

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- _____ - _____
Tax map Section: _____ Block: _____ Lot: _____	Zoning District: _____

1. Address of subject property: 511 SEDGWICK DRIVE, SYRACUSE, N.Y.

2. Year property was purchased by current owner: 1985

3. Applicant/Contact information:

a. Owner(s) (current titleholder):

Name(s): EDWARD MARZALLO

Mailing Address: 511 SEDGWICK DRIVE, SYRACUSE, N.Y.

Zip: 13203 Daytime phone number: (315) 463-6591 home phone number: N/A

e-mail (alternate contact for additional information request): LOMARCARPETS@GMAIL.COM

b. Contract Purchaser(s) , Lessee , or Co-applicant (if applicable) N/A

*note: Copy of contract to purchase must be included with application if this Contract Purchaser or Lessee applies.

Name(s): N/A

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): ROBERT C. ABBOTT JR. - ARCHITECT

Mailing Address: 2501 JAMES STREET - STE. # 110, SYRACUSE, N.Y.

Zip: 13206 Telephone number: (315) 437-1037

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

SINGLE FAMILY DWELLING.

Proposed use and occupancy:

SINGLE FAMILY DWELLING.

Current number of onsite (off-street) parking spaces: 5

Proposed number of onsite (off-street) parking spaces: 5

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

State the nature of any new additions or construction involved: NEW ROOM ADDITION ON REAR OF EXISTING HOUSE APPROX. 12' X 14'

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. AREA VARIANCE REQUEST.

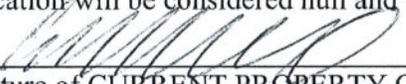
- 1) REQUESTED VARIANCE ONLY INVOLVES THE REAR YARD SETBACK. REQUIRED IS 20', REQUEST IS FOR 10'. BECAUSE OF THE EXISTING GREEN SPACE (SEE PICTURES) ADDITION DOES NOT SEEM SUBSTANTIAL.
- 2) EXISTING CHARACTER OF NEIGHBORHOOD, NEARBY PROPERTIES, SINCE THIS IS A REAR YARD ADDITION, THE NEW STRUCTURE IS LOCATED IN A VERY PRIVATE AREA ONLY VISABLE TO NEIGHBOR LOCATED TO THE SOUTH. THIS WILL NOT CREATE AN UNDESIRABLE CHANGE NOR BE DETRIMENTAL.
- 3) THE ADDITION IS PROPOSED AT THE ONLY LOCATION POSSIBLE ON THE SITE AND IF NOT RECEIVING A VARIANCE THE DEPTH OF THE ADDITION WOULD ONLY BE 3 1/2 FEET WHICH WOULD NOT BE POSSIBLE.
- 4) THE PROPOSED VARIANCE WOULD NOT HAVE AN ADVERSE EFFECT ON THE PHYSICAL / ENVIRONMENTAL CONDITION AS THE STRUCTURE PROPOSED IS ARCHITECTURALLY CORRECT WITH THE EXISTING HOUSE & NOT VISABLE FROM STREET.
- 5) THE DIFFICULTY IS SELF-CREATED AS WITHOUT THE VARIANCE THE ADDITION IS IMPOSSIBLE TO CONSTRUCT.

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.


 Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) 8/12/2020
Date
EDWARD MARSAWO

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

SYRACUSE BOARD OF ZONING APPEALS
CITY HALL COMMONS, ROOM 211
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 has also 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 to schedule 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.). The applicant will be contacted by phone to confirm that the applicant is able to attend on that hearing date (or if not, then schedule a later hearing date). A "Public Notice" for the hearing date will also be mailed to the applicant (and representative, if any) approximately ten days prior to the hearing date.

The Public Notice is also published in the newspaper ten 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. Postcards regarding the hearing are also sent as a courtesy to neighbors in the immediate area of any property subject to a public hearing.

The application file will be open for inspection at the office of the Board of Zoning Appeals at the Syracuse Zoning Administration Office 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 possibly may 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, any 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

SIGN:



Date:

8/12/2020

The application may be mailed or delivered in person to the Syracuse City Zoning office, City Hall Commons, Room 211, 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).

Note that after receipt of the application, it may be necessary to require additional information from the applicant. An application must be complete before a public hearing can be scheduled.

Items that are submitted with the application will not be returned so it is important that the applicant must make any copies of items they need prior to submitting the application. **Copies will not be made by staff to the Board of Zoning Appeals.**

APPLICANT PLEASE NOTE: Approval of your application by the Board of Zoning Appeals does not relieve you or your agent from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted federal, state, county, or city authorities, including the issuance of permits by the Division of Code Enforcement.

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.

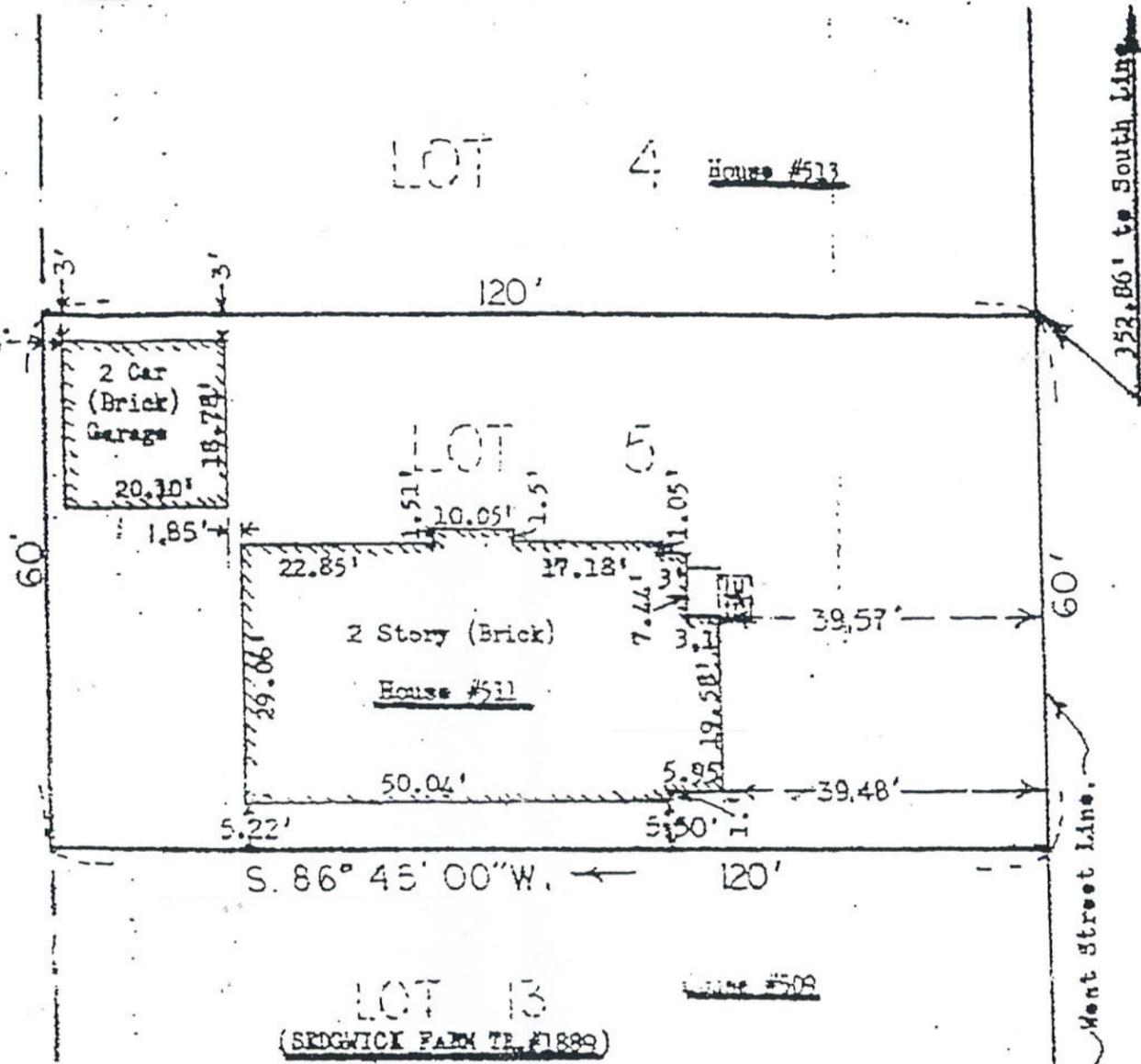
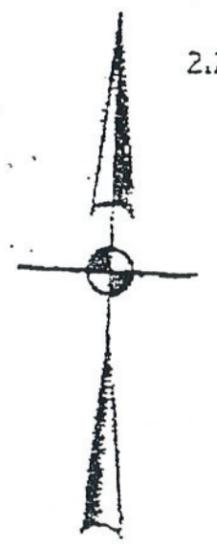
Part 1 – Project and Sponsor Information				
Name of Action or Project: MARSALLO RESIDENCE - ADDITION				
Project Location (describe, and attach a location map): 511 SEDGWICK DRIVE, SYRACUSE, N.Y. 13203				
Brief Description of Proposed Action: - CONSTRUCT A THREE SEASON ROOM ADDITION AT REAR OF EXISTING HOUSE MEASURING 12 FEET BY 14 FEET USING COMBINATION WOOD FRAME AND BRICK VENEER TO MATCH EXISTING HOUSE.				
Name of Applicant or Sponsor: ROBERT C. ABBOTT JR. - ARCHITECT		Telephone: (315) 437-1037 E-Mail: RCAJR.ARCHITECT@YAHOO.COM		
Address: 2501 JAMES ST. - STE. # 110				
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>0.165</u> acres		
b. Total acreage to be physically disturbed?		<u>0.004</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.165</u> acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>NO WATER NECESSARY.</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>NO WASTEWATER GENERATED.</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>ROOM ADDITION ROOF STORMWATER TO BE DIRECTED</u> <u>TO EXISTING HOUSE GUTTERS</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>ROBERT C. ABBOTT JR.</u> Date: <u>8/12/20</u> Signature: <u><i>Robert C. Abbott Jr.</i></u> Title: <u>ARCHITECT</u>		

ANTHONY M. INDIVIERO
 Licensed Land Surveyor
 North Syracuse, N.Y. 13212

Map Valentine Drive

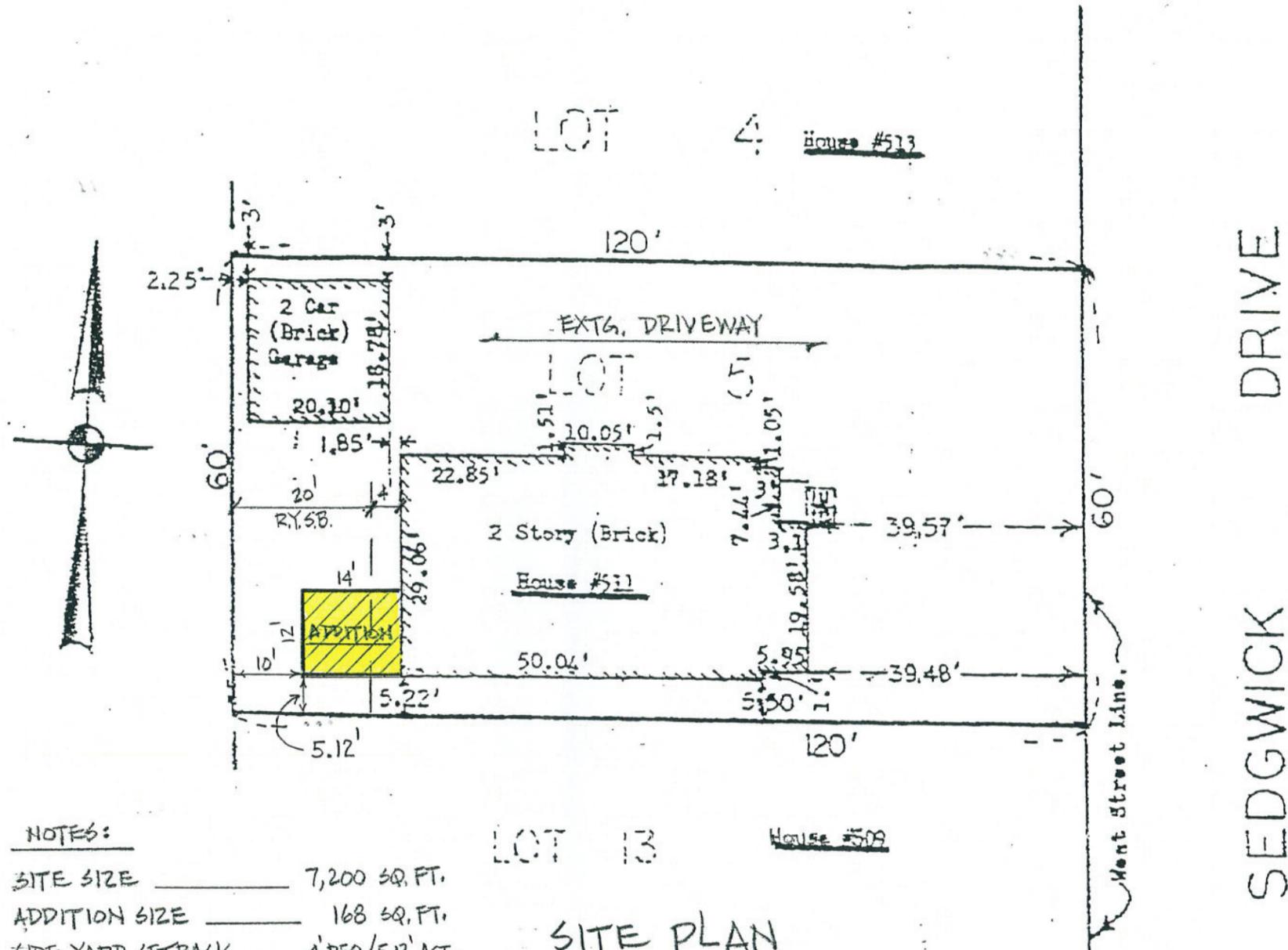


152.86' to South Line
 of Scoville Ave.
 SEDGWICK DRIVE
 S. 3° 15' 00\"/>

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT
 THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY
 OF THE PROPERTY SHOWN, COMPLETED 6/2/1986
 6/2/1986 Anthony M. Indiviero
 ANTHONY M. INDIVIERO, L.S. 14071
 LICENSED LAND SURVEYOR



REVISIONS		MAP OF BUILDINGS DEPARTMENT 511 SEDGWICK DRIVE CITY OF SYRACUSE	
DATE	BY	LOT NO. 5; SEDGWICK FARM EXTENSION TR. (2028) PART OF FARM LOT NO. 247 COUNTY OF ONTARIO STATE OF NEW YORK	MATERIAL
		DRAWN BY A.S. Indiviero	SCALE 1" = 20'
		CHECKED BY TRACER	DATE June 2, 1986
			DRAWING NO. 11187-26-51



NOTES:

SITE SIZE _____ 7,200 SQ. FT.

ADDITION SIZE _____ 168 SQ. FT.

SIDE YARD SETBACK _____ 4' REQ./5.12' ACT.

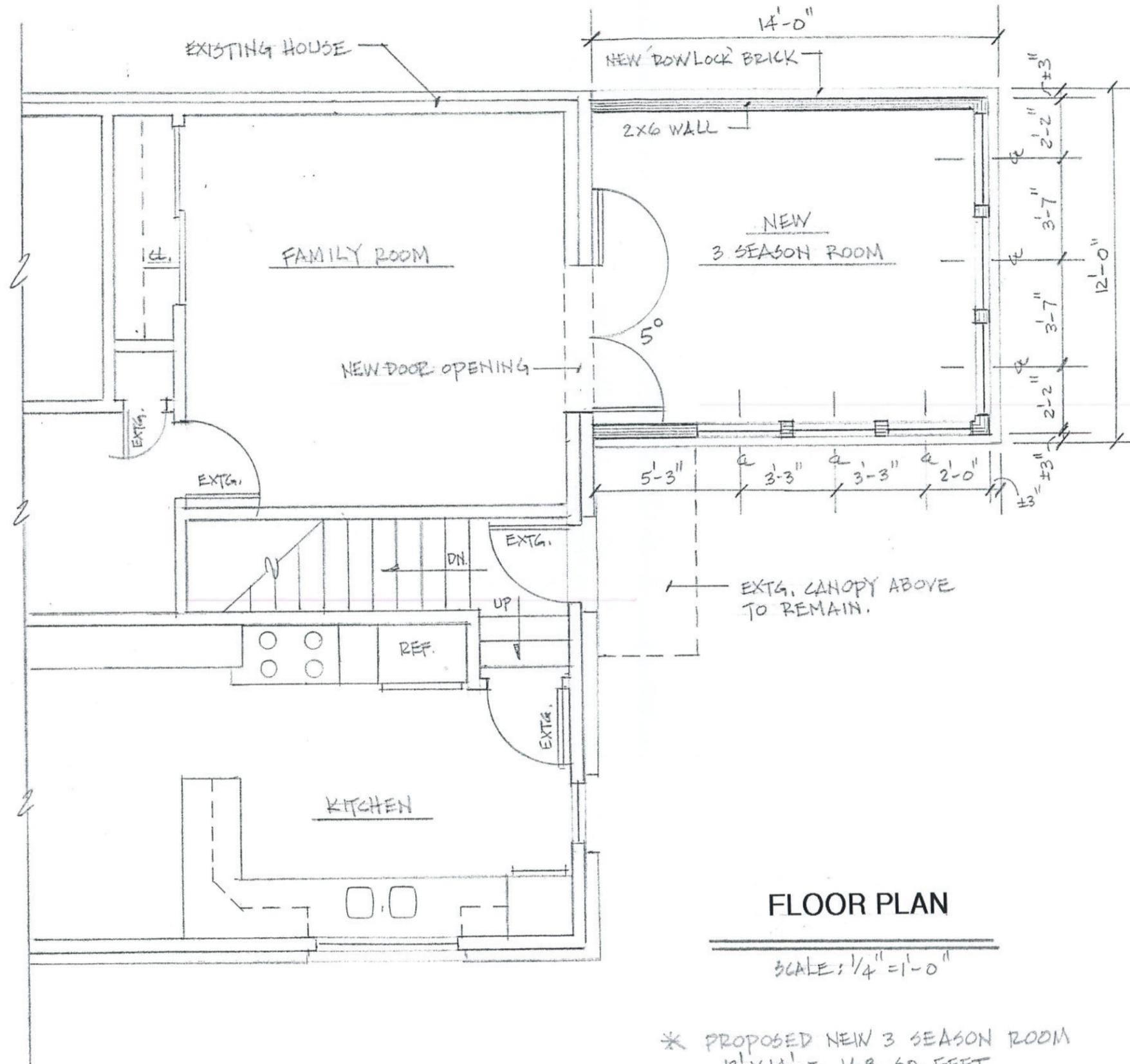
REAR YARD SETBACK _____ 20' REQ./10' ACT.

DENSITY W/ADDITION _____ REQ.=30%/ACT.=27.6% OK

LOT 13 House #509

SITE PLAN

MARSALLO RESIDENCE 511 SEDGWICK DRIVE SYRACUSE, NEW YORK	DRAWING: SITE PLAN	DATE: 7/22/20	ROBERT C. ABBOTT JR. ARCHITECT <small>2501 JAMES STREET • SUITE 100 SYRACUSE, N.Y. 13206 (315) 437-1037</small>	S1
	SCALE: 1"=20'-0"	DRAWN BY: RCA		



FLOOR PLAN

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

* PROPOSED NEW 3 SEASON ROOM
12' x 14' = 168 SQ. FEET

MARSALLO RESIDENCE
511 SEDGWICK DRIVE
SYRACUSE, NEW YORK

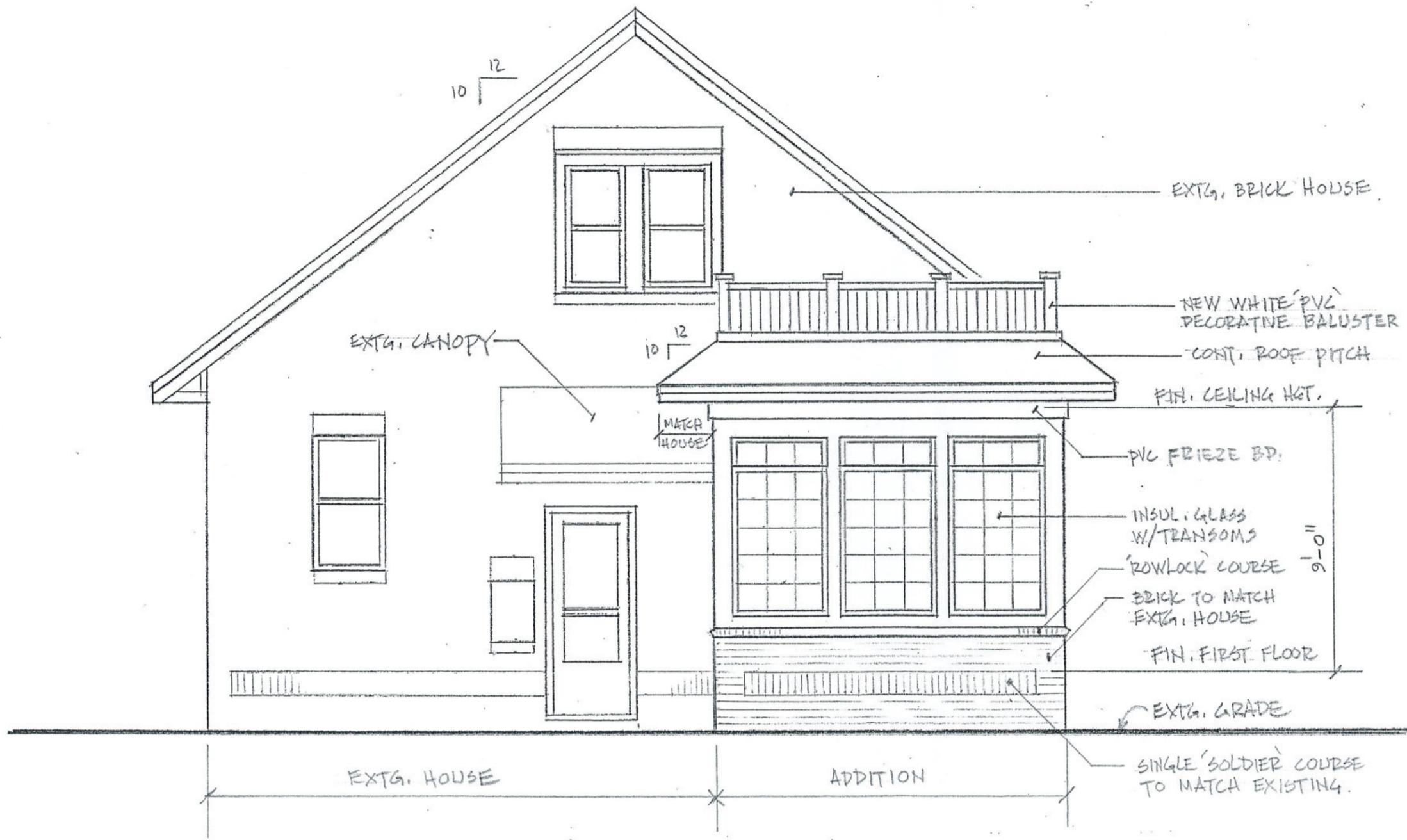
DATE: 8/14/20
DRAWN BY: RCA

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

ROBERT C. ABBOTT JR.
ARCHITECT
2501 JAMES STREET • SUITE 100
SYRACUSE, N.Y. 13206
(315) 437-1037



A1



REAR (WEST) ELEVATION

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

MARSALLO RESIDENCE
 511 SEDGWICK DRIVE
 SYRACUSE, NEW YORK

DATE: 8/14/20

DRAWN BY: RCA

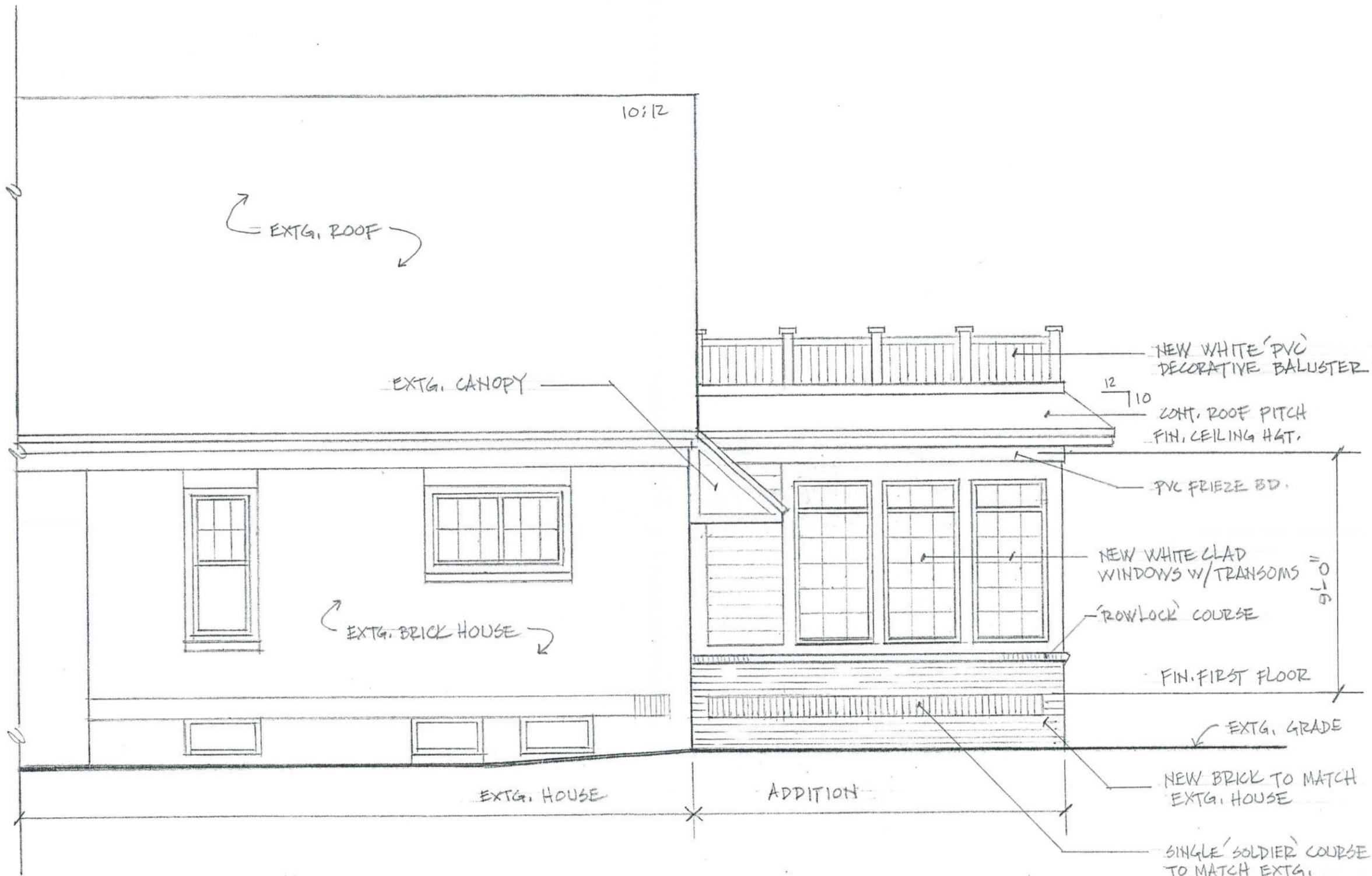
DRAWING: REAR (W) ELEV.

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

ROBERT C. ABBOTT JR.
 ARCHITECT
 2601 JAMES STREET • SUITE 100
 SYRACUSE, N.Y. 13206
 (315) 437-1037



A2



SIDE (NORTH) ELEVATION

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

MARSALLO RESIDENCE
 511 SEDGWICK DRIVE
 SYRACUSE, NEW YORK

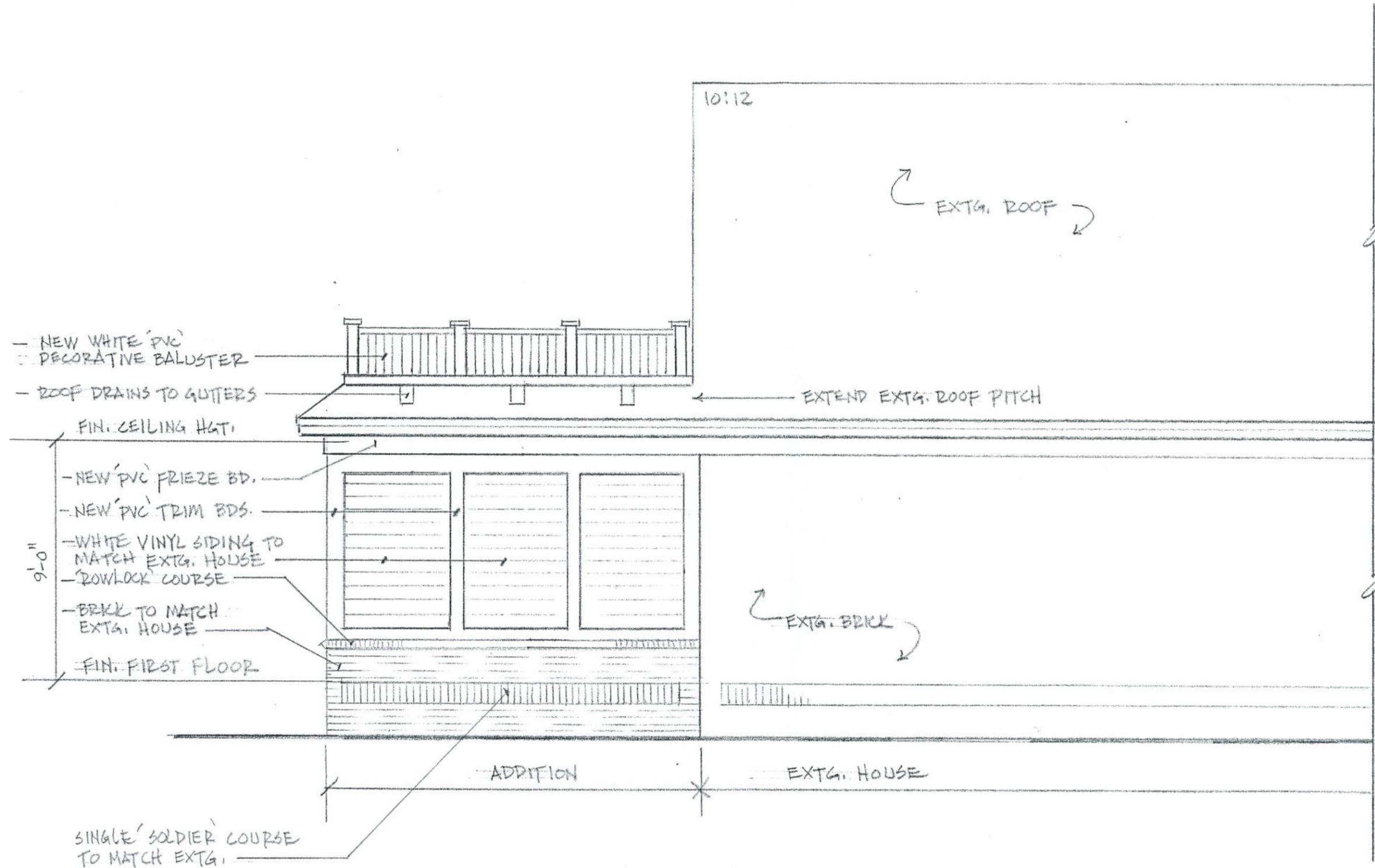
DATE: 8/14/20
 DRAWN BY: RCA

DRAWING: SIDE (N) ELEV.
 SCALE: 1/4" = 1'-0"

ROBERT C. ABBOTT JR.
 ARCHITECT
 2501 JAMES STREET • SUITE 100
 SYRACUSE, N.Y. 13206
 (315) 437-1037



A3



SIDE (SOUTH) ELEVATION

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

MARSALLO RESIDENCE
511 SEDGWICK DRIVE
SYRACUSE, NEW YORK

DATE: 8/14/20
DRAWN BY: RCA

DRAWING: SIDE (S) ELEV.
SCALE: 1/4" = 1'-0"

ROBERT C. ABBOTT JR.
ARCHITECT
2501 JAMES STREET • SUITE 100
SYRACUSE, N.Y. 13206
(315) 437-1037

DENIAL OF PERMIT

REFERENCE ADDRESS 511 Sedgwick Dr. Syracuse NY 13203

WARD NO. _____

OWNER Edward Marsallo

OWNER'S ADDRESS 511 Sedgwick Dr

TELEPHONE 315-463-6591

APPLICATION FOR PERMIT TO:

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

Area Variance Requesting

DENIED UNDER ARTICLE (s) _____

_____ of the zoning ordinance for the following reasons: _____

PLANS ATTACHED, APPROVED BY _____
ON _____

SURVEY ATTACHED

ZONING REVIEWED BY _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

BOOK (S) NO. _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE 8/20/20

SIGNATURE 

NORTH SIDE OF HOUSE



SOUTH SIDE OF HOUSE





REAR
ADDITION
AREA

REAR ADDITION AREA



AREA BEHIND ADDITION

