

MAY 17 2019

VARIANCE APPLICATION

SYRACUSE BOARD OF ZONING APPEALS

PLEASE TYPE OR PRINT (LEGIBLY)

JUN 12 2019

For Office Use Only:	Application Number: V- <u>19 - 23</u>
Tax map Section: <u>071</u> Block: <u>02</u> Lot: <u>11.0</u>	Zoning District: <u>RA-1</u>

1. Address of subject property: 327 EAST FLORENCE AVE SYRACUSE NY 13205

2. Year property was purchased by current owner: \_\_\_\_\_

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): JOHN D. FRENCH

Mailing Address: 327 EAST FLORENCE AVE SYRACUSE NY 13205

Zip: 13205 Daytime phone number: 315-726-5265 home phone number: \_\_\_\_\_

E-mail (alternate contact for additional information request): JOHN.FRENCH.681@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

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

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_ Telephone number: \_\_\_\_\_

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

Proposed use and occupancy of property: \_\_\_\_\_

Current number of onsite (off-street) parking spaces: ME AND MY WIFE (2)

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

MAY 17 2019

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

JUN 12 2019

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

17' x 19'

METAL SHED

**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 READ ATTACHED SHEET

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**.

**CURRENT PROPERTY OWNER SIGNATURE**

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

John D. Freucht

5-8-2019

CURRENT PROPERTY OWNER SIGNATURE

DATE

JOHN D. FREUCHT (OWNER)

Please legibly PRINT SIGNATURE NAME and TITLE

5-2-19

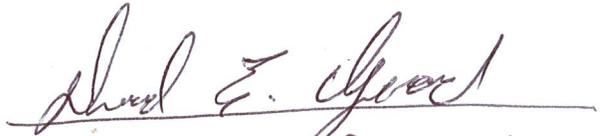
To: Syracuse Board of Zoning Appeals

My name is David Osgood. I live at 321 E. Florence Ave,  
next door to John French at 327 East Florence Ave.

John told me about the zoning issue with his shed.  
I want to let you know that I am not concerned  
with how close it is to my property line.  
The shed has been there for two years now  
and looks very nice.

  
**THOMAS P. GAFRANCESCO**  
Notary Public, State of New York  
Qual. in Onondaga Co. No. 01GAG070000  
Commission Expires July 01, 20 19

Sincerely

  
David E. Osgood

REC'D YAM

TO: ZONING BOARD

8-14-19

- A. THE SITED IS FOR STORAGE ONLY NOT TO MAKE MONEY !!
- B. NO UNCOMMON CIRCUMSTANCE ABOUT THIS SITED
- C. THE SITED LOOKS GOOD ALL MY NIEHBORS LIKE IT.
- D. I DID NOT CREATE ANY SELF-HARDSHIP

THANK YOU  
JOHN FRENCH

5/8/2019

TO:SYRACUSE BOARD OF ZONING APPEALS

On or around 7/15/2016 I called the code permits department to inquire about getting a permit to put up an accessory building that consists of a metal roof and galvanized frame.

They said that no permit was needed because it is not made of brick and mortar, and consists of all metal.

I purchased my accessory building on 8/20/2016.

Around 4/18/2017(which was 8 months later), code enforcement came to my home to look at my accessory building. Mr. Bill Bjorness told me to get a permit for it and that's all I would need.

About 3 days later I went to the permit office to make out my application and they said they would get back to me.

I never heard anything back about it so I figured that no permit was needed, like I was told in the beginning.

I received a letter on 4/24/2019 from code enforcement, 2 years since Mr. Bjorness was at my house. The letter stated that I have a building without permit.

I went to the permit office on 4/29/2019 to see what's going on now because I am totally confused about all of this.

They told me that my application was denied two years ago, around 9/28/2017 as per their computer.

No one ever came to my house, called me, or sent any letter on this matter.

Someone at code enforcement or permit office was very negligent because I was never informed.

It took them 3 months(6/5/2017-9/28/2017) to deny it and not inform me.

It took them almost 2 years to send me a letter stating that I need a permit now.

I was never sent a letter of denial or anything.

I put a lot of time and money into making my accessory building look good.

May I Please Have A Variance On This Matter.

Sincerely,



John French

327 East Florence Ave

Syracuse, NY 13205

(315)726-5265



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: 327 Florence Ave E

Permit #: 28697

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

Date: 04/29/2019

Contact: John French

Phone #:

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	09/28/2017	Denied	Melissa Sanfilippo	proposal exceeds the maximum structural coverage allowed and encroaches into the required side and rear yard.

09/28/2017

ORIGINAL



TNT CARPORTS, INC.

170 Holly Springs Road, Mount Airy, NC 27030

Remit to: P. O. Box 760, Toast, NC 27049

Business 336-789-3818 Toll 800-597-3597

Fax 336-789-4122 Fax 336-374-2949

Order # 000823

emailed 8-23

Dealer Thorpe Farms, County Onondaga, Shelley Phone 315 677 3342 Date: 8-20-16

Buyer Name(s): JOHN FRENCH

Buyer Address: 327 EAST FLORENCE AVE City: SYRACUSE State: NY Zip: 13205

Phone (Home): 726-5265 (Cell): (Email): JOHN.D.FRENCH@YAHOO.COM

Site (Unit Location if different from above):

INCORRECT OR INCOMPLETE ORDERS WILL NOT BE PROCESSED.

*Description	*Width	*Roof Length	*Frame Length	*Leg Height	*Gauge	Price
Car Port	18'	21'	21'	6'	14g	1095
Options	<input checked="" type="checkbox"/> NON CERTIFIED - OR - <input type="checkbox"/> CERTIFIED <input type="checkbox"/> A-Frame - OR - <input checked="" type="checkbox"/> Regular Frame <input type="checkbox"/> Vertical Roof (A-Frame Required) <input type="checkbox"/> All Vertical (A-Frame Required) <input checked="" type="checkbox"/> Additional Leg Height <span style="float: right;">65</span> <input type="checkbox"/> Close 2 Sides <input type="checkbox"/> Horizontal <input type="checkbox"/> Close 1 Side <input type="checkbox"/> Horizontal <input type="checkbox"/> Vertical <input type="checkbox"/> Vertical <input type="checkbox"/> Vertical <input type="checkbox"/> Close 2 Ends <input type="checkbox"/> Horizontal <input type="checkbox"/> Close 1 End <input type="checkbox"/> Horizontal <input type="checkbox"/> Vertical <input type="checkbox"/> Vertical <input type="checkbox"/> Vertical <input type="checkbox"/> Gable End <input type="checkbox"/> Horizontal <input type="checkbox"/> Gable End <input type="checkbox"/> Horizontal <input type="checkbox"/> Both Front: <input type="checkbox"/> Vertical*** Back: <input type="checkbox"/> Vertical*** ***Add \$75 for each VERTICAL GABLE END. <input type="checkbox"/> Window 30 X 30 Standard <input type="checkbox"/> Walk-In Door <input type="checkbox"/> 32 X 72 <input type="checkbox"/> 36 X 80 <input type="checkbox"/> Roll-Up Door Size: _____ <input type="checkbox"/> On side, add \$120 per door, up to 12' wide <input type="checkbox"/> Mobile Home Anchors <input type="checkbox"/> Extra sheets on side: Size: _____ How Many: _____ <input checked="" type="checkbox"/> Other (Specify) GALVANIZED FRAME <input checked="" type="checkbox"/> Other (Specify) METAL ROOF / WALLS EXCLUDED <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Other (Specify)					

Total Sale: \$ 1160  
Tax: \$ 92.80  
Process Fee: \$ 5.00  
Subtotal: \$ 1257.80  
Return Trip / Transportation Fee: \$ \_\_\_\_\_  
Drawings: \$ \_\_\_\_\_  
Equipment: \$ \_\_\_\_\_  
Total: \$ 1257.80  
Deposit: \$ 116  
Balance Due: \$ 1141.80

Order WILL NOT be processed if dealer collects more than allowed commission.

WALK-IN DOOR, WINDOW AND ROLL-UP DOOR PLACEMENT

FRONT VIEW 	BACK VIEW 
RIGHT VIEW 	LEFT VIEW 

Color: <input checked="" type="checkbox"/> Roof <u>Earth</u> <input checked="" type="checkbox"/> Sides <u>Sand</u> <input checked="" type="checkbox"/> Ends <u>Brown</u> <input checked="" type="checkbox"/> Trim <u>Stone</u>	Installation: <input checked="" type="checkbox"/> Cement Size: _____ <input type="checkbox"/> Ground <input type="checkbox"/> Other
Permits: Permit # _____	Land Level: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>If no, buyer's materials to level must be on site</small>
<input type="checkbox"/> Waiver Attached <input type="checkbox"/> Not Required	Electricity: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

\* REQUIRED FIELDS. \*\*REQUIRED IF APPLICABLE. MUST BE TYPED OR PRINTED. USE ONLY BLACK OR BLUE INK.

BUYER MUST INITIAL WARRANTY SELECTION

See Limited Warranty Explanations on Reverse Side

14 Gauge - Workmanship Only  12 Gauge - Workmanship & Rust-Through  
 14 Gauge-Certified (Site of installation must be level)  12 Gauge-Certified (Site of installation must be level)

If accepted below by T-N-T Carports, Inc. (Seller) at its office in Mount Airy, NC, this order becomes a contract between Seller and the Buyer named above as follows: subject to the terms above and SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE, Seller and Buyer agree that the Seller will sell to Buyer the metal building (Unit) described above and install it at the address stated above and that Buyer will obtain all required permits, prepare the site for installation, purchase the Unit and pay the Price as stated above.

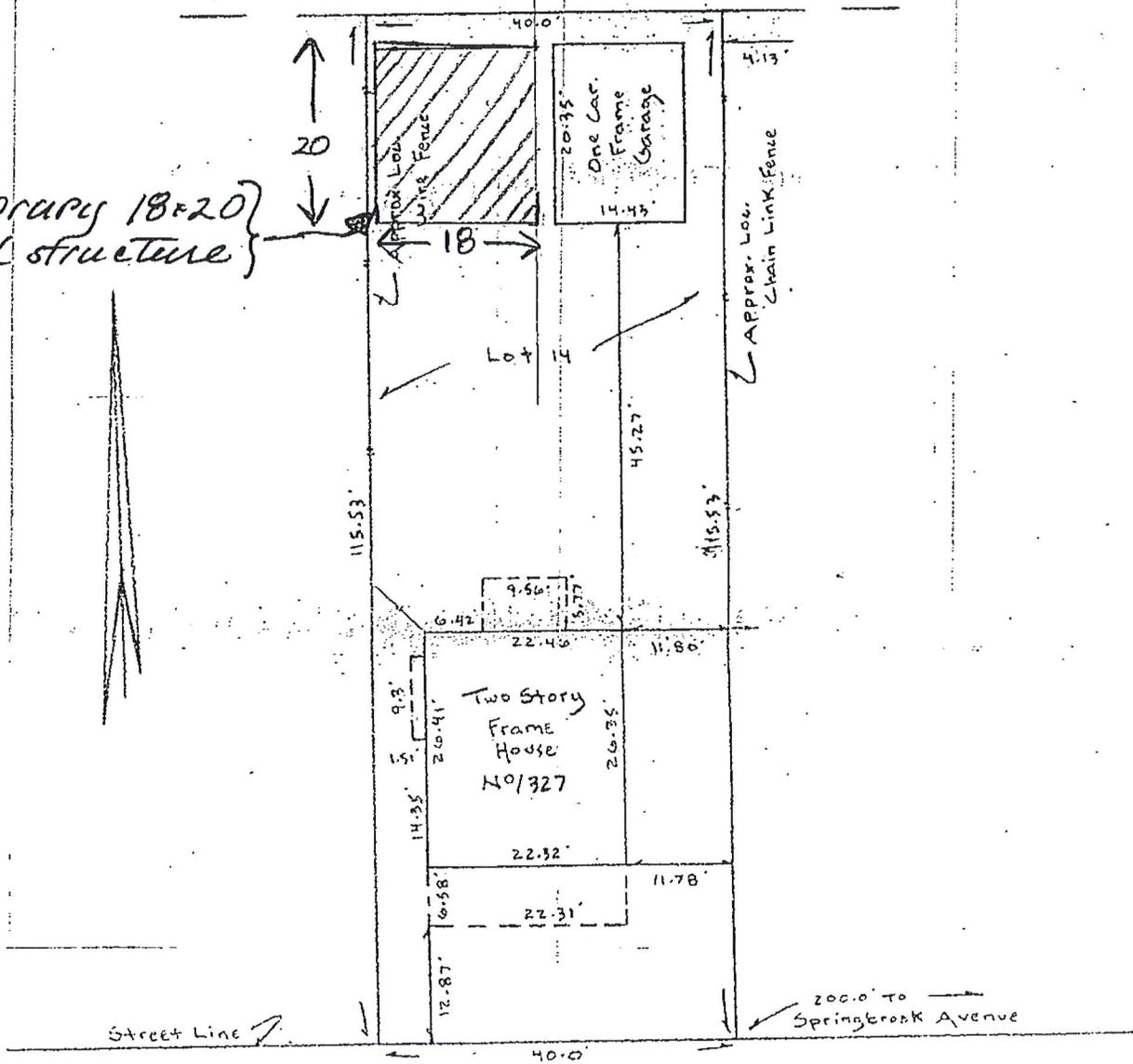
BUYER(S): John French

Dealer/Witness: Shelley A Thorpe

ACCEPTED: T-N-T CARPORTS, INC.

Date: 8-20-16

Temporary 18x20  
Steel structure



East Florence Avenue

To: Fidelity Fund Mortgage Corporation

Hill & Falscher  
The Title Guaranty Company  
James G. French, John French

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM THE ORIGINAL SURVEY AND SAME IS CORRECT

CERTIFIED LAND SURVEYOR

R. J. LIGHTON

NYSL 48373

Location Survey on Lot No. 14, Block No. 4 of the Perry Tract.

Known as No. 327 East Florence Avenue, City of Syracuse, County of Onondaga, State of New York.

DRAWN BY: R. J. L., Jr.

SCALE: 1" = 20'

DATE: 12-28-90



