

Syracuse Board of Zoning Appeals  
Meeting to be held in the  
Common Council Chambers, City Hall  
Thursday February 2, 2017  
1:00 p.m.

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I. Adoption of minutes of the January 12, 2017 public hearing (SK, CED,MC, RM, NP)

II. Public Hearings

1) V-17-01

**Area Variance – Required Yards and Lot Width**

622 Otisco Street

To Construct a Single-Family Dwelling

Home Headquarters (owner/applicant)

Residential, Class AA

To construct a single-family dwelling by waiving the required yards and lot width.

2) V-17-02

**Area Variance – Required Yards, Number of Driveways, and Required Parking**

626 Otisco Street

To Construct a Four Single-Family Dwellings

Home Headquarters (owner/applicant)

Residential, Class B

To construct four single-family dwellings by waiving the required yards and lot width.

3) V-17-03

**Area Variance – Required Front Yard and Number of Driveways**

207 Ontario Street

To Construct a Single-Family Dwelling and a Community Laundromat

Home Headquarters (owner/applicant)

Residential, Class B and Business, Class A

To construct a single-family dwelling and a community laundromat by waiving the required front yard and number of driveways.

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4) V-17-05

**Use Variance – Uses Permitted**

457 James Street  
To Establish a Mixed Use Building  
Paul Roe & Regina Santucci (owner/applicant)  
Office, Class B

To establish a mixed use building with a first floor personal service use and a second floor dwelling by waiving the uses permitted.

5) V-17-06

**Area Variance – Required Side Yard**

107 Avery Avenue  
To Construct a Single-Family Dwelling  
Christopher T. Davis (owner/applicant)  
Residential, Class A

To construct a single-family dwelling by waiving

III. Authorizations for February 23, 2017

1) V-17-07

**Use Variance – Uses Permitted**

124-140 Swansea Drive  
To Establish a Four-Family Dwelling  
Trinity Evangelical Lutheran Church (owner/applicant)  
Property Management Services, LLC (contract purchaser)  
Residential, Class A-1

To establish a four-family dwelling by waiving the uses permitted in a Residential, Class A-1 zoning district.

2) V-17-08

**Use Variance – Uses Permitted**

438 Columbus Avenue  
To Establish a Mixed-Use Building  
University Neighborhood Preservation Association (owner/applicant)  
Residential, Class B-1

To establish a mixed-use building with a museum on the first floor, four transient units, and two apartments.

3) V-17-09

**Use Variance – Uses Permitted**

413 South Wilbur Avenue  
To Establish a Barber Shop  
Ahmed M. Azzam (owner/applicant)  
Residential, Class B

To establish a barber shop by waiving the uses permitted.

4) V-17-10

**Area Variance – Waiver of Required Front Yard and Driveway Width**

2827 East Genesee Street  
To Establish (maintain) a Driveway  
Yu Fan and Liming Bi (owner/applicant)  
Residential, Class A-1

To establish (maintain) a driveway wider than 12 feet by waiving the required front yard and the maximum driveway width.

5) V-16-31 M2

**Area Variance Modification – Required Front Yard**

938 East Fayette Street, 310 South Crouse Avenue, 309,311,313,325-27  
Irving Avenue, and 945 East Genesee Street  
To Modify an Area Variance by Waiving the Required Front Yard  
BVSHSSF Syracuse, LLC (owner/applicant)  
Business, Class A

To modify an existing Area Variance to move the proposed building by waiving the required front yard.