

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19</u> - <u>18</u>
Tax map Section: <u>024</u> Block: <u>22</u> Lot: <u>10</u>	Zoning District: <u>RA-1</u>

1. Address of subject property: 236 HILLSDALE AVE 13206
^ SYRACUSE NY

2. Year property was purchased by current owner: 2019

3. Applicant/Contact information:

a. Owner(s) (current titleholder):

Name(s): ANNETTE BRASOR

Mailing Address: 236 HILLSDALE AVENUE

Zip: 13206 Daytime phone number: 631.905.9620 home phone number: 631.905.9620

e-mail (alternate contact for additional information request): abrasor07@gmail.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): NONE

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): GREG ABDO

Mailing Address: 4358 BELLEVUE AVENUE - SYRACUSE NY

Zip: 13219 Telephone number: 315-794-0576

4. Current Use of Property: (i.e., 2 family dwelling, grocery store, etc.): Single family

Proposed use and occupancy: Two 1-family dwellings

Current number of onsite (off-street) parking spaces: 4 +

Proposed number of onsite (off-street) parking spaces: 4 +

Days and hours of operation (for any business uses): N/A

State the nature of any new additions or construction involved: 2nd Single-family dwelling

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 an additional sheet(s) of paper to present proof if necessary.

SEE ENCLOSED / ATTACHED

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 be considered null and void.

Annette Brasor 4/24/19
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) Date
ANNETTE BRASOR

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

For the last four years I have been seeking a legal multi-family home in the Syracuse area.

Most of the multi's that I have seen were either student housing in the Westcott area or multi-family rentals across the county - both housing situations needing substantial amounts of rehabilitation work and also with ready investment buyers with cash in hand.

I was not looking for an investment, I was looking for a nice place to live for myself and my cousin who will be moving up from Tampa, Florida when a suitable location was found. My cousin would pay back the HELOC that would be used to renovate the rear house.

To my delight I came across a new listing of a home in Eastwood. It was advertised as a multi-family property; a front house that was recently completely renovated and a rear house that needs a considerable amount of work.

I bought the house and started my search for an architect/designer. I found Greg Abdo and he started working on the drawings.

Soon afterward, Mr. Abdo took the preliminary plans to the City Zoning office for a review and was informed that the property is not a multi-family property but a single family property.

The area's assessor (Ed) stated that the property reverted to a single-family dwelling last year as the apartment had been vacant for more than two years' time. He states that he spoke with the previous owner Mr. Hindes who had expressed the desire to renovate the rear house but did not plan to do it soon.

I spoke with Mr. Hindes and he states that he did not sign any documentation at the Assessor's office reverting the property to a single-family property. He states that he bought the house from Land Bank and that documentation from Land Bank lists the property as a multi-family.

I specifically purchased this property because of the multi-family status.

(1. The property is incapable of earning the reasonable return on the initial investment if used as a single-family home - the house was sold over assessed value and I think that this is due to its two-family status. As far as dollars and cents are concerned; potential loss of income of not having the second one-family structure on this property is the going rate for a 1200 square foot rental - approximately \$1500 per month)

(2. The property is being affected by a unique and/or at least a highly uncommon circumstance in so much as the property has been listed by the City of Syracuse as a multi-family home for years not to mention Land Bank who sold the property as a multi-family.)

(3. The variance will not alter the essential character of this neighborhood, a neighborhood with a large % of its housing multi-family houses - see the Eastwood Neighborhood Association

website where it is stated that 50% of the homes are multi-family. There is already the footprint of the structure on the property.)

(4. A hardship has not been not self-created - Land Bank and the City of Syracuse have listed this property as a multi-family; the listing agent and the seller were under this impression.)

This would not be an undesirable change in the character of the neighborhood or a detriment to the nearby properties as many properties are already multi-family properties. In fact, this would enhance the neighborhood as the building is in dire need of restoration.

There is no other way that I can have my goal achieved on this property of having my cousin live with me yet separate other than through a variance. Building onto the current home is not an option. A variance would still have to be sought.

The rear home would remain on its original footprint minus the small section on the rear property line which has already been removed in the architectural plans.

There will be no adverse effect or impact on the physical or environment conditions of the neighborhood. Apparently, until the previous owner Mr. Hindes bought the house, according to him, there had been a tenant in the rear house. According to long time neighbors that live next to me, the building was occupied as an apartment through the years. As per Mr. Hindes, he demolished the interior of the rear house to the studs removing a kitchen and a bathroom. He was in the process of renovation but life changes forced the sale of the home.

Annette Brasor
236 Hillsdale Avenue
Syracuse NY 13206

DENIAL OF PERMIT

REFERENCE ADDRESS 236 HILLSDALE AVE

WARD NO. _____

OWNER ANNETTE BRASOR

OWNER'S ADDRESS 236 HILLSDALE AVE

Syracuse NY 13206

TELEPHONE 1-631-905-9620

APPLICATION FOR PERMIT TO:

erect () convert (X) maintain () operate ()

Garage convert to living space w/ garage + porch

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 3-27-19

SIGNATURE Gail L Swistak

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

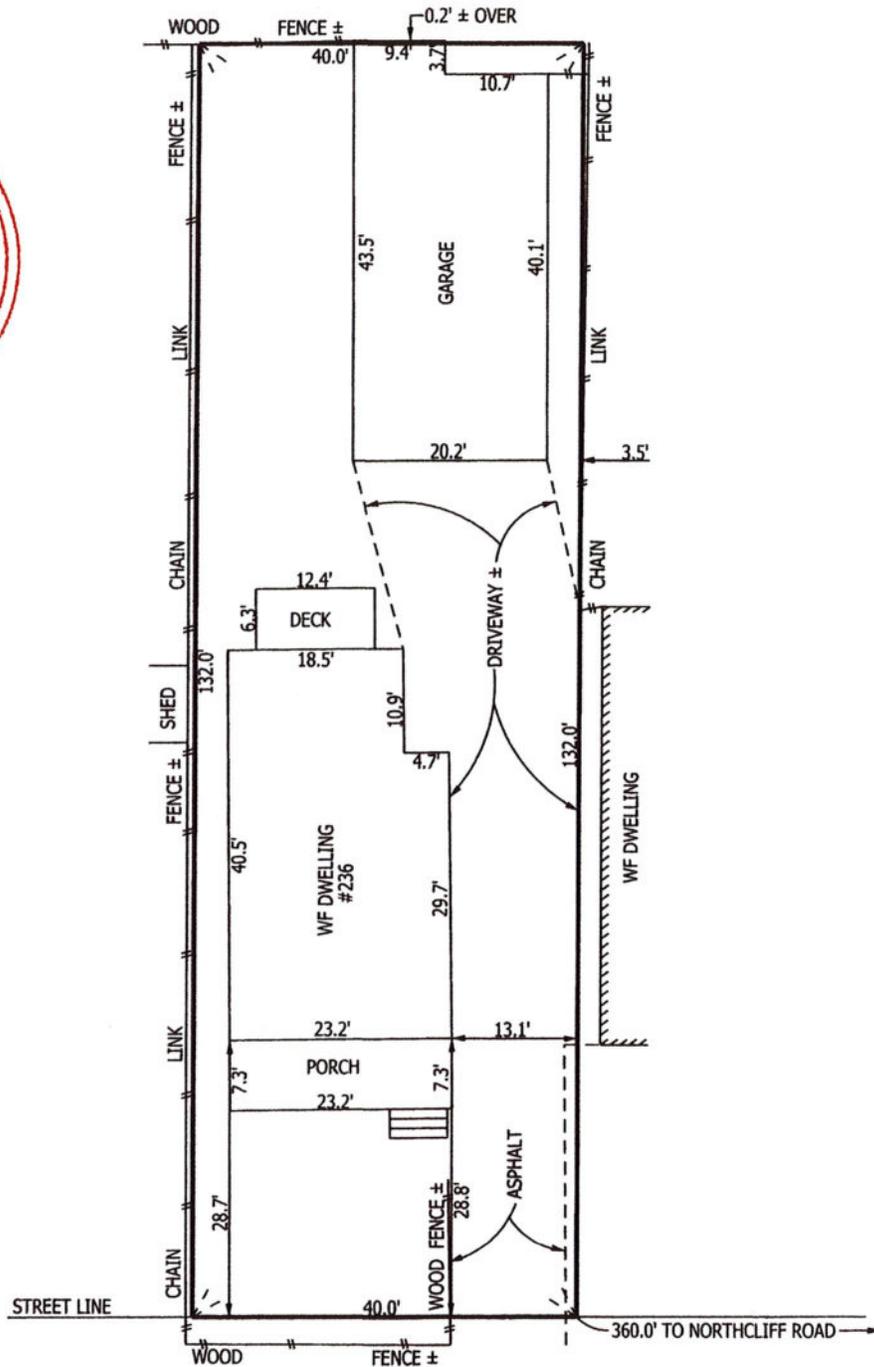
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

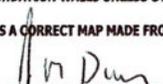
Part 1 – Project and Sponsor Information			
RESIDENTIAL DWELLING - ANNETTE BRASOR			
Name of Action or Project: SAME AS ABOVE			
Project Location (describe, and attach a location map): 230 HILLSDALE AVE. SYRACUSE, N.Y. 13206			
Brief Description of Proposed Action: 			
Name of Applicant or Sponsor: ANNETTE BRASOR		Telephone: (631) 905-9620	
		E-Mail: abrasor007@gmail.com	
Address: 230 HILLSDALE AVE.			
City/PO: SYRACUSE	State: N.Y.	Zip Code: 13206	
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 checked="" 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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>.1</u> acres	(5,280 SF)
b. Total acreage to be physically disturbed?		<u>-0-</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.1</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS & EXCEPTIONS OF RECORD WHICH AN UPDATED ABSTRACT WOULD SHOW.

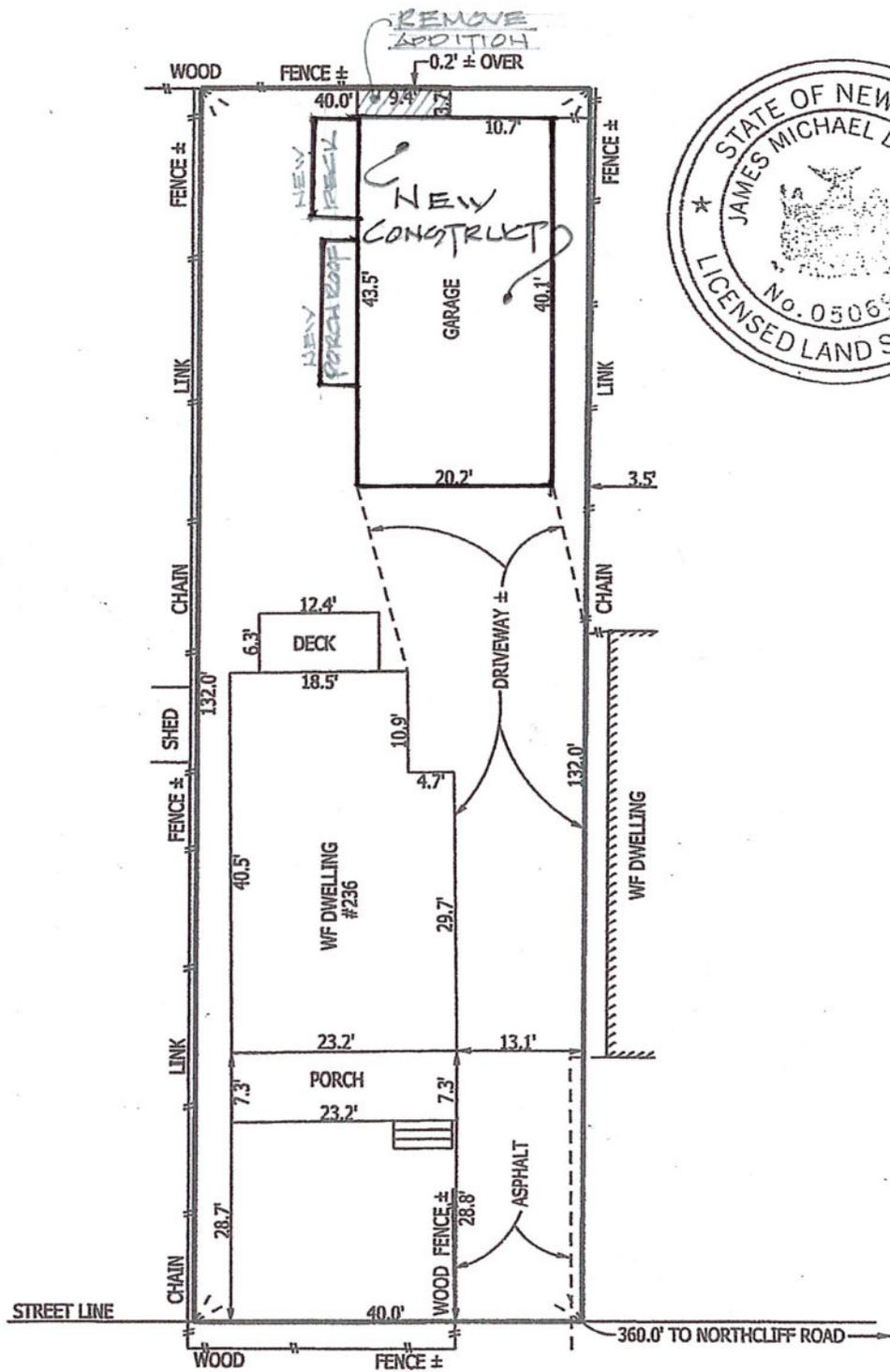


HILLSDALE AVENUE

CERTIFIED TO  <small>PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN. OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE INDICATED.</small> <small>THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.</small>  <small>N.Y.S. LICENSED LAND SURVEYOR NO. 050692</small>	LOCATION SURVEY FOR: 236 HILLSDALE AVENUE LOT: 10 TRACT: EASTWOOD HEIGHTS, BLOCK 2031 CITY OF SYRACUSE COUNTY OF ONONDAGA STATE OF NEW YORK		
	 DUSSING LAND SURVEYING, LLC JAMES M. DUSSING SR. LIC. NO. 050692 SYRACUSE, NEW YORK PHONE: 315-256-5372 FAX: 315-492-6892	DATE: 12/6/18 SCALE: 1" = 20' FILE NO.: 18-949	

NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS & EXCEPTIONS OF RECORD WHICH AN UPDATED ABSTRACT WOULD SHOW.



HILLSDALE AVENUE

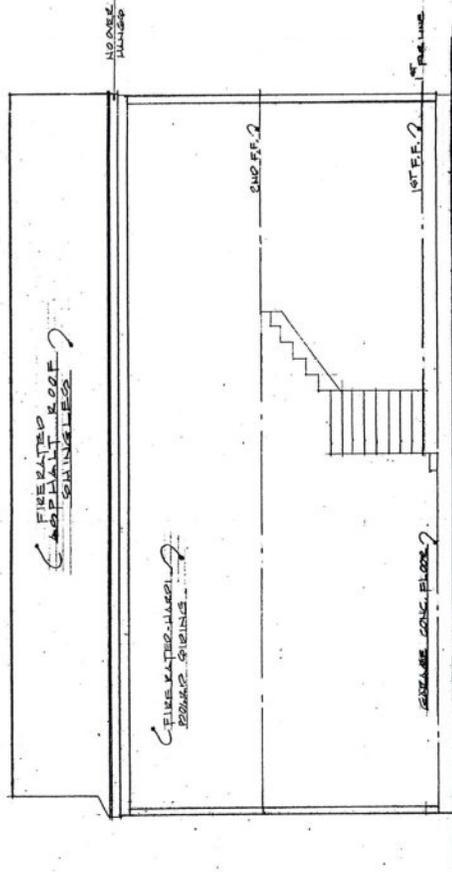
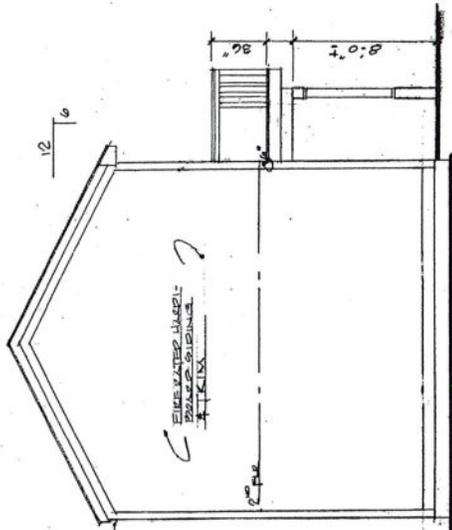
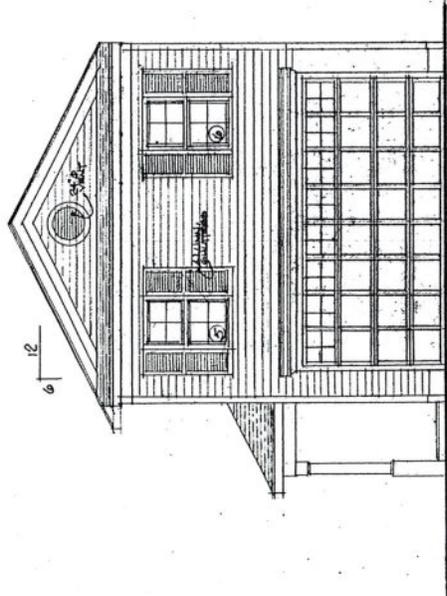
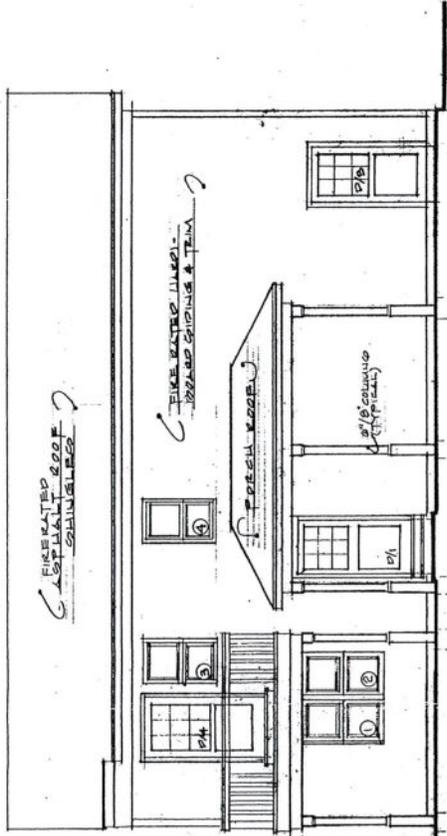
CERTIFIED TO PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN. SETBACKS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE NOTED. UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.	LOCATION SURVEY FOR: 236 HILLSDALE AVENUE		STATE OF NEW YORK
	LOT: 10	TRACT: EASTWOOD HEIGHTS, BLOCK 2031	DATE: 12/6/18
CITY OF SYRACUSE	COUNTY OF ONONDAGA	SCALE: 1" = 20'	
	DUSSING LAND SURVEYING, LLC JAMES M. DUSSING SR. LIC. NO. 050692 SYRACUSE, NEW YORK		



DRAWINGS PREPARED BY:
 CAROL ANN
 455 BELLEVUE AVE. SYRACUSE, N.Y. 13219
 (315) 704-0576
 cadd@live.com



PROPOSED RENOVATIONS FOR:
 ANNETTE WRAKOR
 236 HILSDALE AVE.
 SYRACUSE, N.Y.
 4/4/19



PROJECT NO. **A-2**

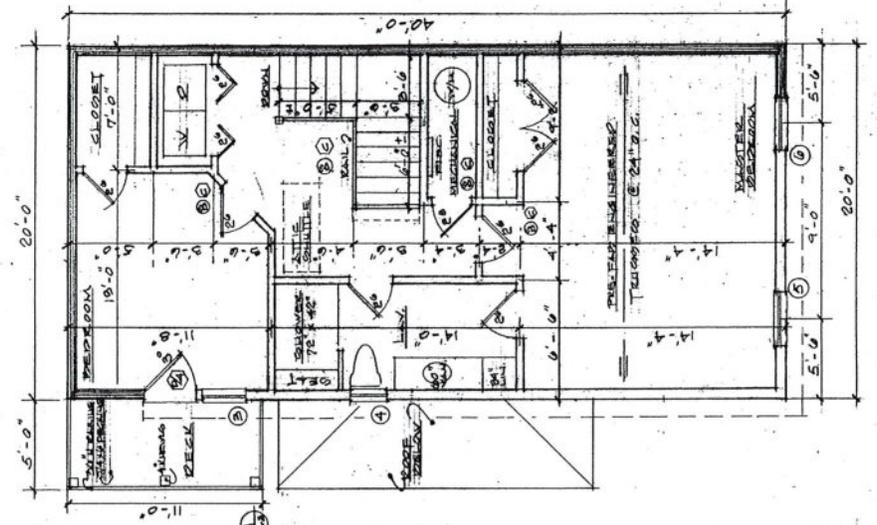
REVISED PREPARED BY:
 AREA ABOVE
 4355 BELLEVUE AVE., NYC, N.Y. 10219
 (516) 794-0576
 GORDO@LIVE.COM

PROPOSED RENOVATIONS FOR:
 4/9/19
 ANNETTE PRACOR
 286 HILLSIDE AVE.
 SYRACUSE, N.Y.

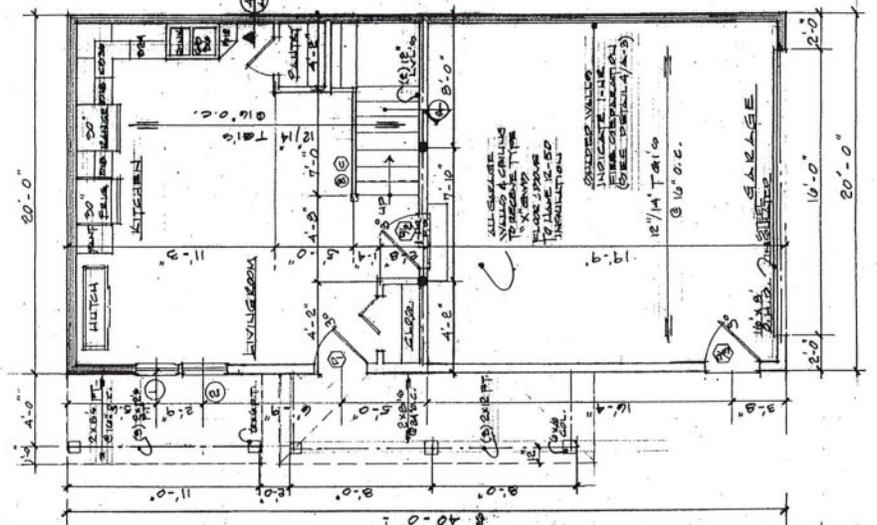
2 OF 3

WINDOY SCHEDULE

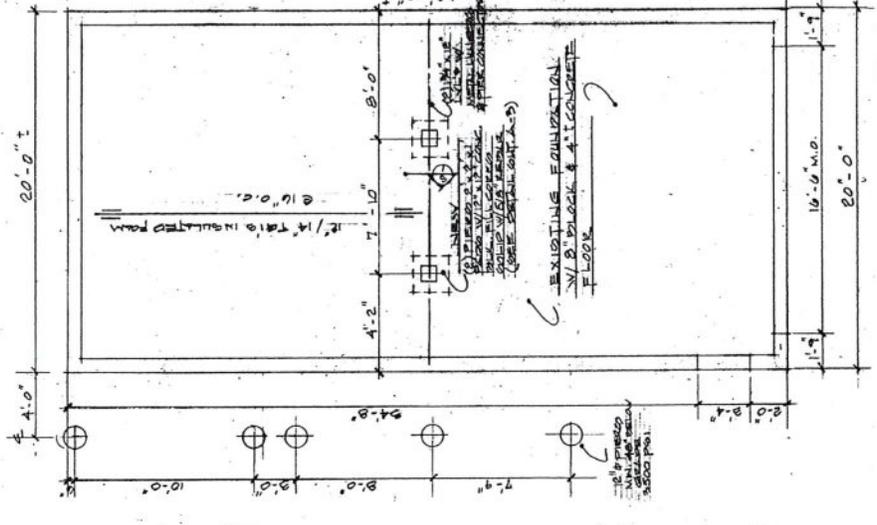
1	2'-6" X 5'-0"
2	2'-6" X 5'-0"
3	2'-6" X 4'-0"
4	2'-6" X 4'-0"
5	3'-0" X 5'-0" REFRIGERABLE
6	3'-0" X 5'-0" REFRIGERABLE



2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 EXISTING FOUNDATION
 SCALE: 1/4" = 1'-0"

Sanfilippo, Melissa

From: Greg Abdo <gabdo@live.com>
Sent: Monday, May 6, 2019 1:46 PM
To: Sanfilippo, Melissa
Cc: Annette Brasor
Subject: Room Schedule 236 Hillsdale Ave

Hi Melissa,

As per your request, the following is a list of rooms in the existing home at:
236 Hillsdale Ave.
Syracuse, New York

FIRST FLOOR:

1- Kitchen/Eating
1- Living room
1-Bedroom
1- Bathroom

SECOND FLOOR:

2- Bedrooms
1- Bathroom

Please contact me for any further information you may require.
Thank you as always for your help,
Greg Abdo

My Listings (36)

Show My Sold Listings (1 year)

Search: -- MLS # --

[Click here to run this as a Full Search](#)

Previous · Next · 5 of 36 · Checked 0 · All · None

Display REALTOR Full at 1 per page



1 / 35

MLS#: **S1157050** **Single Family Residential** **S-Closed/Rented**
236 Hillsdale Ave VR Pricing: **No** List Price: **\$149,900**
 County: **Onondaga** Zip: **13206** Sale Price: **\$150,000**
 Town: **Syracuse** Pstl City: **Syracuse** Sell Concess: **Northcliff**
 Area#: **Syracuse City-311500** Acres: **0.12**
 Subdivision: Lot SqFt: **5,280**
 TxMap#: **311500-024-000-0022-010-000-0000** Lot Front: **40**
 City Nghbrhd: **Eastwood** Lot Depth: **132**
 School Dist: **Syracuse** Lot Shape: **10**
 High School: SqFt: **1,965**
 Middle School: Year Built: **1920**
 Elem School: Yr Blt Desc: **Existing**
 55+ Subdv: **No** Type of Sale: **Normal**
 State: **NY - New York** # Attach: # Photo: **35**

Listing Office Information

Offc Name: **COLDWELL BANKER PRIME PROP, INC (CBPP06)**
 Offc Addr: **8233 Park Ridge Path
 Liverpool, NY 13090**
 LA Name/ID: **Lynn Lenkiewicz (lenkiely)**
 LA Email: **lynn.lenkiewicz@coldwellbankerprime.com**
 LA Dir Phone/Fax: **315-622-0161/315-622-4613**
 Owner Name: **Rihine D Hinds**
 Owner 2: **Tracy Hinds**
 Owner Addr: **236 Hillsdale Ave
 Syracuse, NY 13206**
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
 Service Type:
 Negotiation w/: **Listing Broker Only**
 Show Appt/Desc: **3153451971/Agent; Call List Agent for Showing Instructions**
 Private Rmrks: **Owner occupied. He will be there to let you in. Call agent (315)345-1971 to schedule.**
 Branded VT: **[Click Here](#)**
 Unbranded VT: **[Click Here](#)**
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Syracuse**

Offc Lic#: **10391201078**
 Offc Phone: **315-622-0161**
 Offc Fax: **315-622-4613**
 LA Cell # **315-345-1971**
 LA Acpts Txt:
 LA NY Lic#: **40LE0998604**
 Comp (Brk): **3**
 Comp (BA): **3**
 Comp (SA): **3**
 Exclusions: **No**
 List Date: **10/27/2018**
 Expire Date: **04/30/2019**
 DOM: **5**

General Information

Style of Res: Colonial	Full Baths: 2	Bedrooms: 3	Beds	Full	Half
Built By:	Half Baths: 0	Total Rooms: 7	1st Flr: 1	1	0
Stories: 2.0	Tot Baths: 2.0	# Beds/Sept:	2nd Flr: 2	1	0
Exter Constr: Aluminum/Steel			3rd Flr: 0	0	0
Driveway: Blacktop			4th Flr: 0	0	0
Garage: 0.0/No Garage			Bsmnt: 0	0	0
Garage Amen:			Total: 3	2	0
Lot Info: Near Bus Line, Neighborhood Street		Roof Descr:			
Attic: Full		Foundation: Block			
Basement: Full					
Waterfront: No	Footage:				
Name:	Island Name:				
		Riparian Rgts: No			

Public Remarks: **Unbelievable opportunity! Owner gutted this home to the studs. Every square inch is new & done w/ top of the line materials. Picket fence front yard with charming porch. New siding, windows, doors, roof. State of the art heating and cooling system with zoned heat & radiant floor heat in kitchen and baths. Open living/dining and kitchen area w/ hardwoods and tile. Kitchen has beautiful cabinets, stainless appliances, all stay! FF full bath has tiled walk-in shower. FF bedroom w/ ornate ceiling, slider to deck. FF laundry room. Second level has 2 bedrooms that share 2nd full beautifully tiled bath. Second home on property has finished exterior and gutted interior could be garage, rental, etc. Second home has separate heat, gas & electric. 2nd house has a multitude of options for finishing!**

Directions: **From Burnet Ave to Hillsdale or James St to Hillsdale.**

Interior & Exterior Features

Total FP: **0** # Artificial: **0**

Add'l Rooms: **1st Floor Bedroom, Den/Study, Laundry-1st Floor, Living Room, Porch - Open** # Gas: **0**
 Add'l Interior: **Ceiling Fan, Circuit Breakers - Some, Furnished, Security System - Owned,** # Pellet: **0**
 Features: **Sliding Glass Door, Sump Pump, Whirlpool Tub** # Wood Burning: **0**
 Add'l Exterior: **Cable TV Available, Deck, Fully Fenced Yard, High Speed Internet** # Wood Stove: **0**
 Features: # Coal: **0**
 Add'l Struct: # Other: **0**
 Kitchn/Dining: **Living/Dining Combo, Pantry** # Freestanding: **0**
 Appliances: **Disposal, Dryer, Microwave, Oven/Range Gas, Refrigerator, Washer, Wine Chiller(s)**
 Accessibility:
 Floors: **Ceramic-Some, Hardwood-Some, Tile-Some, Wall To Wall Carpet-Some**

Utilities Information

HVAC Type: **AC-Central, Heated Floors, Multi-Zone, Radiant** Sewer: **Sewer Connected**
 Heating Fuel: **Gas** Water: **Public Connected**
 Water Htr Fuel: **Gas, Tankless** ENERGY STAR
 Emerg Backup: Well Location:
 Type of Well: **None**

Financial Information

Possible Fin: **Cash, Conventional, FHA, VA** Equity: **\$149,900** Town/Cnty Tax: **\$1,200**
 1st Mtg Bal: **\$0** City/Vil Tax: **\$0**
 2nd Mrt Bal: **\$0** Assess Val: **\$82,000** School Tax: **\$1,197**
 Tax Info: Spc Assess: **\$0** Total Taxes: **\$2,397**
 Escrow Agt/Bnk: **TBD/TBD** Original LP: **\$149,900** Lot Rent:
 HOA Pay Desc: **None** PriceChg Time:
 HOA Fee: Manufacture Dt:
 HOA Amen:
 Mobil Hm Ser#: Manufacturer:
 Manufacturer:

Display & Occupancy Information

Possession: **At Closing** Lockbox Serial #:
 Internet: **Yes** Inet St Adrs: **Yes** IDX: **Yes** AVM: **No** Blog: **No** Realtor.com: **Yes** Zillow: **Yes**

Pending & Comp Information

Selling Agent: **Kathryn MacDonald (MACDONKA)**  Orig LP: **\$149,900**
 Selling Agent 2: **()** List Price: **\$149,900**
 Selling Office: **Oak Tree Real Estate (OAKT01)** Sale Price: **\$150,000**
 DOM: **5** Disclose Sales Info: **No** Sell Concess:
 Close Date Recvd: **01/03/2019** Closed Date: **01/03/2019**
 Contract Dt: **11/01/2018**
 Terms of Sale: **Cash**

MLS#: **S1157050**

Lynn L Lenkiewicz Coldwell Banker Prime Prop, Inc
 NY Licensed R.E. Salesperson 8233 Park Ridge Path Liverpool, NY 13090
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S Edwards Ave

236 Hillsdale

Wood Ave

Hillsdale Ave

Glen Cove Rd

Woodbine Ave

me Ave

Forest Hill Dr

st Hill Dr



