

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- _____ - _____
Tax map Section: <u>110</u> Block: <u>10</u> Lot: <u>26</u> Zoning District: <u>Local Business</u>	District

1. Address of subject property: 100 S LOWELL AVE., SYRACUSE, NY 13204

2. Year property was purchased by current owner: 100 S LOWELL AVE., SYRACUSE, NY 13204

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Peter J Coleman

Mailing Address: 100 South Lowell Ave., Syracuse, NY

Zip: 13204 Daytime phone number: 315-476-1933 home phone number: 315-430-0229

E-mail (alternate contact for additional information request): dcolemans@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): Daniel Manning Architects - PLLC

Mailing Address: 225 Wilkinson St., Suite 106, Syracuse, NY

Zip: 13204 Telephone number: 315-424-0141

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

Restaurant & Pub/Tavern

Proposed use and occupancy of property: _____

Restaurant & Pub/Tavern

Current number of onsite (off-street) parking spaces: 93

Proposed number of onsite (off-street) parking spaces: 93

Days and hours of operation (for any business uses):
Seven Days a Week, Monday-Sunday, 11am to 2am

Explain in detail what (if any) new additions or construction is proposed on the site:
The project scope of work consists of an addition on the east side of the building for the first floor level on South Lowell Ave., as well as exterior patio space on Tompkins street. The first-floor addition is 567 sq.ft. of space.

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.

The existing side patio area facing South Lowell Ave. is very seldom utilized. The business proprietor, Peter Coleman would like to change the out door dining area to interior dining. The size of the interior dining would remain the same size as the outdoor dining. The location of the proposed, indoor dining addition would not affect the visibility at the intersection of South Lowell and Tompkins St. The outdoor seating area would be relocated to the Tompkins St. side.

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.).

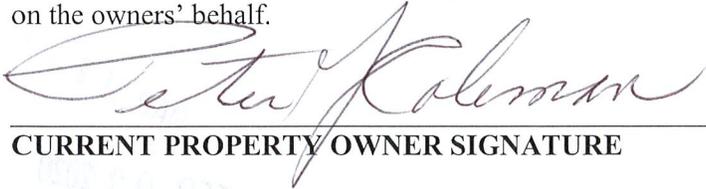
DECLARATION

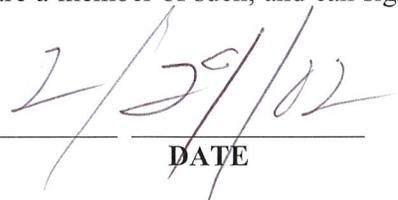
I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best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





CURRENT PROPERTY OWNER SIGNATURE

DATE

Please legibly **PRINT SIGNATURE NAME and TITLE**



DANIEL MANNING-ARCHITECT PLLC

The Syracuse Business Center

225 Wilkinson Street - Suite 106 - Syracuse, NY 13204

www.danielmanning-architect.com

315.424.0141

March 12, 2020

City of Syracuse – Board of Zoning Appeals
201 East Washington St., Room 101
Syracuse, NY 13202
(315) 448-8640

Attn: City of Syracuse – Board of Zoning Appeals

Re: Coleman's Pub – Front Addition and Exterior Side Patio – Justification of Waivers
DMA#: 19-042

Dear City of Syracuse – Board of Zoning Appeals,

The current property operates with only 93 parking spaces when the current customer area of 4,417sq.ft. requires a total of 149 parking spaces. With the new front addition totaling 494 sq.ft. an additional 17 parking spaces are required. This new addition provides 27 actual seats within the new addition space. If every 3 people would require a parking space an additional 9 parking spaces to the already 149 parking spaces making it 158. Currently Coleman's is unable to meet the parking requirements for off street parking. We are asking for a waiver of the new additional parking spaces as well as the current parking space requirements not being met.

Respectfully submitted,
Daniel Manning – Architect, PLLC

Daniel J. Manning, AIA
LEED Certified Professional

DANIEL MANNING – ARCHITECT, PLLC

LEED ACCREDITED PROFESSIONAL

The Syracuse Business Center • 225 Wilkinson Street • Suite 106 • Syracuse, New York, 13204

(315) 424-0141 • www.danielmanning-architect.com



DANIEL MANNING-ARCHITECT PLLC

The Syracuse Business Center
225 Wilkinson Street - Suite 106 - Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

March 31, 2020

City of Syracuse – Board of Zoning Appeals
201 East Washington St., Room 101
Syracuse, NY 13202
(315) 448-8640

Attn: Board of Zoning Appeals

Re: Coleman's Pub – Front Addition and Exterior Side Patio – Variance Standards of Proof
DMA#: 19-042

Dear City of Syracuse – Board of Zoning Appeals,

Coleman's Pub received a Special Permit Modification (SPM) for the use of the 12 feet x 24 feet patio on the east side of the building (South Lowell Street), for patron dining on May 17, 1988. According to the 1988 Special Permit Modification, the increased customer area required ten (10) additional off-street parking spaces.

Coleman's currently want to construct a new addition at this east side patio area of 494 square feet. Based upon the current Special Permit Parking Requirements; 17 additional, off-street parking spaces are required. Since the 1988 SPM required 10 off-street parking spaces, the new building addition would only require an additional 7 off-street parking spaces.

The current property operates with only 93 parking spaces with a current customer area of 4,417sq.ft. The new addition totaling 494 square feet & requiring 7 off-street, parking spaces would bring the required parking total to 156. This new addition provides 27 actual seats within the new addition space.

Standards of Proof:

- a. *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;*

Response: No. The Coleman's Pub property has been completely built-out with the exception of this east side patio area.

DANIEL MANNING – ARCHITECT, PLLC
LEED ACCREDITED PROFESSIONAL

The Syracuse Business Center • 225 Wilkinson Street • Suite 106 • Syracuse, New York, 13204
(315) 424-0141 • www.danielmanning-architect.com



DANIEL MANNING-ARCHITECT PLLC

The Syracuse Business Center

225 Wilkinson Street - Suite 106 - Syracuse, NY 13204

www.danielmanning-architect.com

315.424.0141

b. *Whether the requested area variance is substantial;*

Response: No. The area of the 1st floor addition on the east side of Coleman's is 494 square feet.

c. *Whether the proposed variance will have an adverse effect of impact on the physical or Environmental conditions in the neighborhood or district: and*

Response: No. Please refer to Peter Coleman's comments below.

d. *Whether an alleged difficulty is self-created.*

Response: Yes. The alleged difficulty is self-imposed, but is also addressed by Peter's comments below.

Peter Coleman asked me to incorporate his personal reasoning for the parking space waiver:

"When requesting a waiver, it may seem difficult to plead "hardship" in the traditional sense of the word in the case of Coleman's, because we have run a successful business on the corner of South Lowell & Tompkins for 87 years. We must have room for growth to thrive & in order to do that we must make the best use of our footprint. These changes we are proposing have several benefits.

The current patio space is underutilized. While our plan calls for some outdoor dining, the space currently set aside for the patio is not the best & highest use of the space.

Our weekend entertainment draws the biggest crowds to Coleman's. For many years, we have recognized that customers would be more comfortable & would enjoy the experience more if there was more space available between the entertainment & the bar. We'll be able to offer private first floor space for small social gatherings more easily. Coleman's hosts many funeral luncheons. First floor space will be more accessible for elderly guests.

Here's a few facts about Coleman's:

- 1. Coleman's employs 70 people & has for 40 years.*
- 2. Coleman's average utility bill is \$4,000 a month year-round.*
- 3. Coleman's has a payroll of \$17,000 a week; nearly \$900,000 per year.*
- 4. Coleman's pays \$19,500 in real estate taxes on Coleman's; \$147,239 total on all properties owned by Celtic Reality, owned by the Coleman's.*
- 5. Coleman's invests in our community continuously with property improvements by Celtic Reality. Coleman-owned properties has set the standard for Tipperary Hill renovations.*
- 6. Coleman's generated sales tax revenue of nearly \$200,000 in 2019.*

DANIEL MANNING – ARCHITECT, PLLC

LEED ACCREDITED PROFESSIONAL

The Syracuse Business Center • 225 Wilkinson Street • Suite 106 • Syracuse, New York, 13204

(315) 424-0141 • www.danielmanning-architect.com



DANIEL MANNING-ARCHITECT PLLC

The Syracuse Business Center

225 Wilkinson Street - Suite 106 - Syracuse, NY 13204

www.danielmanning-architect.com

315.424.0141

The proposed addition calls for us to increase occupancy by 27 patrons, but we do not anticipate an impact on parking. Since the advent of Uber & other services, it has been documented many times that Coleman's is in the top 5 drop-off/pick-up locations in the City.

Coleman's has been responsible for the production & installation of four (4) monuments on Tipperary Hill:

- A. The Stonethrower's Park & monument.*
- B. Celtic Cross, brought here from Mullingar, Ireland.*
- C. Taras Schevchenko Statue in front of the St. John's Ukrainian Church.*
- D. Jerry Wilson statue outside Coleman's.*

The bottom line is, if Coleman's continues to be successful, the neighborhood will continue to thrive because Coleman's continually pours its profits back into the neighborhood & supports events by the Tipp Hill Neighborhood Association. Why? It's good for the neighborhood & it's good for business.

Coleman's has been in the same family for 87 years; with 3 generations of Coleman's at the helm. My son, Dennis, has done an excellent job running Coleman's for the last several years as General Manager. We've been blessed with 15 grandchildren, so I anticipate there will be many more generations of Coleman's at the helm."

Thank you for your consideration,

*Peter J. Coleman
Publican*

DANIEL MANNING – ARCHITECT, PLLC

LEED ACCREDITED PROFESSIONAL

The Syracuse Business Center • 225 Wilkinson Street • Suite 106 • Syracuse, New York, 13204

(315) 424-0141 • www.danielmanning-architect.com



DANIEL MANNING-ARCHITECT PLLC

The Syracuse Business Center
225 Wilkinson Street - Suite 106 - Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

The Coleman's are asking for a waiver of the new additional parking spaces as well as the use of outside patio space at the north side of Coleman's Pub on Tompkins Street. Please let me know if I can provide further clarification.

Respectfully submitted,
Daniel Manning – Architect, PLLC

Daniel J. Manning, AIA
LEED Certified Professional

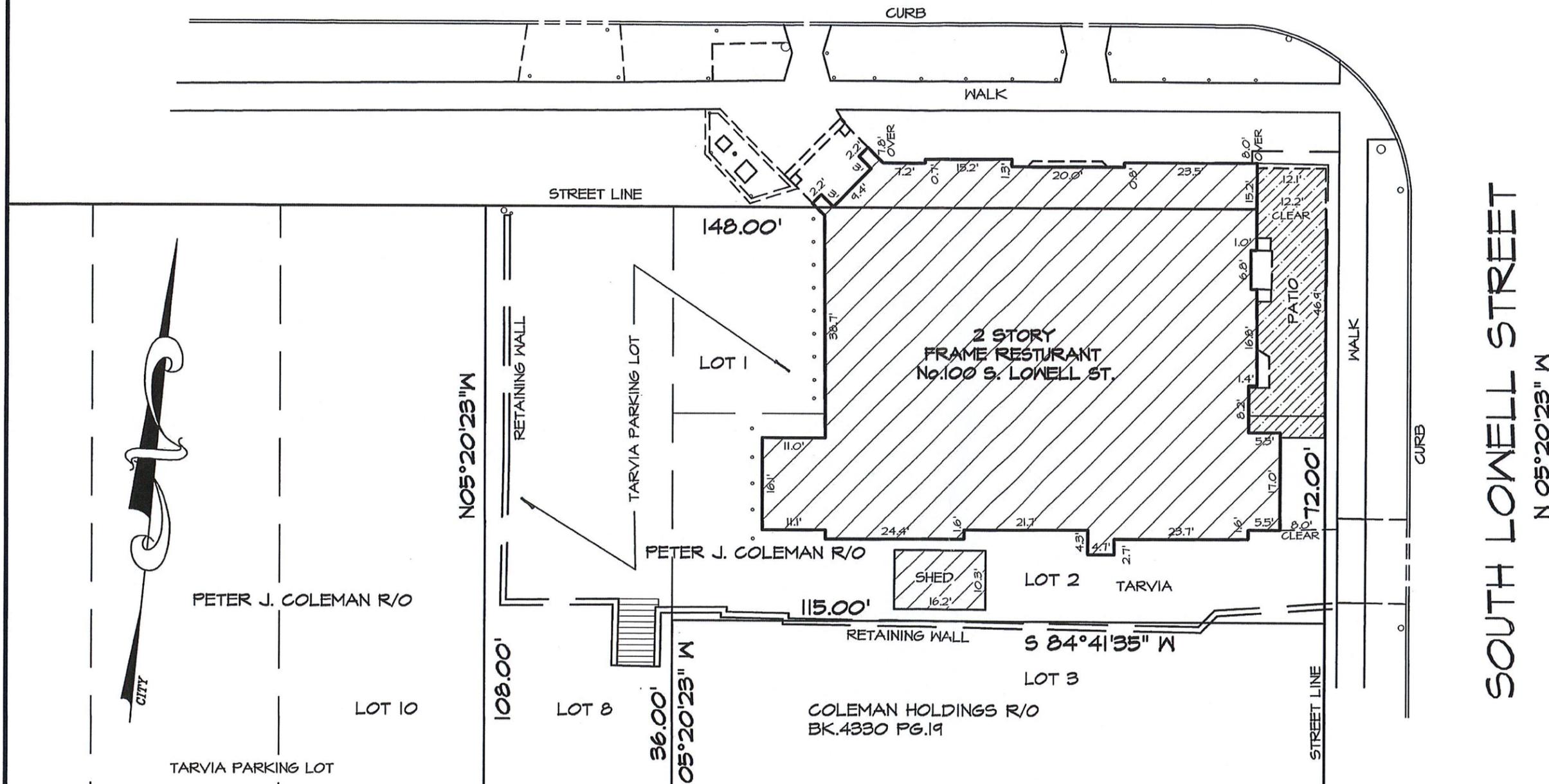
DANIEL MANNING – ARCHITECT, PLLC
LEED ACCREDITED PROFESSIONAL

The Syracuse Business Center • 225 Wilkinson Street • Suite 106 • Syracuse, New York, 13204
(315) 424-0141 • www.danielmanning-architect.com

TOMPKINS STREET

S 84° 41' 35" W

NOTE: ORDINANCE GRANTING PERMISSION TO ENCROACH INTO TOMPKINS STREET ORDINANCE No.479 SEPT.26, 1983
ORDINANCE GRANTING PERMISSION TO ENCROACH INTO TOMPKINS STREET ORDINANCE No.56 FEB. 19, 1985



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209



LOCATION SURVEY ON LOTS 1, 2 AND 8, BLOCK E, OF THE BURNET PARK EXTENSION, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK.
KNOWN AS No.102 SOUTH LOWELL STREET

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

Glen A. Mihal
GLEN A. MIHAL, L.S.#049865
LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

DATE 4/30/14

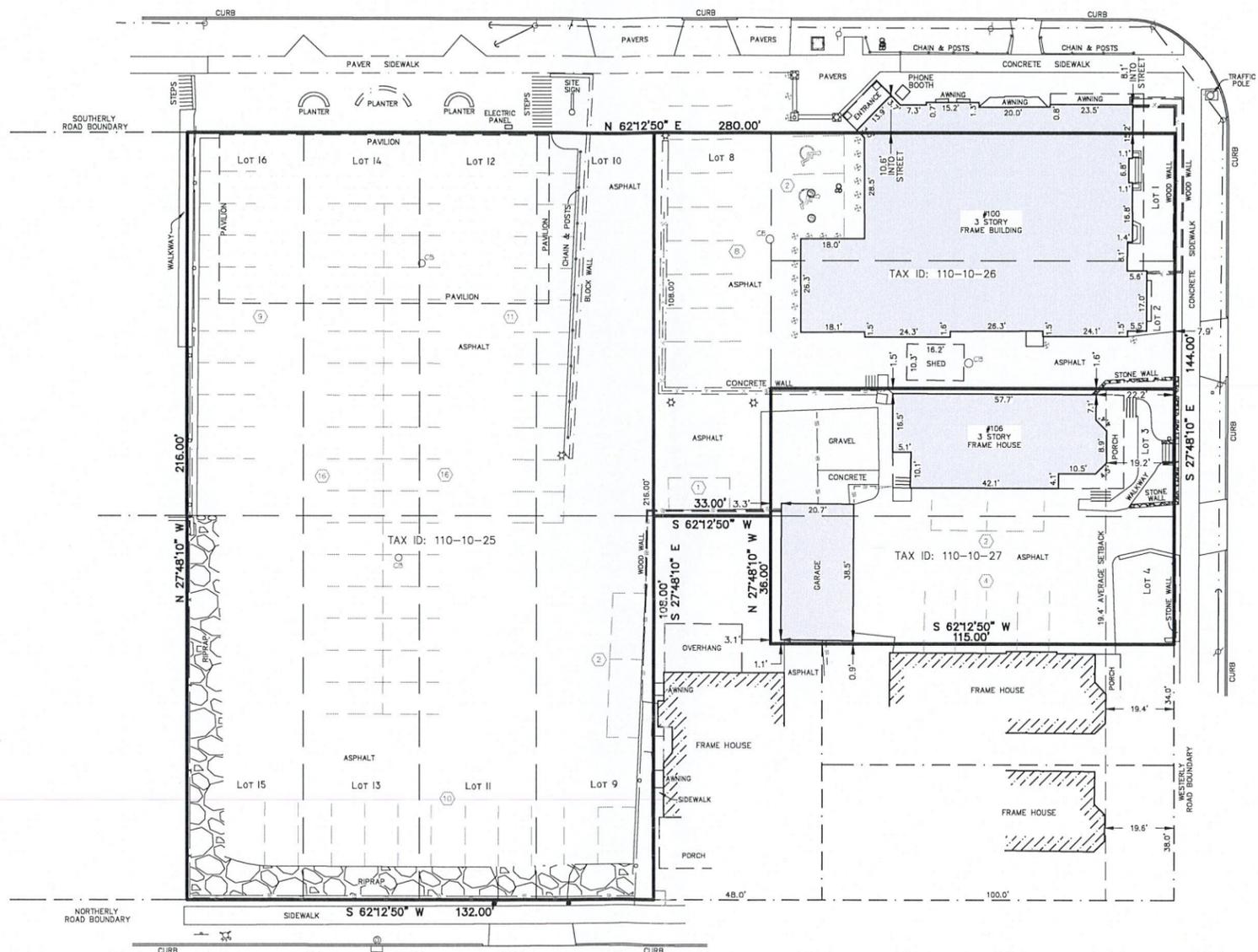
SCALE 1"=20'

REVISED





TOMPKINS STREET



SOUTH LOWELL AVENUE

TENNYSON AVENUE

- LEGEND:**
- - UTILITY POLE
 - - GUY WIRE
 - ☆ - LIGHT POLE
 - - CATCH BASIN
 - / — - SIGN
 - - SEWER MANHOLE
 - - CLEAN OUT
 - - BOLLARD
 - - CHAIN LINK FENCE
 - - STOCKADE FENCE
 - x — - WIRE FENCE
 - - OVERHEAD WIRES
 - - FLAG POLE
 - - DRAINAGE MANHOLE
 - - FIRE HYDRANT
 - - HANDICAP PARKING
 - - PARKING COUNT
 - - GATE

NOTES:
 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.
 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.
 Location surveys do not include the staking of the property corners except as shown.
 No building construction and/or improvements can be performed until the correct applications have been submitted for approval.
 The total number of parking spaces on the subject property is 81, including 2 designated handicap spaces and 14 within the Pavilion.

LANDS OF
 PETER J. COLEMAN
 TAX PARCEL #110-10-25, 26 AND 27

No.	DATE	DESCRIPTION	BY



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

LICENSED LAND SURVEYOR
 DOUGLAS R. LEHR NYSLS 49223

LOCATION SURVEY ON LOTS 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK "E" OF THE BURNET PARK TRACT, FILED MAP #672

KNOWN AS No.100 SOUTH LOWELL AVENUE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 3-9-2020 MAP DATE: 3-10-2020 SCALE: 1"=20' DRAWN BY: WJH

REVISIONS: DRAWING No. 20-B-51

PROJECT:

RENOVATIONS TO:

COLEMAN'S PUB

100 S Lowell Ave,
Syracuse, NY 13204

PROJECT TEAM:

OWNER:

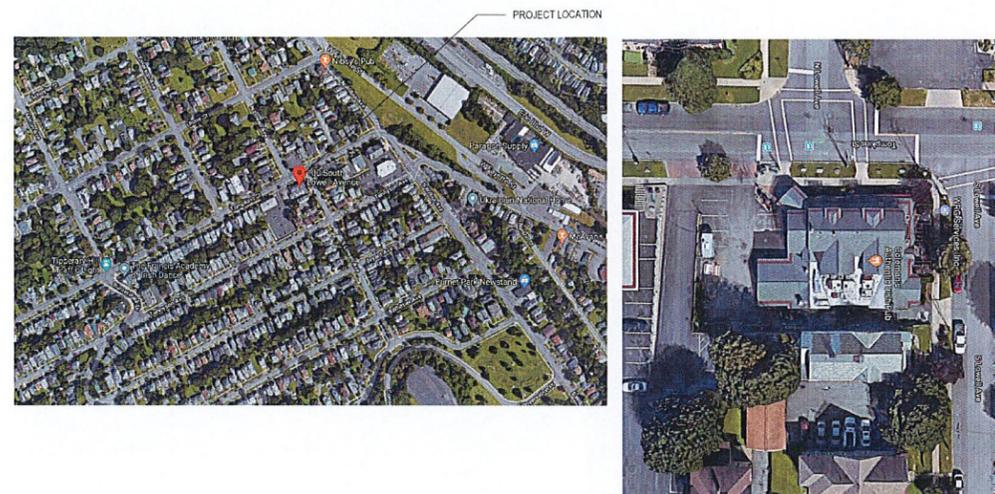
PETER COLEMAN
100 S LOWELL AVE
SYRACUSE, NY 13204

ARCHITECT:



DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
225 Wilkinson Street - Suite 106 - Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

LOCATION MAP:



DRAWING ISSUE LOG:

ZONING SUBMISSION	1/31/2020
ZONING RE-SUBMISSION	3/11/2020
ZONING RE-SUBMISSION	4/8/2020

DRAWING INDEX:

DRAWING LIST	
G1.1	COVERSHEET
G2.1	SIGNAGE
L1.0	EXISTING SITE PLAN
L1.1	NEW SITE PLAN
AE.1	EXISTING FIRST & SECOND FLOOR PLAN
A2.0	NEW FLOOR PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS

PROJECT:

RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave, Syracuse, NY 13204

ARCHITECT:

DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
225 Wilkinson Street - Suite 106 - Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF YOU ARE NOT THE ARCHITECT OR ENGINEER, YOU MAY BE SUBJECT TO PENALTY. THIS DOCUMENT IS THE PROPERTY OF DANIEL MANNING ARCHITECT PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND DATE OF DIGITAL SIGNATURE AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROJECT NORTH

Revision	
No	Date

DATE 4/8/2020	SCALE
DRAWN BY TJM	JOB No. 19-042

DRAWING DESCRIPTION
COVERSHEET

SHEET NUMBER
G1.1

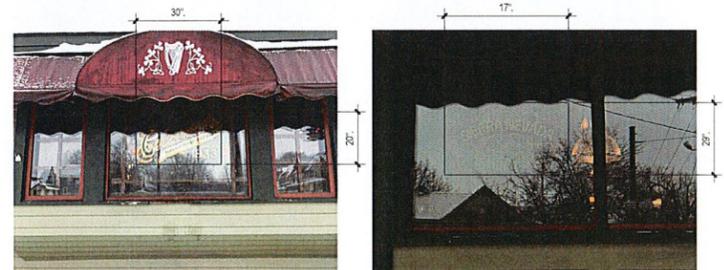


3 SIGNAGE - A, B, C, D, & E
G2.1



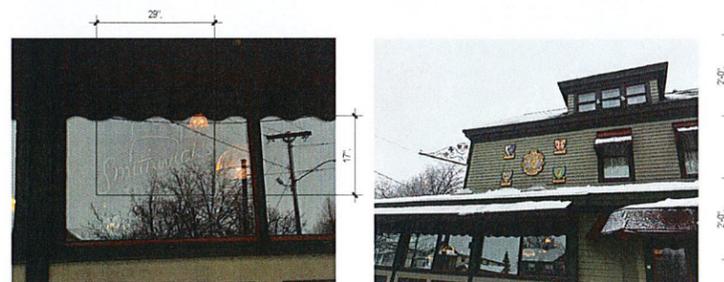
4 SIGNAGE - E
G2.1

5 SIGNAGE - F
G2.1



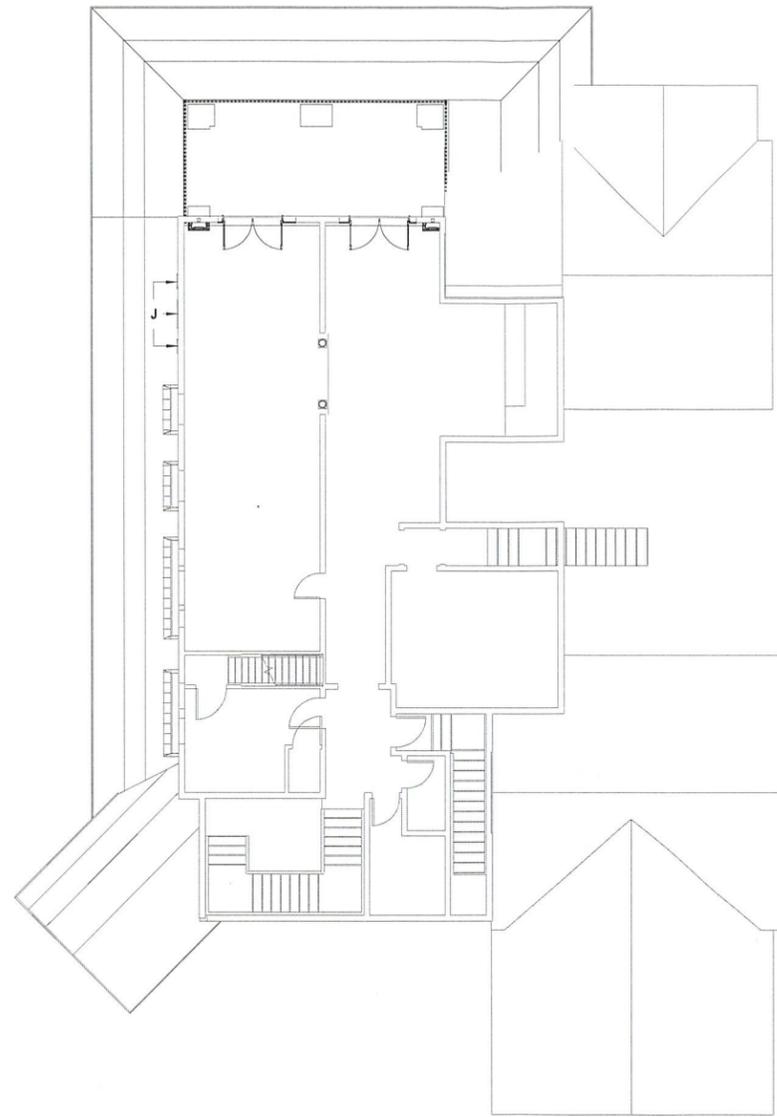
6 SIGNAGE - G
G2.1

7 SIGNAGE - H
G2.1

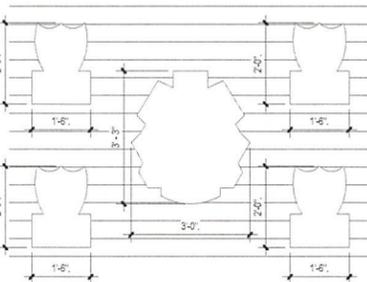


8 SIGNAGE - I
G2.1

9 SIGNAGE - J
G2.1



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



10 SIGNAGE - J
SCALE: 1/2" = 1'-0"



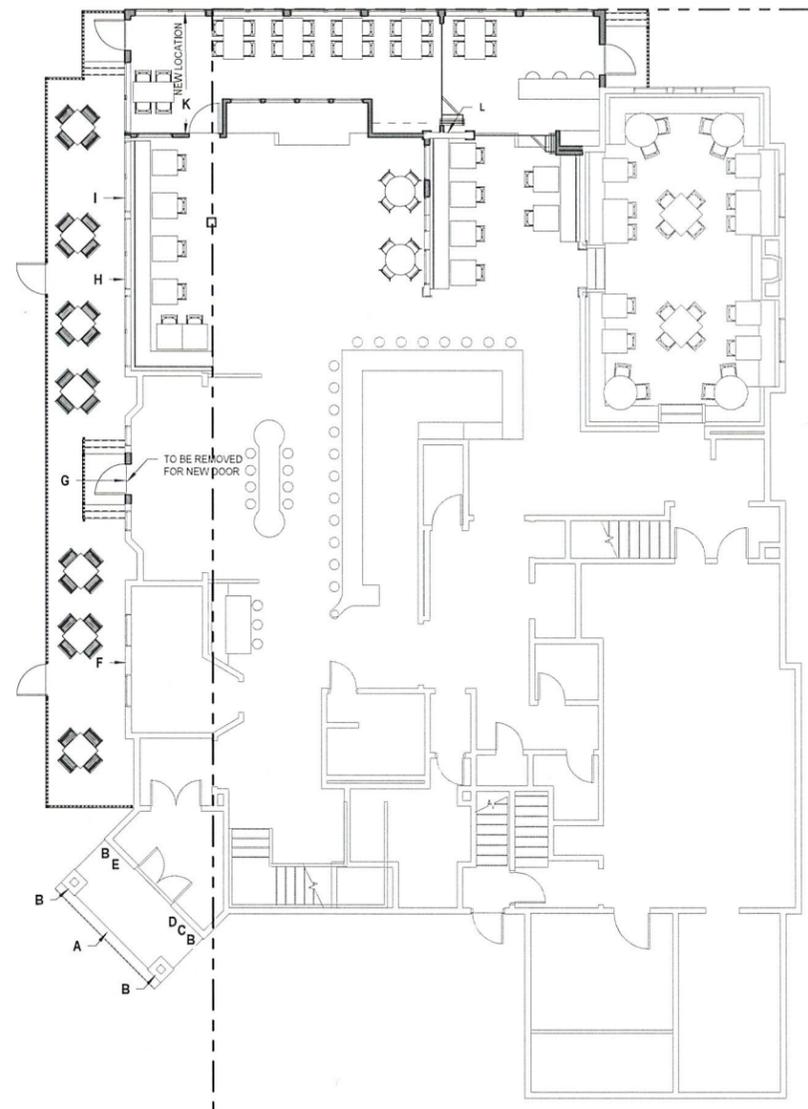
11 SIGNAGE - K
G2.1



12 SIGNAGE - L
G2.1



13 SIGNAGE - M
G2.1



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL SIGNAGE AREA CHART		
SIGNAGE DESIGNATION	DIMENSIONS	AREA
SIGNAGE A	7'-0" x 3'-0"	10.5 sq.ft.
SIGNAGE B (4 TOTAL)	(4) 7' x 14"	68 (4) = 2.72 sq.ft.
SIGNAGE C	10" x 12"	83 sq.ft.
SIGNAGE D	4" x 10"	28 sq.ft.
SIGNAGE E	4" x 8"	18 sq.ft.
SIGNAGE F	11" x 14"	1 sq.ft.
SIGNAGE G	20" x 30"	4.17 sq.ft.
SIGNAGE H	17" x 29"	3.42 sq.ft.
SIGNAGE I	17" x 29"	3.42 sq.ft.
SIGNAGE J (4 + 1 TOTAL)	(4) 1'-6" x 2'-0" (1) 3'-0" x 3'-3"	(4) 3 = 12 sq.ft. (1) 9.75 sq.ft.
SIGNAGE K	26" x 33 1/2"	6.05 sq.ft.
SIGNAGE L	13" x 20"	1.80 sq.ft.
SIGNAGE M	42" x 61"	17.8 sq.ft.
TOTAL SIGNAGE AREA		73.92 sq.ft.

PROJECT:
RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave. Syracuse, NY 13204

ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
225 Wilkinson Street, Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141

PROJECT NORTH

Revision	
No	Date

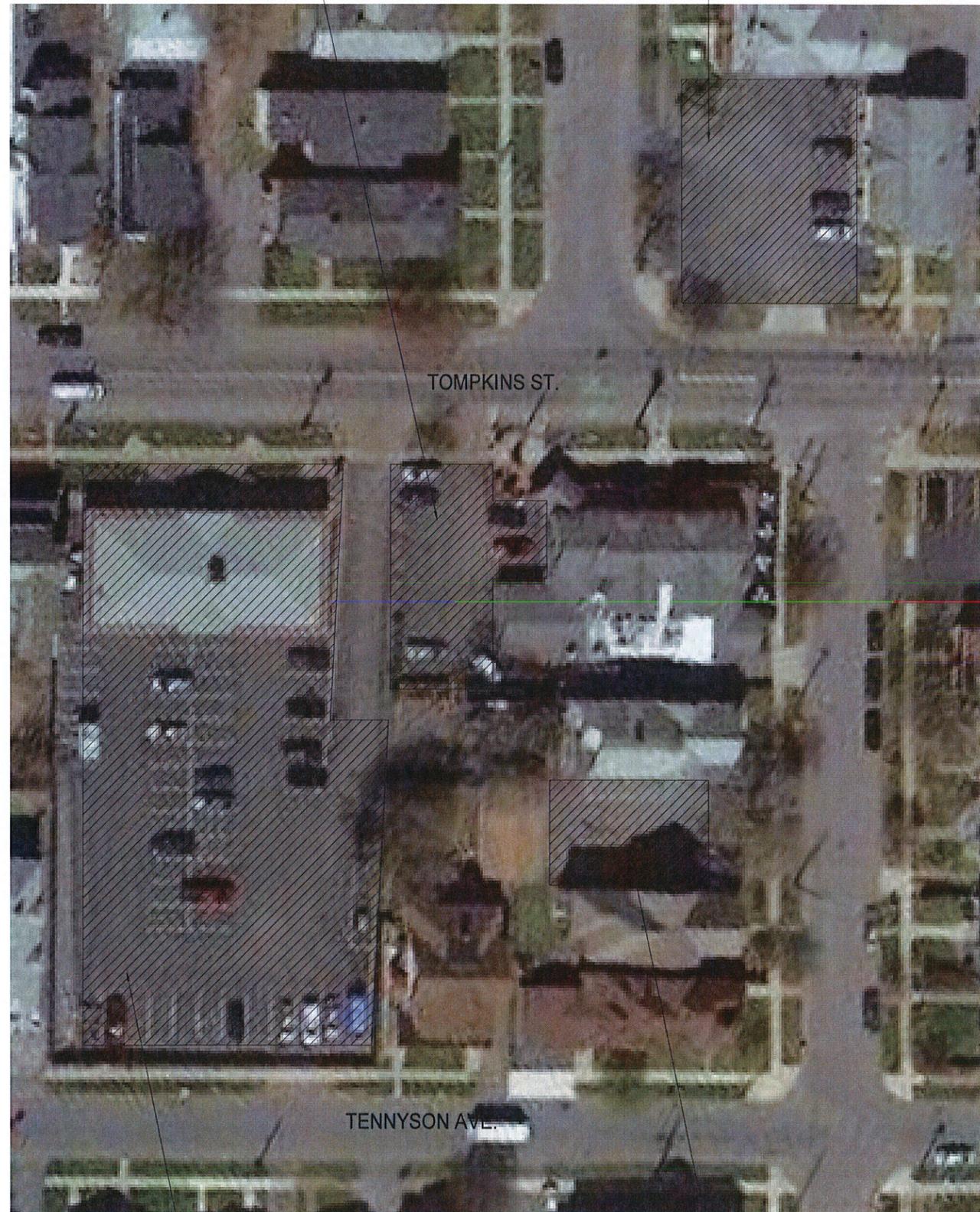
DATE: 4/8/2020
SCALE: As indicated
DRAWN BY: TJM
JOB No.: 19-042

DRAWING DESCRIPTION
SIGNAGE

SHEET NUMBER
G2.1

PROPERTY PARKING LOT (11 PARKING SPACES IN TOTAL, 2 OF THE 11 ARE HANDICAP SPACES)

PROPERTY PARKING LOT, 13 PARKING SPACES IN TOTAL.



TOMPKINS ST.

TENNYSON AVE.

ADJACENT PROPERTY PARKING LOT, PROPERTY OWNED BY COLEMAN'S OWNER, (63 PARKING SPACES IN TOTAL)

ADJACENT PROPERTY PARKING LOT, PROPERTY OWNED BY COLEMAN'S OWNER, (6 PARKING SPACES IN TOTAL)

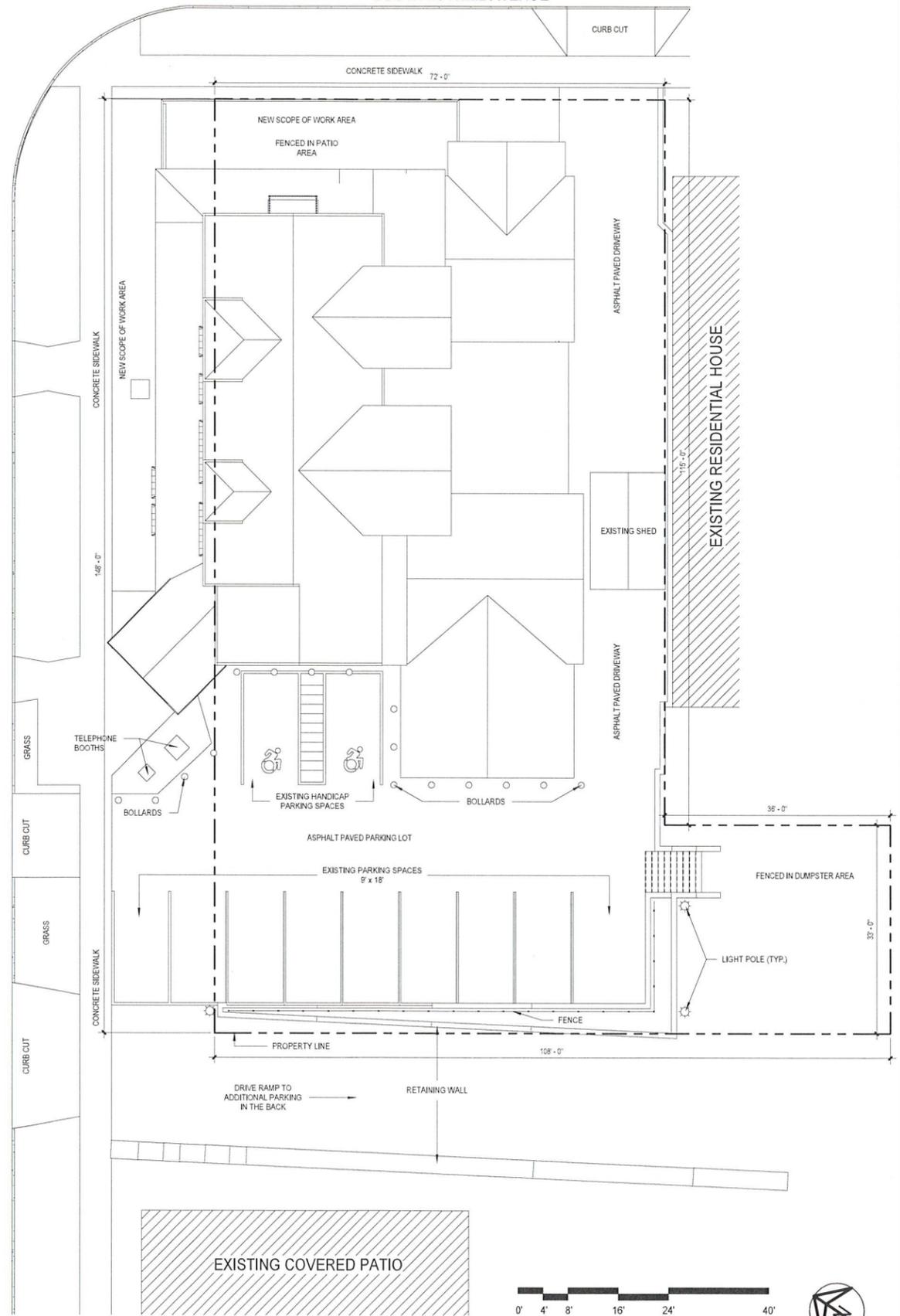
2 OVERALL SITE PLAN
L1.0 SCALE: 1" = 20'-0"

1 EXISTING SITE
L1.0 SCALE: 1" = 10'-0"

SOUTH LOWELL ST.

TOMPKINS STREET

SOUTH LOWELL AVENUE



PROJECT:
RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave, Syracuse, NY 13204

ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
Syracuse, NY 13204
225 Wilkinson Street
www.danielmanning-architect.com
315.424.0141

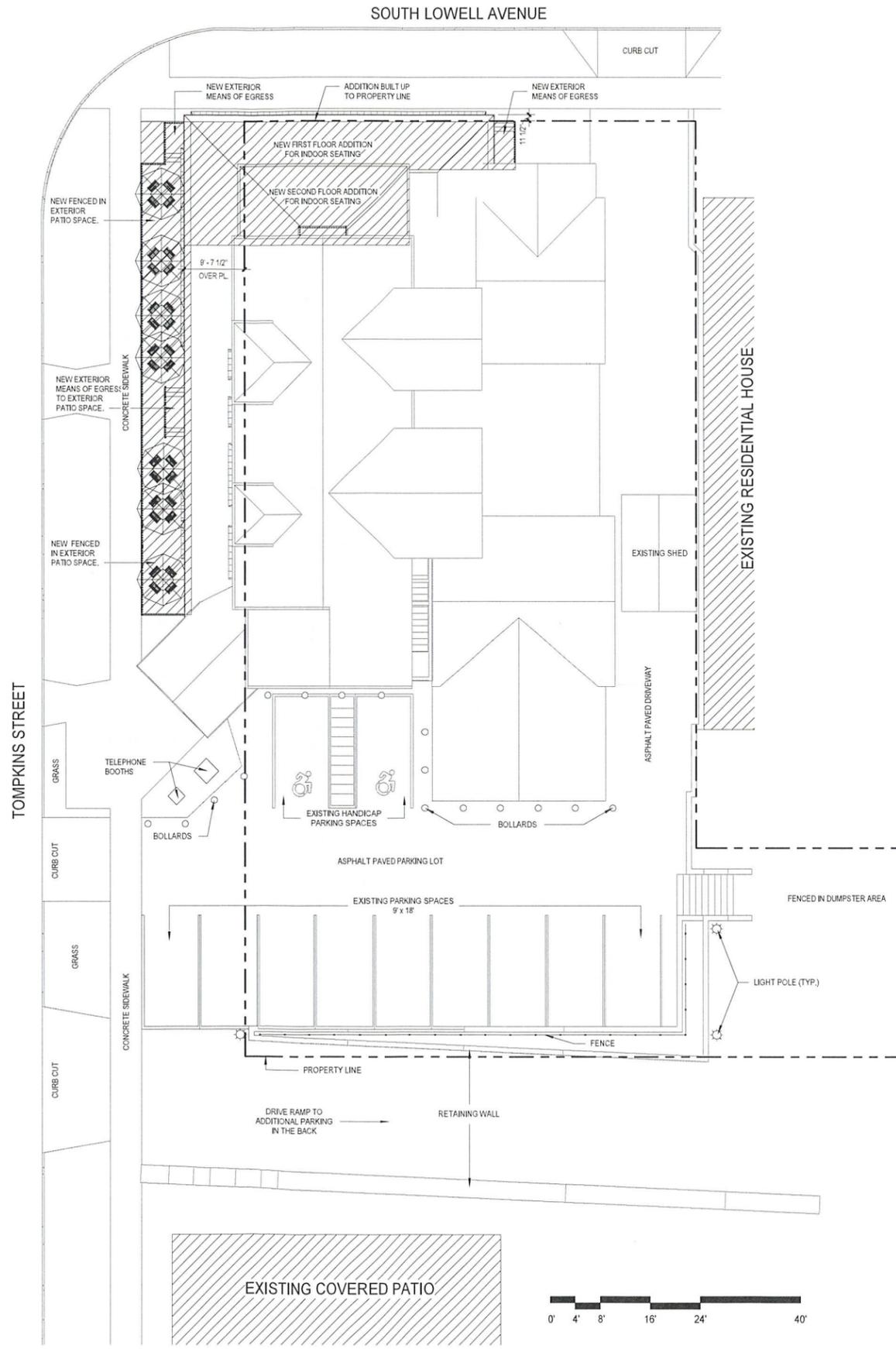
PROJECT NORTH

Revision	
No	Date

DATE: 4/8/2020
SCALE: As indicated
DRAWN BY: TJM
JOB No.: 19-042

DRAWING DESCRIPTION
EXISTING SITE PLAN

SHEET NUMBER
L1.0



PROJECT ZONING SUMMARY		
PROJECT LOCATION: 100 S LOWELL AVE., SYRACUSE, NY 13204		
TAX MAP/PARCEL ID NUMBER:	110-10-26.0	
GENERAL PROJECT DESCRIPTION: THE PROJECT SCOPE OF WORK CONSISTS OF AN ADDITION ON THE FRONT OF THE BUILDING FOR THE FIRST AND SECOND LEVEL ON NORTH LOWELL AVE., AS WELL AS EXTERIOR PATIO SPACE ON TOMPKINS STREET. THE FIRST FLOOR ADDITION IS 567 SQ. FT. OF SPACE WHILE THE SECOND FLOOR OUTDOOR COVERED PATIO IS 312 SQ. FT.		
ZONING DISTRICT:	LOCAL BUSINESS DISTRICT, CLASS A (BA)	
BUILDING USE:	PERMITTED <input type="checkbox"/> NOT PERMITTED <input type="checkbox"/>	
SPECIAL USE PERMIT REQUIRED	YES <input type="checkbox"/> NO <input type="checkbox"/>	
EXISTING NON-CONFORMING LOT		
ZONING ITEMS		
	ALLOWED	PROVIDED
LOT COVERAGE REQUIREMENTS:		
MINIMUM LOT SIZE (SQ.FT.)	0 SQ.FT.	11844 SQ.FT.
MINIMUM FRONTAGE (FT)	0' - 0"	0' - 0"
MINIMUM LOT WIDTH (FT)	50' - 0"	72' - 0"
BUILDING AREA (FOOTPRINT)		5716 SQ.FT.
MAXIMUM LOT COVERAGE (%)	100%	48.250723%
BUILDING HEIGHT AND STORY REQUIREMENTS:		
BUILDING MAXIMUM HEIGHT	0' - 0"	0' - 0"
BUILDING MAXIMUM # OF STORIES	0 STORIES	0 STORIES
LOT SETBACK REQUIREMENTS:		
FRONT YARD SETBACK	10' - 0"	0' - 0"
SIDE YARD SETBACK	4' - 0"	-7' - 6"
BACK YARD SETBACK	22' - 2"	42' - 9"
PARKING REQUIREMENTS:		
	23 SPACES	11 SPACES
RESTAURANTS / TAVERNS: FOR EVERY 30sq.ft. OF SPACE USED FOR CONSUMPTION OF FOOD AND/OR BEVERAGES A PARKING SPACE SHALL BE PROVIDED. TOTAL AREA OF FOOD CONSUMPTION AND/OR BEVERAG 5,322 sq.ft. / 30 sq.ft. = 178 PARKING SPACES REQUIRED. REFER TO L1.0 FOR PARKING AREAS AND COUNT. TOTAL CURRENT PARKING IS 93 PARKING SPACES.		
LANDSCAPING REQUIREMENTS:		
GENERAL COMMENTS: EXISTING BUILDING EXTENDS OVER THE NORTH PROPERTY LINE BY 8'-6". OUR ADDITION TOWARDS THE FRONT RUNS IN LINE WITH THE EXISTING BUILDING EXTERIOR WALL AND THEN PROTRUDES OUT FROM THE FRONT UP TO THE PROPERTY LINE.		
USE VARIANCE NEEDED	NO	AREA VARIANCE NEEDED YES
REQUIREMENTS MET		
REQUIREMENTS NOT MET, AREA OR USE VARIANCE REQUIRED		
ZONING SUMMARY COMPLETION DATE	1/8/2020	

CURRENT CUSTOMER SQ.FT. & PARKING		
LEVEL	SQ.FT.	PARKING REQ.
1ST LEVEL	3,333 SQ.FT.	112 SPACES
2ND LEVEL	1,084 SQ.FT.	37 SPACES
TOTAL AREA	4,417 SQ.FT.	149 SPACES
CURRENT PARKING PROVIDED		93 SPACES

NEW CUSTOMER SQ.FT. & PARKING		
LEVEL	SQ.FT.	PARKING REQ.
1ST LEVEL	3,364 SQ.FT.	113 SPACES
OUTDOOR PATIO (TOMPKINS)	574 SQ.FT.	20 SPACES
2ND LEVEL	1,084 SQ.FT.	37 SPACES
OUTDOOR PATIO (2ND LEVEL)	300 SQ.FT.	30 SPACES
TOTAL AREA	5,322 SQ.FT.	178 SPACES
CURRENT PARKING PROVIDED		100 SPACES

1 NEW SITE PLAN - LOT #
SCALE: 1" = 10'-0"

PROJECT: RENOVATIONS TO: **COLEMAN'S PUB**
 100 S Lowell Ave. Syracuse, NY 13204

ARCHITECT: **DANIEL MANNING-ARCHITECT PLLC**
 The Syracuse Business Center
 225 Wilkesville Avenue, Syracuse, NY 13204
 www.danielmanning-architect.com
 315.424.0141

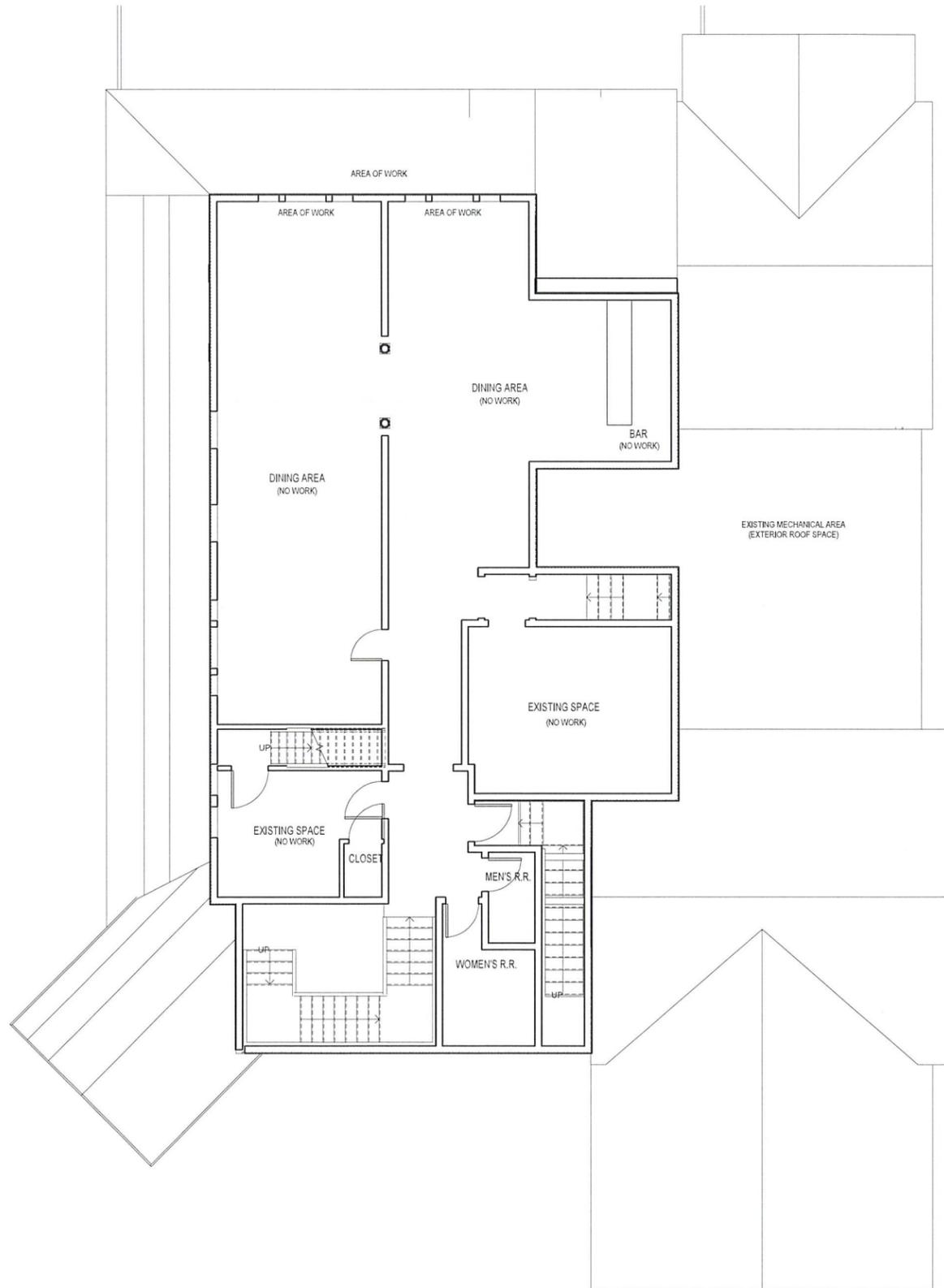
PROJECT NORTH

Revision	
No	Date

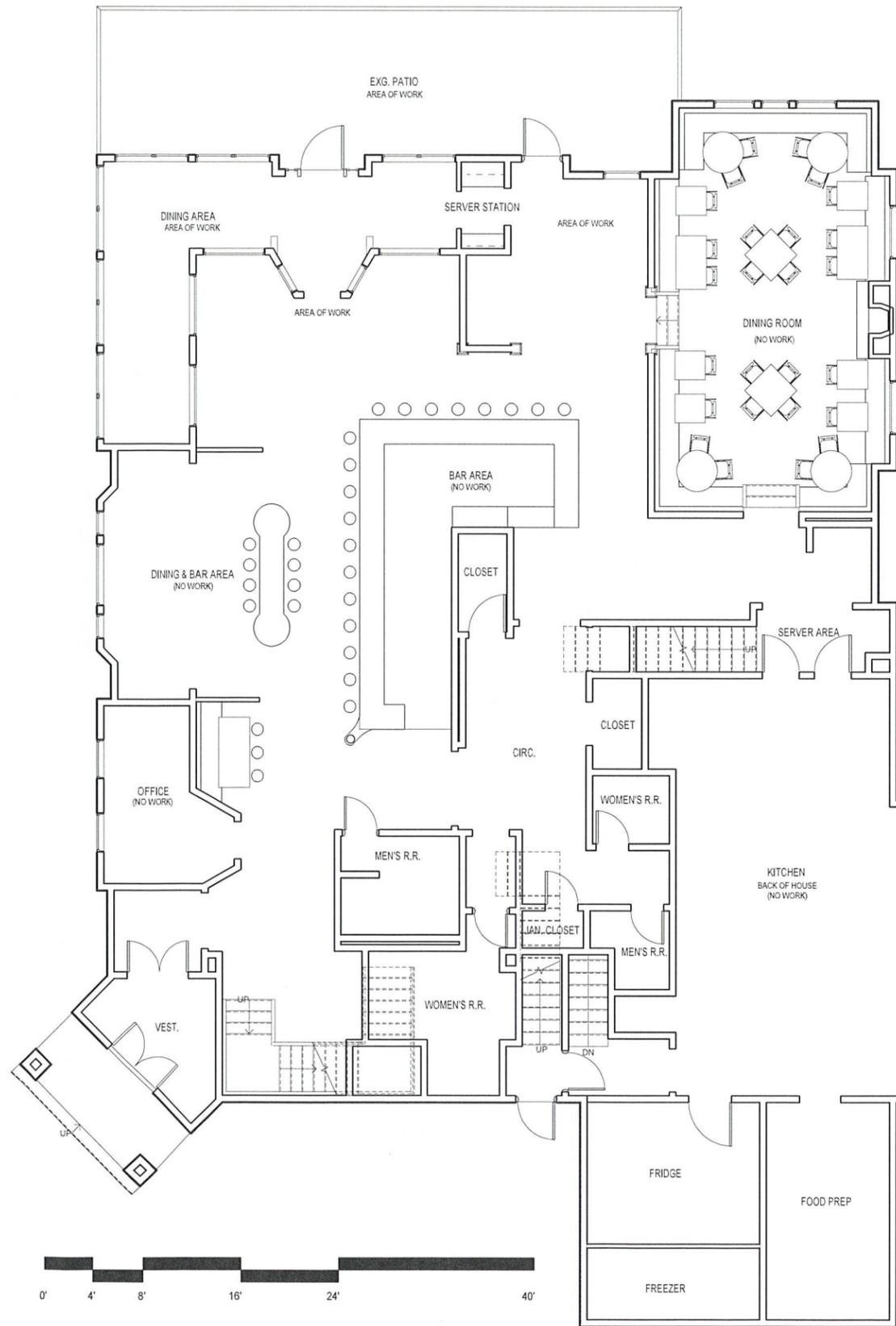
DATE	SCALE
4/8/2020	1" = 10'-0"
DRAWN BY	JOB No.
TJM	19-042

DRAWING DESCRIPTION
NEW SITE PLAN

SHEET NUMBER
L1.1



2 EXISTING SECOND FLOOR PLAN
AE.1 SCALE: 3/16" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
AE.1 SCALE: 3/16" = 1'-0"



PROJECT:
RENOVATIONS TO:
COLEMAN'S PUB
100 S Lowell Ave. Syracuse, NY 13204

ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
100 S. Lowell Ave. Syracuse, NY 13204
225 Wilkes Ave. Syracuse, NY 13204
www.danmanningarchitect.com
315.424.0141

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT, TO PREPARE ARCHITECTURAL DRAWINGS OR ANY OTHER ARCHITECTURAL DOCUMENTS FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE WITHOUT BEING LICENSED BY THE STATE OF NEW YORK. ALL FEES SHALL BE COLLECTED BY THE ARCHITECT AND DATE OF SUCH FEE COLLECTION, AND THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF SUCH FEES TO THE STATE OF NEW YORK.

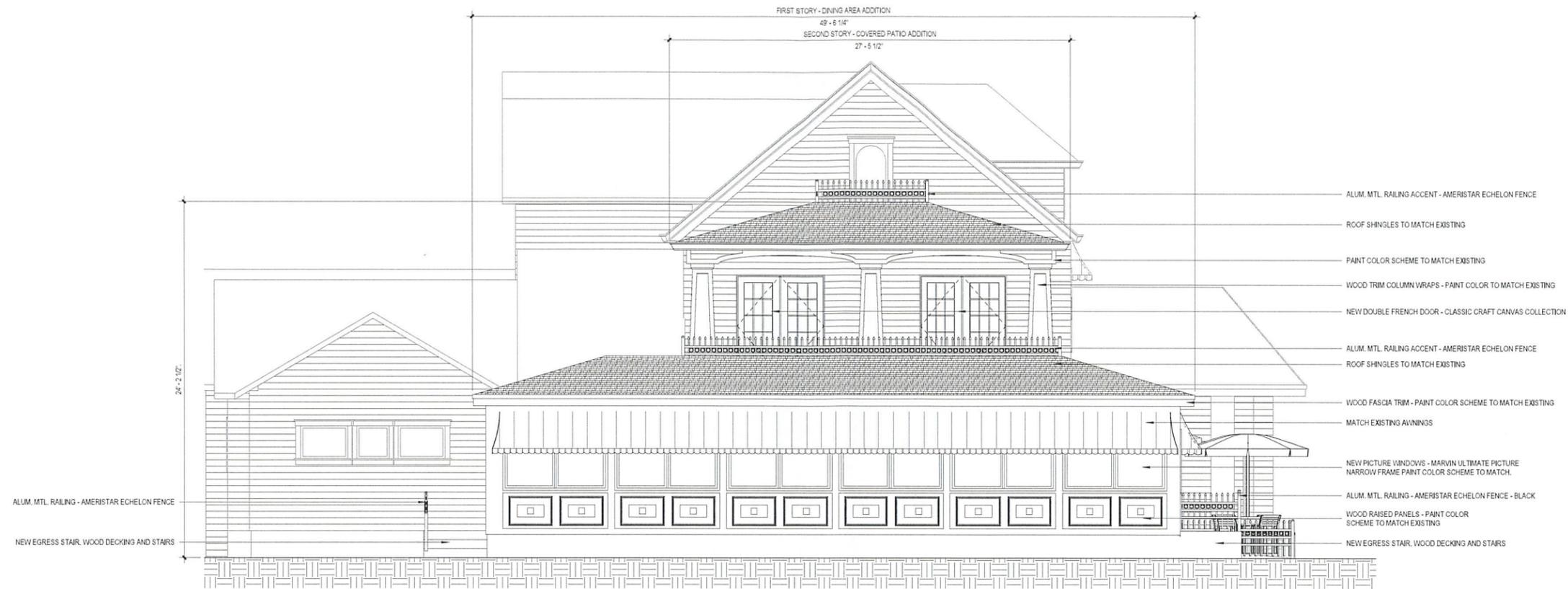
PROJECT NORTH

Revision	
No	Date

DATE 4/8/2020	SCALE 3/16" = 1'-0"
DRAWN BY TJM	JOB No. 19-042

DRAWING DESCRIPTION
EXISTING FIRST & SECOND FLOOR PLAN

SHEET NUMBER
AE.1



1 EAST ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"

PROJECT:
 RENOVATIONS TO:
COLEMAN'S PUB
 100 S Lowell Ave, Syracuse, NY 13204

ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
 The Syracuse Business Center
 225 Wisconsin Street - Suite 100 - Syracuse, NY 13204
 www.dannm.com 315.424.0141

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF YOU ARE NOT AN ARCHITECT OR ENGINEER, YOU ARE NOT TO BE RELIED UPON FOR ANY INFORMATION CONTAINED HEREIN. ANY ALTERATION TO THIS DOCUMENT SHALL BE AT YOUR OWN RISK AND WITHOUT LIABILITY TO THE ARCHITECT OR ENGINEER.

PROJECT NORTH

Revision	
No	Date

DATE 4/8/2020	SCALE 1/4" = 1'-0"
DRAWN BY TJM	JOB No. 19-042

DRAWING DESCRIPTION
ELEVATIONS

SHEET NUMBER
A3.0



PROJECT:
 RENOVATIONS TO:
COLEMAN'S PUB
 100 S Lowell Ave, Syracuse, NY 13204

ARCHITECT:
DANIEL MANNING-ARCHITECT PLLC
 The Syracuse Business Center
 225 Wilkinson Street - Suite 100 - Syracuse, NY 13204
 www.danmanning.com
 315.424.0141

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. FOR ALTERED BY FOLLOWING BY OWNER, CONTRACTOR AND DATE OF SUCH ALTERATION, AND ALL RIGHTS RESERVED FOR THE ARCHITECT. THIS STATEMENT IS PREPARED UNDER THE SIGNATURE OF THE ARCHITECT.

PROJECT NORTH

Revision	
No	Date

DATE 4/8/2020	SCALE 1/4" = 1'-0"
DRAWN BY TJM	JOB No. 19-042

DRAWING DESCRIPTION
 ELEVATIONS

SHEET NUMBER
A3.1