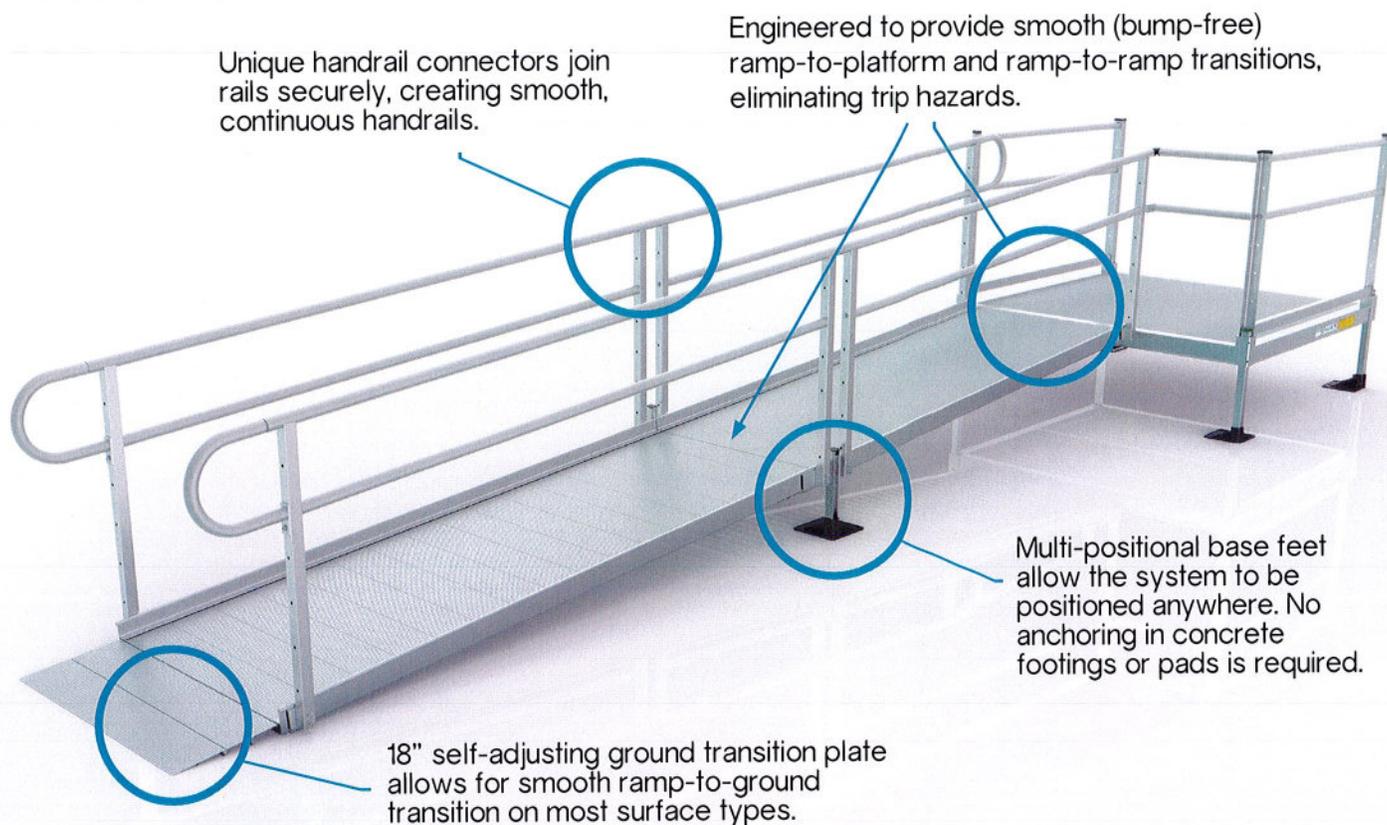
EZ-ACCESS[®]

The most versatile and feature-rich ramp system available.

Anytime, anywhere you need access.

The PATHWAY 3G Modular Access System provides the safest, fastest, and most efficient solution to your accessibility needs.

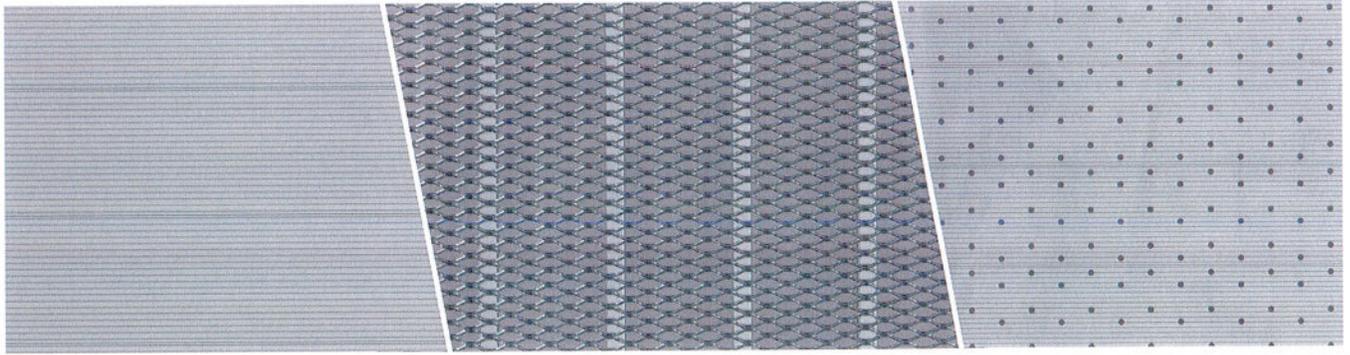
Its unique features, including universal components and interchangeable surface and handrail options, make it an excellent choice when your residential access requirements extend beyond the scope of a portable ramp. Durable, dependable, and American made, the PATHWAY 3G offers customizable solutions to suit the functional and aesthetic requirements of your home. If your needs change, the PATHWAY 3G can change with you.



The PATHWAY 3G allows for infinite modular configurations, creating safe and seamless access for both standard and unique entryways.

- Made of welded, high-strength aluminum, our maintenance-free design ensures safe, reliable access, lasting durability, and an attractive appearance.
- Quick and easy installation means minimal disruption for you and your family. A 24-foot system can be assembled with minimal tools in less than 30 minutes. The PATHWAY 3G can be installed during any season and withstand any climate.
- Safety is our top priority. The all-aluminum system will not deteriorate in the outdoor elements and all surface options feature superior slip-resistance to maintain traction in any weather.
- Sides are finished and flush with no hazardous nuts or bolts protruding into the usable ramp area.
- The PATHWAY 3G will not affect your home's property value. Typically, no permits are required, which means little or no long-term impact to your yard or home. The system is not altering or adding to the structure of the residence – no poured footers, no construction – just assembly.
- When secondary access is required, the PATHWAY Stair System is your answer. Designed to work in conjunction with the PATHWAY 3G ramp system but can also be used on an existing porch or deck, or as a standalone stair.

Surface Options



Choose from a variety of surfaces – solid, expanded metal, and perforated. Each allows for infinite ramp configurations and design flexibility while providing safe access to every home. All surfaces are made of durable aluminum and offer advanced slip-resistance.

» Solid

The solid surface, our most popular option, has an extruded tread and features raised ribs to provide slip resistance and all-weather traction.

» Expanded Metal

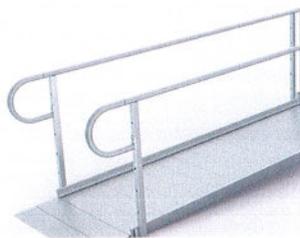
The diamond-shaped openings in our expanded metal surface allow multi-directional traction and reduced surface accumulation by allowing small debris, rain, and melting snow to flow through.

» Perforated

Unique to EZ-ACCESS ramps, the perforated surface is an extruded section with stamped (punched) holes. The perforated surface provides a functional, architectural design with slip resistance and all-weather traction, along with added drainage for wetter climates.

Handrail Options

A variety of handrail styles and options are available to suit any residential need. Whether you choose a single rail, a two-line rail, vertical or horizontal pickets, these versatile, component-based rails are easy to assemble and customize. All styles are made of aluminum and feature a durable design with continuous top rails.



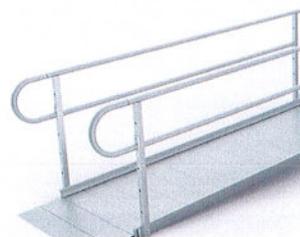
» Single Rail

The single rail is a versatile, one-line handrail for residential ramp access. This style features a continuous top rail and is the most economical solution.



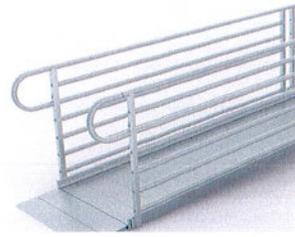
» Vertical Pickets*

Vertical pickets offer an added level of safety, especially for children and small pets. Our pre-assembled aluminum inserts meet the 4-inch sphere rule for spacing.



» Two-line Rail

The most popular handrail configuration, the two-line rail provides an additional gripping surface by adding a second rail below the continuous top rail.



» Horizontal Pickets*

Horizontal pickets offer an aesthetic option while maintaining safety. These horizontal inserts run parallel to the topmost rail and can be installed on standard PATHWAY handrail posts.

* 1:12 slope required

Finish Options

- » An architectural finish comes standard on all of our systems.
- » Powder coating is available for an additional cost and comes in three standard colors: Black, Bronze, and Tan.



Quick Specs

» Ramps



- Weight capacity: 1,000 lbs.
- Standard widths: 36" & 48" (48" width available in solid surface only)
- Ramp handrail height: 34"

» Platforms



- Weight capacity: 1,000 lbs.
- Platform handrail height: 34"

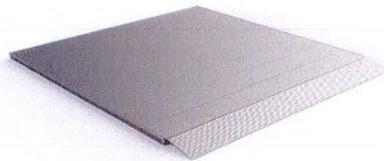
Options

» Stair System



The adjustable stair is available in sizes from 8" to 59". Rear support legs can be added for a standalone stair.

» Landing Pad



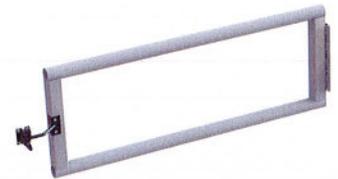
The 54" x 54" surface provides a safe and solid landing at the bottom of a ramp run when ending in the grass or other soft surface.

» Angle Platform



Allows for multi-dimensional angle changes and uses less space.

» Universal Gate



Provides additional safety at the top of the stairs or the beginning of a ramp run.

We are committed to making the process of choosing the best ramp solution as worry-free as possible. With the PATHWAY 3G, you can be confident that your accessibility needs will be resolved safely and quickly.

- The PATHWAY 3G is uniquely designed and built to transition with you. The ramp system can be modified and reconfigured as your needs change.
- If you no longer need your system, the environmentally friendly PATHWAY 3G can be reused, rented, or resold. In addition, your investment in the ramp system is protected by our lifetime warranty.



customerservice@ezaccess.com

1.800.451.1903

www.ezaccess.com

Standards of Proof for Area Variance
227 W Matson Ave

227 West Matson Ave is located in a Residential A-1 zone which requires a 30' front setback. The existing setback is 18.5'. The owner-occupant has recently become disabled and the Veterans Administration contracted with United Mobility & Accessibility to install a handicapped ramp. This was done without acquiring the necessary permits up front but they have since filed the appropriate paperwork with the City Permits office. The ramp as installed is approximately 1'5" from the property line

Following are the Standards of Proof for an area variance.

a. Whether the requested variance is substantial

The applicant is requesting to locate a ramp 1'5" instead of 30' from the property line. This is a 95% variance but because this is a low profile and temporary ramp it is not a substantial request.

He is also requesting to retain 6.75 square feet of tarvia between his stair landing area and the ramp landing area and 13.5 square feet of tarvia between the ramp landing area and the sidewalk. 20.5' of tarvia retained is not substantial.

b. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

The handicapped ramp is well constructed. It is a minimal intervention and does not change the character of the neighborhood. Allowing the variance allows the owner-occupant to age in-place. Without the variance the property would likely become vacant. It does not cause an undesirable change in the character of the neighborhood.

c. 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

There is a side door and a back door to this property. The side door entrance has more internal stairs to the kitchen which made it unfeasible for handicapped access. The back door entrance goes down to the cellar. Any ramp that was installed to the front door would have to be closer than the required 30' setback and would require a variance.

d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;

The Site does not contain any sensitive environmental resources or any suitable habitat for any protected plants, animals or fish. The site is not located in the 100 year floodplain. There will be no adverse impact on the physical or environmental conditions in the neighborhood. Allowing the variance will improve the neighborhood by allowing Mr. Fox to age in place in his home.

e. Whether an alleged difficulty is self-created.

Mr. Fox became ill and disabled through no fault of his own. He merely wants wheelchair access to his home.

The request to retain the small sections of asphalt above and below the ramp are for safety reasons as we fear that removal would create a safety hazard for Mr. Fox's wheelchair.

227 West Matson Ave

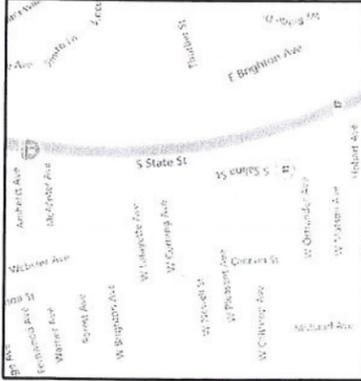




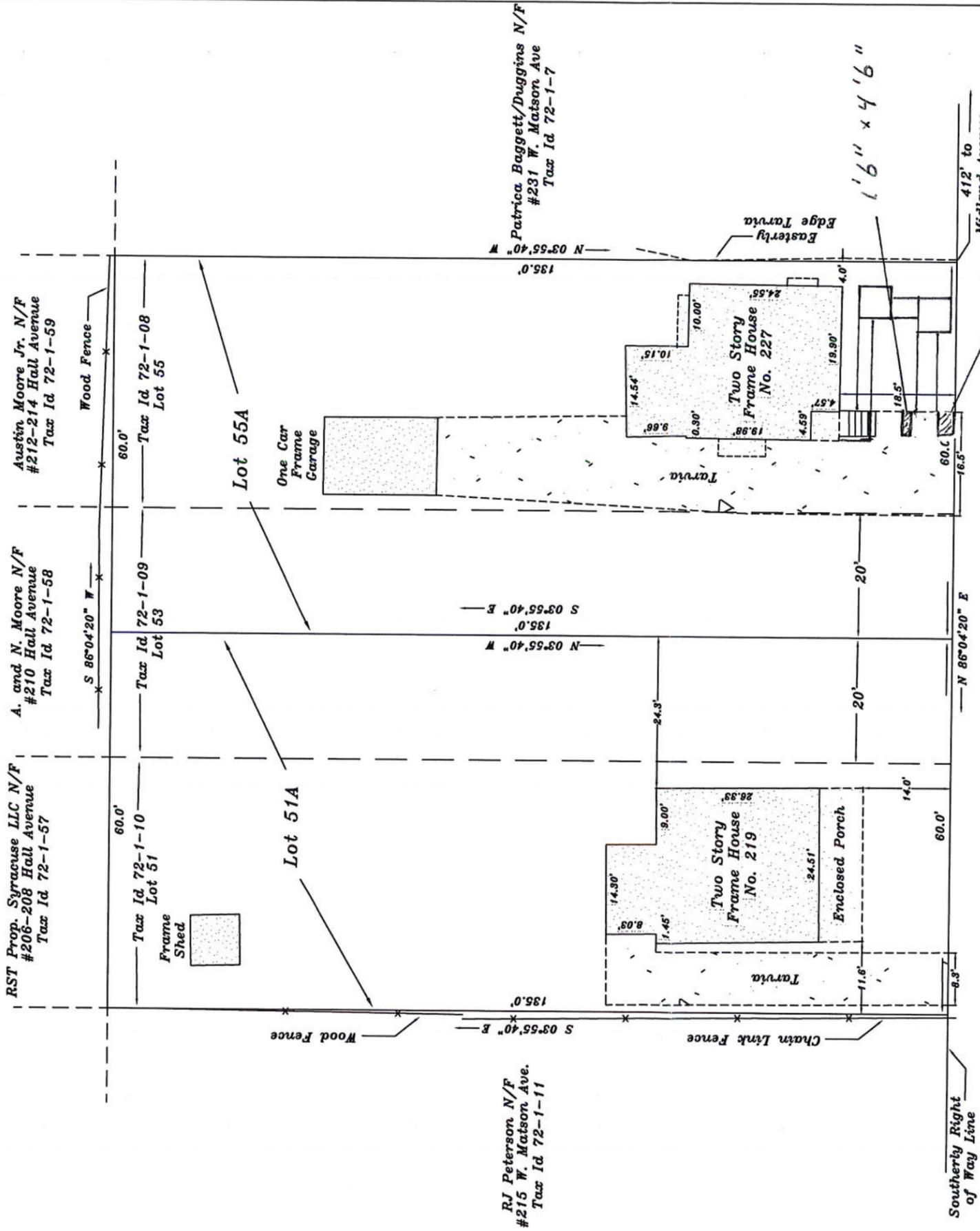
Ramp entrance – 3'5" from property line

Handicapped Ramp – 1' 6" from property line





Site Vicinity Locator
Not to Scale



West Matson Avenue

(Open - 50' Wide)

Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using OnGov.net.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lots 51A and 55A Area = 8100.0 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Mr. Kevin P. Fox.

Proposed Only

Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 440-5096

Proposed Resubdivision on Lots 51, 53 and 55, Block B of the Van Heusen & Matson Tract. Map# 411. To be New Lots 51A and 55A.

Known as No. 219 and 227 West Matson Avenue, City of Syracuse, County of Onondaga and State of New York.

Drawn by: MJM Scale: 1" = 20'
Date(s): 04-22-18

M.J. McCully NYSLS 50696

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

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2018, Michael J. McCully Land Surveying, all rights reserved.