

City of Syracuse
Office of Zoning Administration

VARIANCE APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@svrgov.net * www.svrgov.net/Zoning.aspx

Office Use Filing Date: Case: Zoning District:

VARIANCE REQUESTED (Check applicable and briefly describe.)

- Area Variance: Installation of new entry stairs and walk
Cited Zoning Ordinance _____
Part(s), Sec(s), Art(s): _____
- Use Variance: _____
Cite Zoning Ordinance _____
Part(s), Sec(s), Art(s): _____

TAX ASSESSMENT ADDRESS(ES)	TAX MAP ID(S) (000.-00-00.0)	OWNER(S)	DATE ACQUIRED
1) <u>131 Rider Ave</u>	<u>088.-06-32.1</u>	<u>Patricia Simms</u>	<u>May 2015</u>
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Syracuse Department of Tax Assessment property tax records at <http://svrgov.net/Assessment.aspx>, 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) Encroachment # PC-0912-19 3) _____

PROJECT CONSTRUCTION (Check all that apply and briefly describe.)

- Demolition (full and partial): Remove damaged stairs/walk
- New Construction: Install new entry, stairs, walkway
- Façade (Exterior) Alterations: _____
- Site Changes: Remove deteriorated dry stack wall, slope to City poured sidewalk

PROJECT INFORMATION (Briefly describe as applicable.)

Business/Project Name: 131 Rider Ave - Entry stair

Current Land Use(s): Residence

Proposed Land Use(s): same

Number of Dwelling Units: 1

Hours of Operation: N/A

Onsite Parking: Existing for Residence

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

- Removal of existing deteriorated entry stairs, dry stack wall, walk.
- Installation of new level entry landing, switch back stairs and walkway to allow for assisted access to property. Owner is blind and partner is mobility impaired. Work needs to traverse property to allow for fewer stairs and shorter rise. Existing steep slope.

USE VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf)

A Use Variance is permission to establish a land use which is not allowed by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that this has caused an unnecessary hardship using all of the four tests below. **Briefly describe below how each of the required Use Variance tests is met and attach all supporting materials.**

1. Describe how the property is incapable of earning a **reasonable return** on initial investment if used for any of the allowed uses in the district (actual "dollars and cents" proof must be submitted):

N/A

2. Describe how the property is being affected by **unique circumstances**, or at least highly uncommon circumstances:

N/A

3. Describe how the variance, if granted, will not alter the essential **neighborhood character**:

N/A

4. Describe how the hardship is not **self-created**:

N/A

AREA VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf)

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety and welfare through a five-part balancing test. **Briefly describe how an Area Variance would affect the community using the following five tests and attach all supporting materials.**

1. Describe 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:

Will not change character of neighborhood or be a detriment to neighbors.

2. Describe whether the benefit sought by the applicant can be **achieved by some other method** which will be feasible for the applicant to pursue but would not require an area variance:

Work cannot be achieved by other means. If we were to install only a ramp, elevation would dictate an extremely long ramp with retaining walls that would be infeasible.
steep site dictates work

3. Describe whether the requested area variance is **substantial**:

Does not appear to be substantial

4. Describe whether the proposed area variance will have an **adverse effect or impact** on the physical or environmental conditions in the neighborhood or district:

Will not have adverse effect or impact on neighborhood. Work required to address steep slope and need for level entry to property.

5. Describe whether an alleged difficulty is **self-created**.

Site conditions dictate the work. Other options would be infeasible. Property was acquired through the Landbank and improvements to the property have improved the neighborhood.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in the Syracuse Department of Tax Assessment property tax records available at <http://syr.gov.net/Assessment.aspx>, or at 315-448-8280. If not listed as the current owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. If the property owner is a Corporation or Organization, the person signing must provide verification they are a member. Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.

<i>Patricia</i> First Name	<i>Summs</i> Last Name	 Title	 Company			
<i>131 Rider Ave</i> Street Address	<i>Syracuse, NY</i> Apt / Suite / Other City	<i>13207</i> St Zip		<i>315.439.0397</i> Phone:		
						Email:

* Signature: *Patricia Summs*

Date:

 First Name	 Last Name	 Title	 Company			 Phone:
 Street Address	 Apt / Suite / Other	 City	 St Zip			 Email:

* Signature:

Date:

 First Name	 Last Name	 Title	 Company			 Phone:
 Street Address	 Apt / Suite / Other	 City	 St Zip			 Email:

* Signature:

Date:

 First Name	 Last Name	 Title	 Company			 Phone:
 Street Address	 Apt / Suite / Other	 City	 St Zip			 Email:

* Signature:

Date:

*** OWNER SIGNATURE 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.

APPLICANT(S) (if applicable)

<i>James</i> First Name	<i>Williams</i> Last Name	<i>Construction Project Manager</i> Title	<i>Home Head Quarters</i> Company			
<i>539 Erie Blvd West</i> Street Address	<i>Suite 100</i> Apt / Suite / Other	<i>Syracuse, NY</i> City	<i>13204</i> St Zip	<i>315.459.6676</i> Phone:		<i>315.807.9036</i> Cell
						<i>jimwe@homehq.org</i> Email:

 First Name	 Last Name	 Title	 Company			 Phone:
 Street Address	 Apt / Suite / Other	 City	 St Zip			 Email:

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

<i>Same As Above</i> First Name	<i>Same As Above</i> Last Name	 Title	 Company			 Phone:
 Street Address	 Apt / Suite / Other	 City	 St Zip			 Email:

 First Name	 Last Name	 Title	 Company			 Phone:
 Street Address	 Apt / Suite / Other	 City	 St Zip			 Email:

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: SIMMS STAIR ENTRY INSTALLATION			
Project Location (describe, and attach a location map): 131 Rider Ave, Syracuse, NY Tax ID # 088-66-32.1			
Brief Description of Proposed Action: Installation of new entry stairs, platform, walkway to Single Family Home.			
Name of Applicant or Sponsor: James Williams		cell 315.807.9036 Telephone: 315.459.6676 E-Mail: jimw@homehq.org	
Address: 538 Erie Blvd West, Suite 100			
City/PO: Syracuse		State: NY	Zip Code: 13204
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 checked="" type="checkbox"/>	YES <input 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: Zoning - Area Variance, Building Permit, Encroachment Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.196 acres .007 acres .196 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 checked="" type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations? <i>Need Area Variance</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<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? 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? b. Are public transportation services available at or near the site of the proposed action? 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"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <i>Proposed action does not require water -</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <i>Proposed action does not require wastewater treatment</i>		<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? 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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: _____

Date: _____

Signature: _____

Title: _____

James Williams *8/26/2020*
James Williams *Construction Project Manager*

CITY OF SYRACUSE, NY
DEPARTMENT OF ENGINEERING

FINAL TRACT PLAN

APPROVED 4/14/15

May E. Alessi, P.E.

Office of the City Engineer

The City of Syracuse hereby certifies that all property taxes due on this property are paid as of this date.

Rosemarie Bartolo

Rosemarie Bartolo
First Deputy Commissioner

REVIEWED 3/9/15 DATE

COMM. DEPT. OF ASSESSMENT

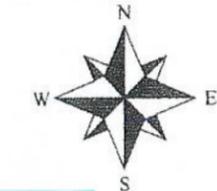
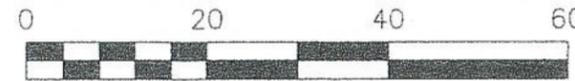
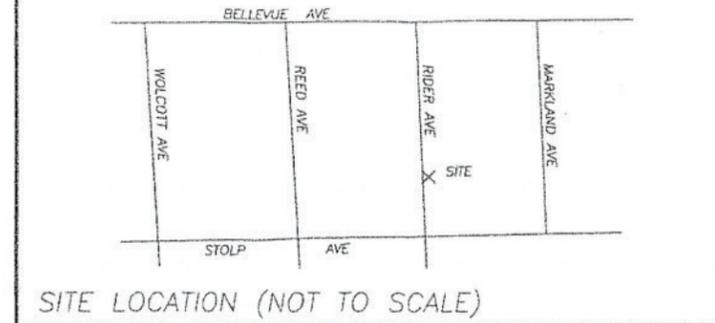
ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
This Plan has been reviewed by the
Onondaga County Department of Health
subdivision approval by this
Department is not required.

[Signature] P.E.
Bureau of Public Health Engineering

Syracuse Planning Commission
SYRACUSE, NEW YORK
APPROVED *[Signature]*
BY *[Signature]*

RIDER AVENUE

SIDEWALK



12012

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE IN RED SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. IT IS THE LANDOWNER'S RESPONSIBILITY TO CONTACT U.F.P.O. AT 811 BEFORE ANY EXCAVATION OCCURS FOR LOCATION VERIFICATION.

THE CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY COMPLETED WITHOUT BENEFIT OF ABSTRACT OF TITLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A BOUNDARY SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THE SETTING OF PROPERTY CORNER MARKERS IS NOT INCLUDED IN A BOUNDARY LOCATION SURVEY UNLESS THEY ARE SPECIFICALLY REQUESTED. A REASONABLE ADDITIONAL FEE WILL BE CHARGED FOR ADDITIONAL WORK.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED SEPTEMBER 26, 2014.

[Signature]
LICENSED LAND SURVEYOR
No. 50279

WARREN RAME SURVEYING
6437 COLLAMER ROAD
EAST SYRACUSE, NEW YORK 13057
PH: 315 458-8979 FAX: 315 458-8978



LOTS 7 & 8, BLK B
REED TRACT-11TH WARD
CITY OF SYRACUSE
ONONDAGA COUNTY
STATE OF NEW YORK

RESUBDIVISION OF LOTS 7 & 8
NEW LOT 7A
131 RIDER AVENUE, SYRACUSE, NY
FOR
G.S.P.D.C.

DATE	9/26/2014	SCALE	1"=20'
SHEET	1	DESIGNED BY	HDW
		DRAWN BY	HDW
JOB NO.	14070	FILE NO.	14.070
OF	1		

131 RIDER AVE SYRACUSE, NY NEW STAIRS

DATE: JULY 19, 2019



LEGEND

EXISTING SPOT ELEVATION	427.40
NEW SPOT ELEVATION	427.40
PROPERTY LINE	
NEW RAILING	
EXPANSION JOINT	
SCORE JOINT	

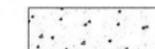
DEMOLITION LEGEND

ITEMS TO BE DEMOLISHED



PAVING & STRUCTURE LEGEND

NEW CONCRETE PAVING



NEW ASPHALT PAVING

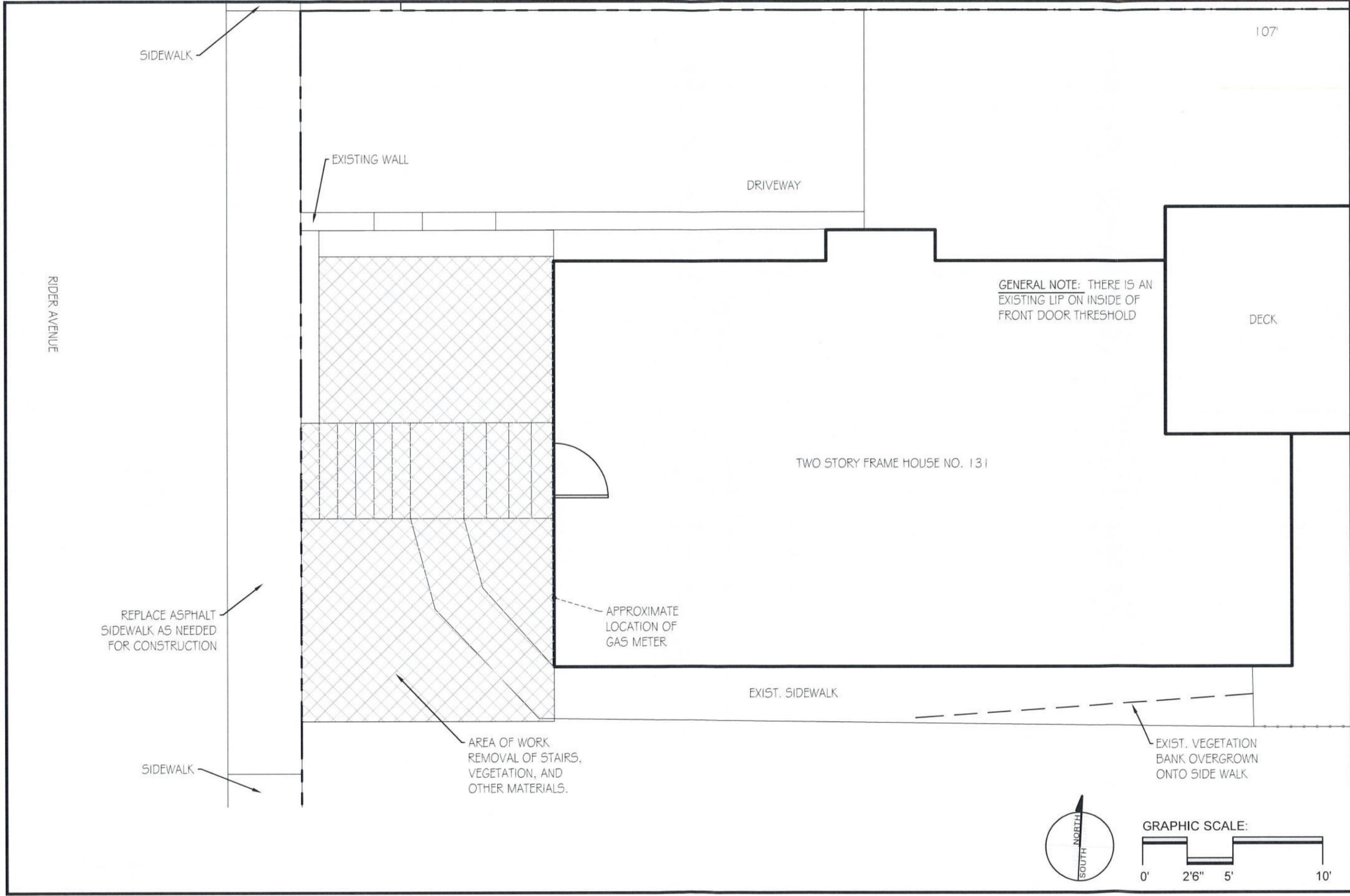


ABBREVIATION LEGEND

TOP OF STEP	TS
BOTTOM OF STEP	BS
TOP OF WALL	TW
BOTTOM OF WALL	BW

DRAWING SET:

- L1.0 DEMOLITION PLAN
- L2.0 SITE PLAN
- L3.0 DETAILS
- L4.0 SECTIONS

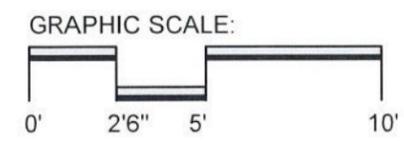


MAXIAN + HORST
 Landscape Architecture, WBE.
 306 Hawley Avenue
 Syracuse, NY 13203
 P. 315.472.2481
 F. 315.472.3378
 www.maxianhorst.com

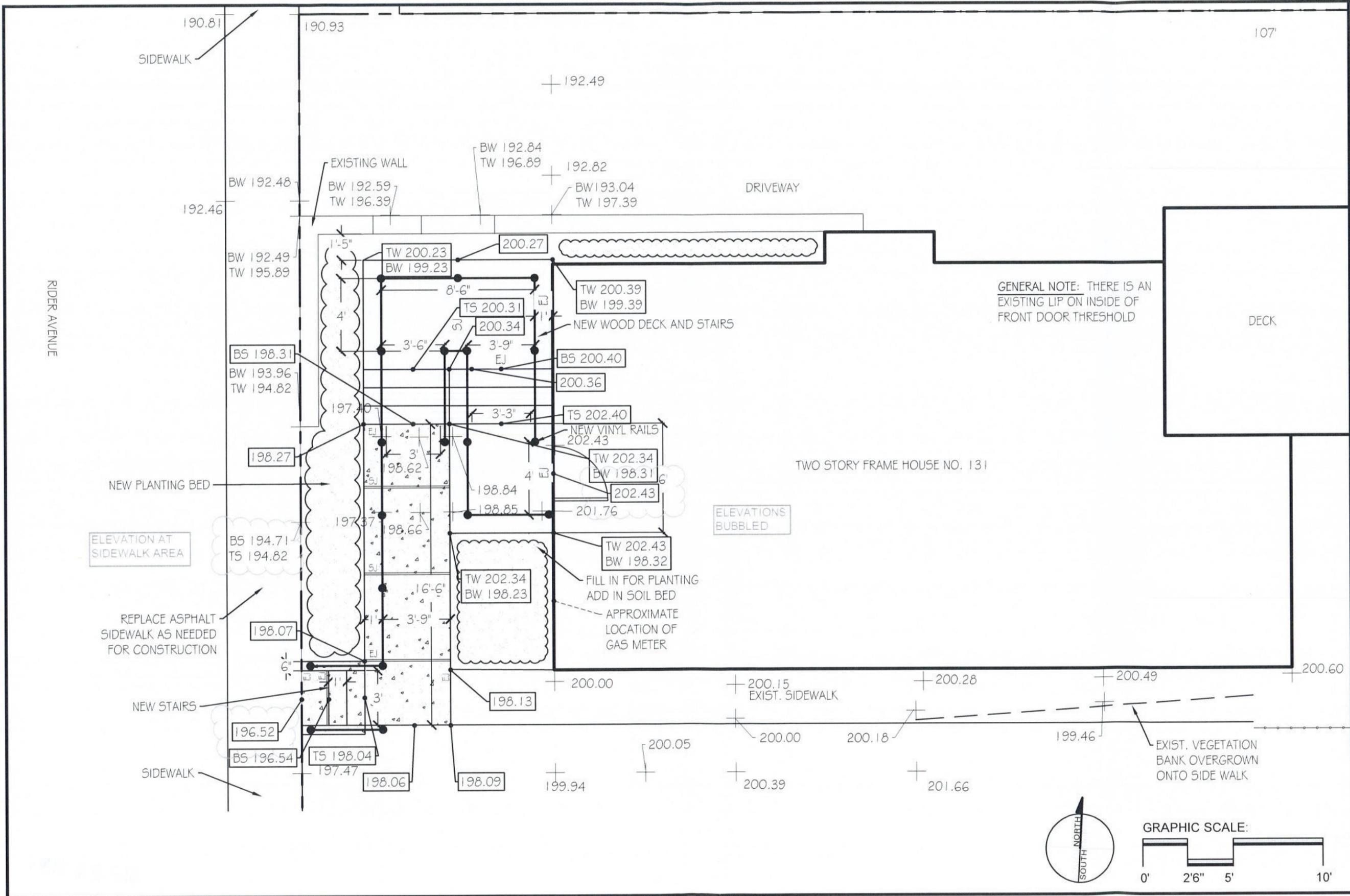
DATE: 07/19/2019
 SCALE: 1" = 5'
 DRAWN BY: LS

DEMOLITION PLAN
131 RIDER AVE, SYRACUSE, NY

DRAWING #
L-1.0

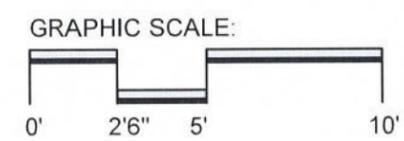


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GENERAL NOTE: THERE IS AN EXISTING LIP ON INSIDE OF FRONT DOOR THRESHOLD

ELEVATIONS BUBBLED



MAXIAN + HORST
 Landscape Architecture, WBE.
 306 Hawley Avenue
 Syracuse, NY 13203
 P: 315-472-2481
 F: 315-472-0378
 www.maxianhorst.com

DATE: 07/19/2019
 SCALE: 1" = 5'
 DRAWN BY: LS

SITE PLAN
131 RIDER AVE, SYRACUSE, NY

DRAWING #
L-2.0

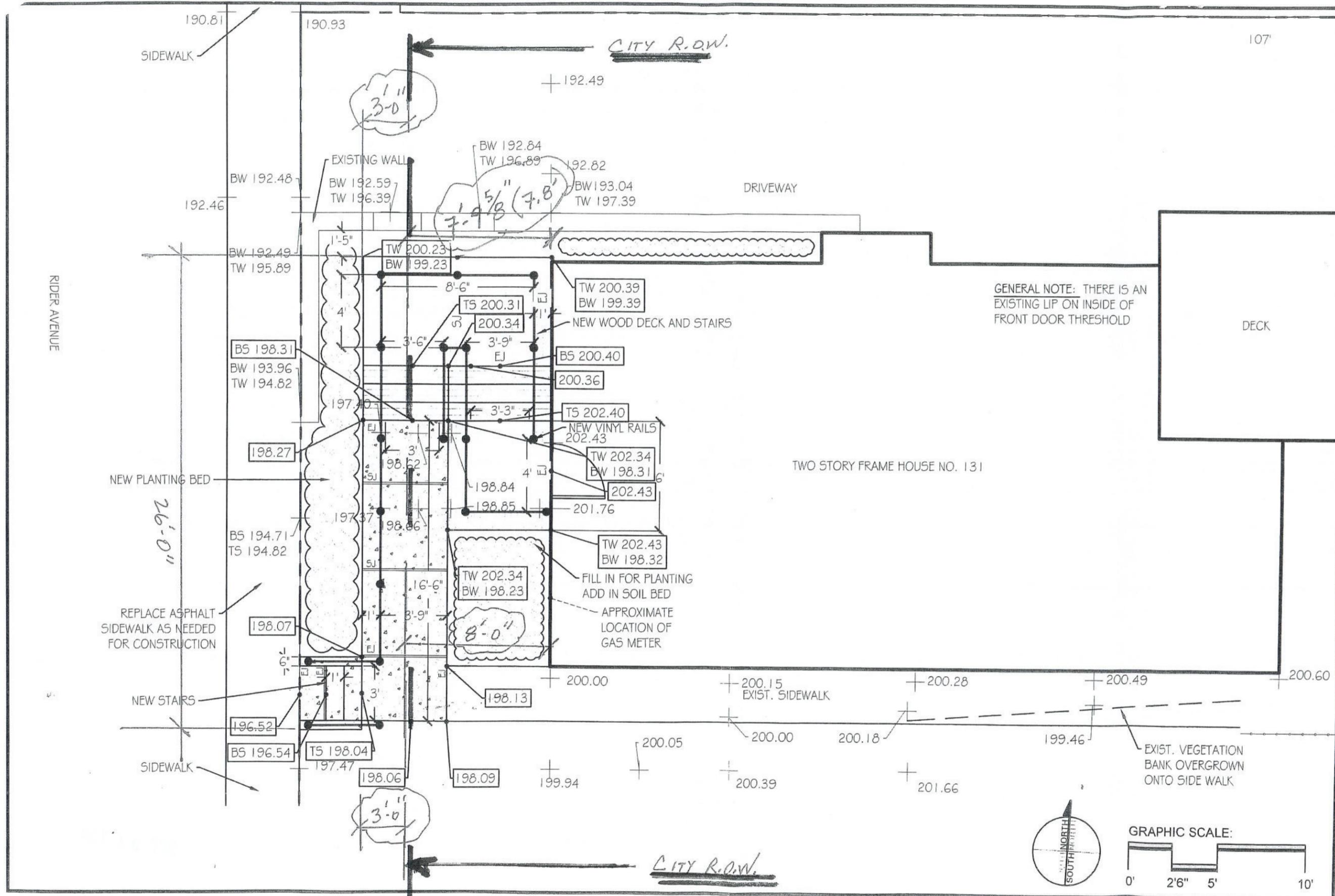
DATE: 07/19/2019

SCALE: 1" = 5'

DRAWN BY: LS

SITE PLAN
131 RIDER AVE, SYRACUSE, NY

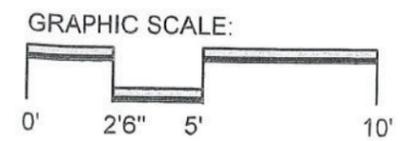
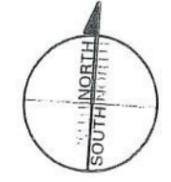
DRAWING #
L-2.0



GENERAL NOTE: THERE IS AN EXISTING LIP ON INSIDE OF FRONT DOOR THRESHOLD

TWO STORY FRAME HOUSE NO. 131

DECK



SIDEWALK

CITY R.O.W.

DRIVEWAY

RIDER AVENUE

NEW PLANTING BED

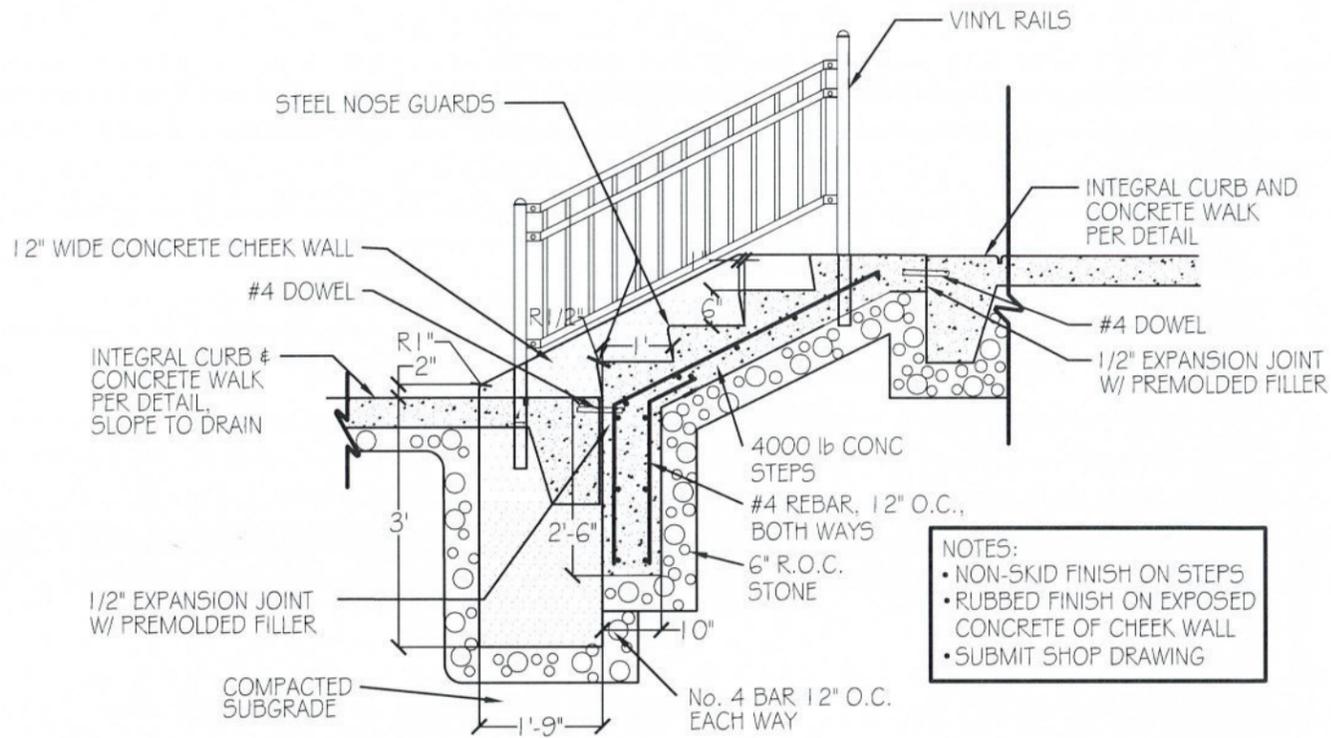
26'-0"

REPLACE ASPHALT SIDEWALK AS NEEDED FOR CONSTRUCTION

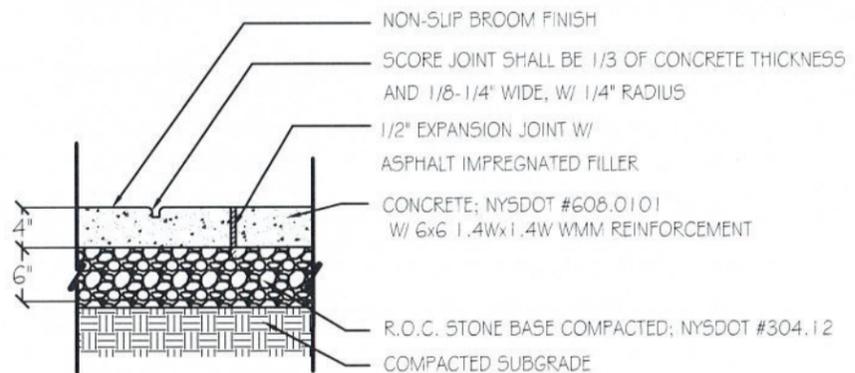
NEW STAIRS

SIDEWALK

CITY R.O.W.



1 CONCRETE STAIRS, WALL AND RAIL
 L-3 1" = 3'-0"



NOTE: SIDEWALK IN R.O.W. SHALL BE 4" THICK WITH 6" STONE BASE, MINIMUM WIDTH 5', MAXIMUM CROSS SLOPE 1.5%

2 CONCRETE SIDEWALK
 L-3 1" = 2'-0"

NOTES:
 • NON-SKID FINISH ON STEPS
 • RUBBED FINISH ON EXPOSED CONCRETE OF CHEEK WALL
 • SUBMIT SHOP DRAWING

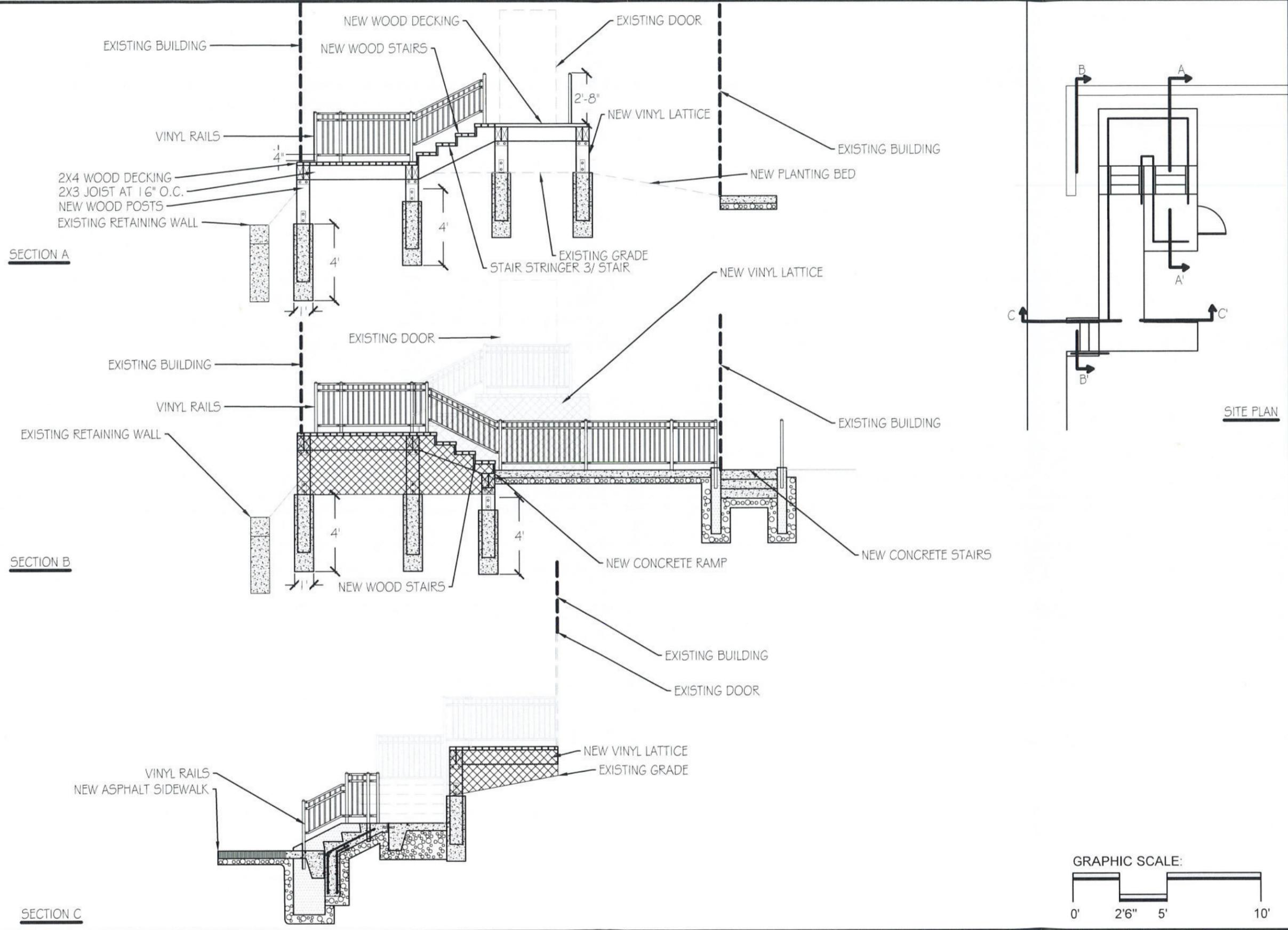
DATE: 07/19/2019

SCALE: AS NOTED

DRAWN BY: LS

DETAILS
131 RIDER AVE, SYRACUSE, NY

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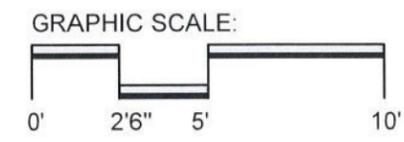


MAXIAN + HORST
 Landscape Architecture, WBE.
 305 Haverly Avenue
 Syracuse, NY 13203
 P: 315-472-2461
 F: 315-472-0378
 www.maxianhorst.com

DATE: 07/19/2019
 SCALE: 1" = 5'
 DRAWN BY: LS

SECTIONS
131 RIDER AVE,
SYRACUSE, NY

DRAWING #
L•4.0



DIVISION OF CODE ENFORCEMENT
201 E. WASHINGTON STREET — ROOM 101
SYRACUSE, NEW YORK 13202-1430

DENIAL OF PERMIT

REFERENCE ADDRESS 131 Rider Ave Syracuse

WARD NO. _____

OWNER Patricia Simms

OWNER'S ADDRESS 131 Rider Ave

TELEPHONE _____

APPLICATION FOR PERMIT TO:

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

Stairs and landing in front yard which encroach in to City's Row.

DENIED UNDER ARTICLE (s) _____

of the zoning ordinance for the following reasons: _____

PLANS ATTACHED, APPROVED BY _____
ON _____

SURVEY ATTACHED

ZONING REVIEWED BY _____

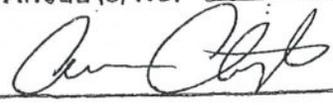
LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

BOOK (S) NO. _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE 9/2/20

SIGNATURE 

131 RIDER AVENUE HOUSE LAYOUT

Re: House Layout per discussion with Melissa Sanfilippo

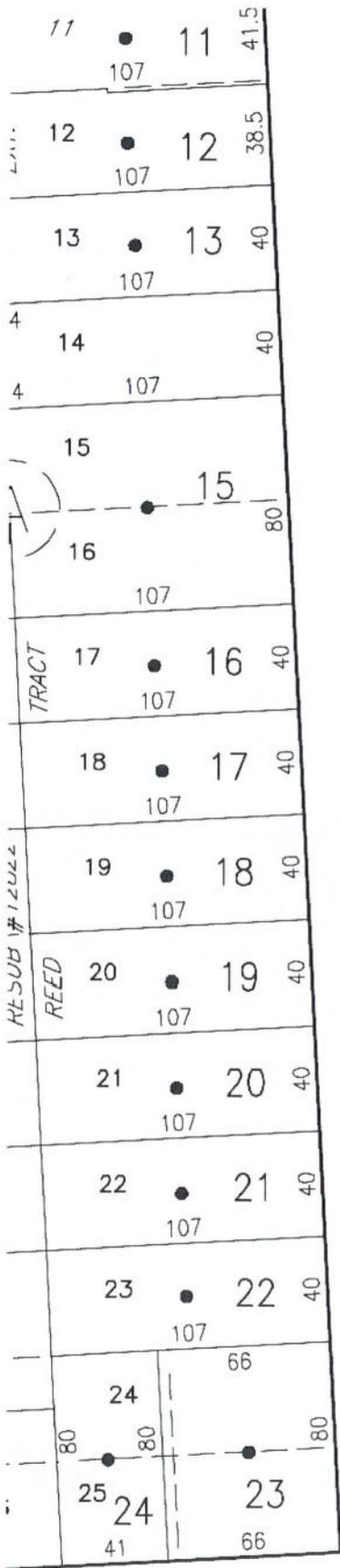
1st Floor – Comprised of Living Room, Dining Room, Kitchen and Common Entry Area

2nd Floor – 3 Bedrooms, Bathroom, Common Hallway

Basement – Unfinished

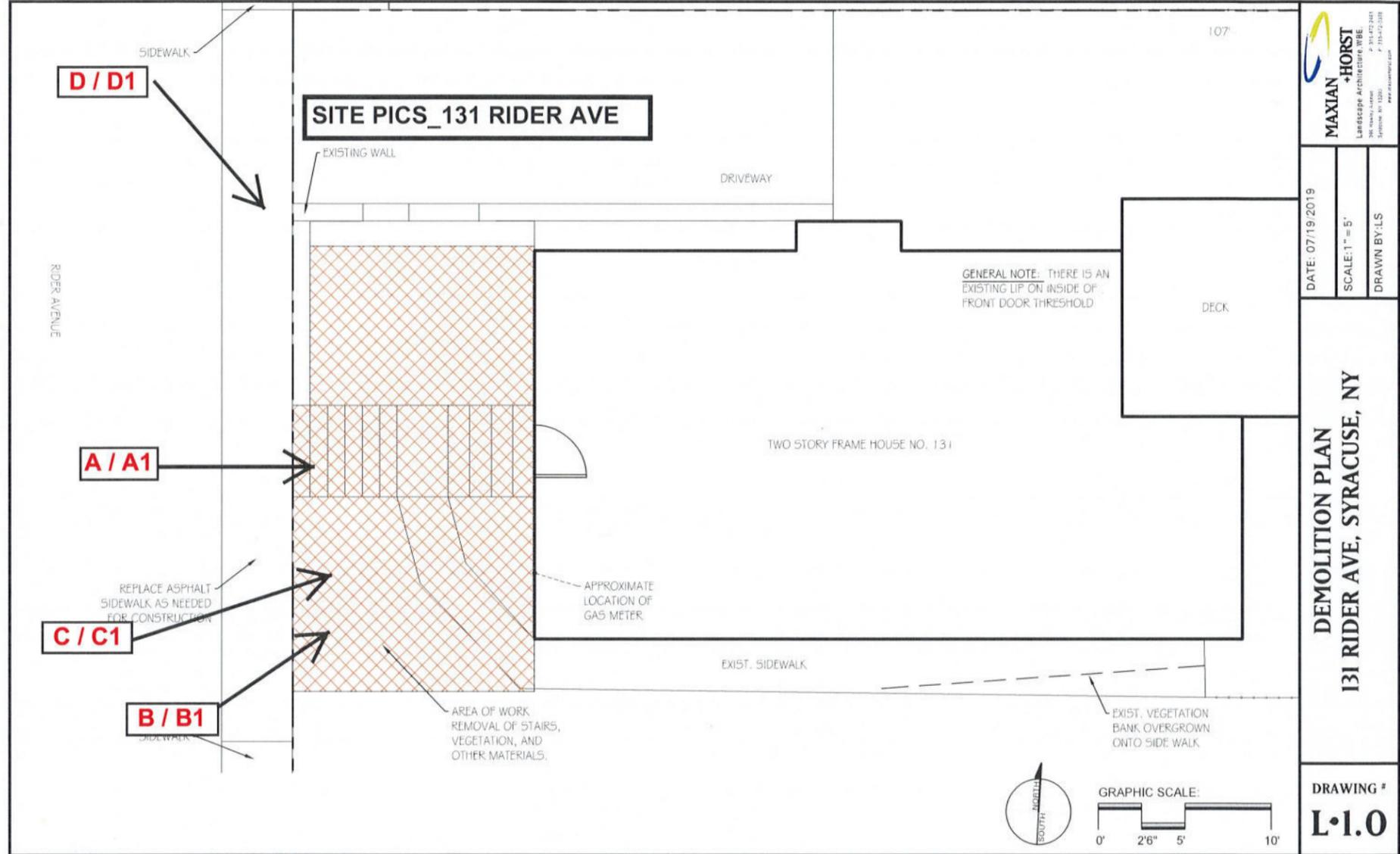
Attic – Unfinished

Front Porch and Rear Deck

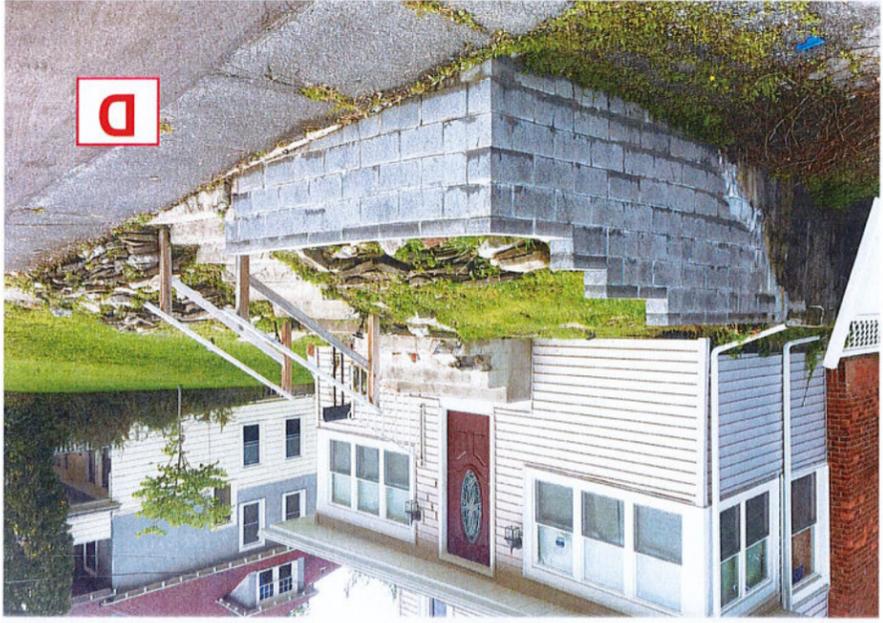


TAX MAP 088.-06-32.1

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PROJECT SITE









**THE STREETScape PICTURES
ARE NUMBERED AS THEY
RELATE TO THE ATTACHED KEY**

**THOUGH THEY ARE NOT
NUMBERED SEQUENTIALLY THE
NUMBERS MATCH UP TO THE
KEY PROVIDED**

