

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>18 - 24</u>
Tax map Section: <u>015.</u> Block: <u>12</u> Lot: <u>11.0</u> Zoning District: <u>RA</u>	

1. Address of subject property: 337 Park Street, Syracuse NY 13203

2. Year property was purchased by current owner: 2016

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Greater Syracuse Property Development Corporation  
Mailing Address: 431 East Fayette Street, Suite 375, Syracuse NY  
Zip: 13202 Daytime phone number: 3154222301 home phone number:   
E-mail (alternate contact for additional information request): tluckett@syracuselandsbank.org

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  Greater Syracuse Land Bank  
**(Only if involved in this application)**

Name(s):   
Mailing Address: 431 East Fayette Street, Syracuse NY  
Zip:  Telephone number:

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): 3-family

Proposed use and occupancy of property: two-family

Current number of onsite (off-street) parking spaces: 0

Proposed number of onsite (off-street) parking spaces: 0

Days and hours of operation (for any business uses): no business uses

Explain in detail what (if any) new additions or construction is proposed on the site:  
Substantial Rehabilitation has been completed

**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 see attached Standards of Proof

Multiple horizontal lines for providing additional proof or details.

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**.



Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative)

7-12-18

Date

Katelyn Wright, Executive Director Greater Syracuse Land Bank  
Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).

7/28/09



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

**REFERRAL COMMENTS**

08/13/2018

Variance (Area): V-18-24  
Address: 337 Park St, Syracuse, 13203

Request:  
Waiver of density.

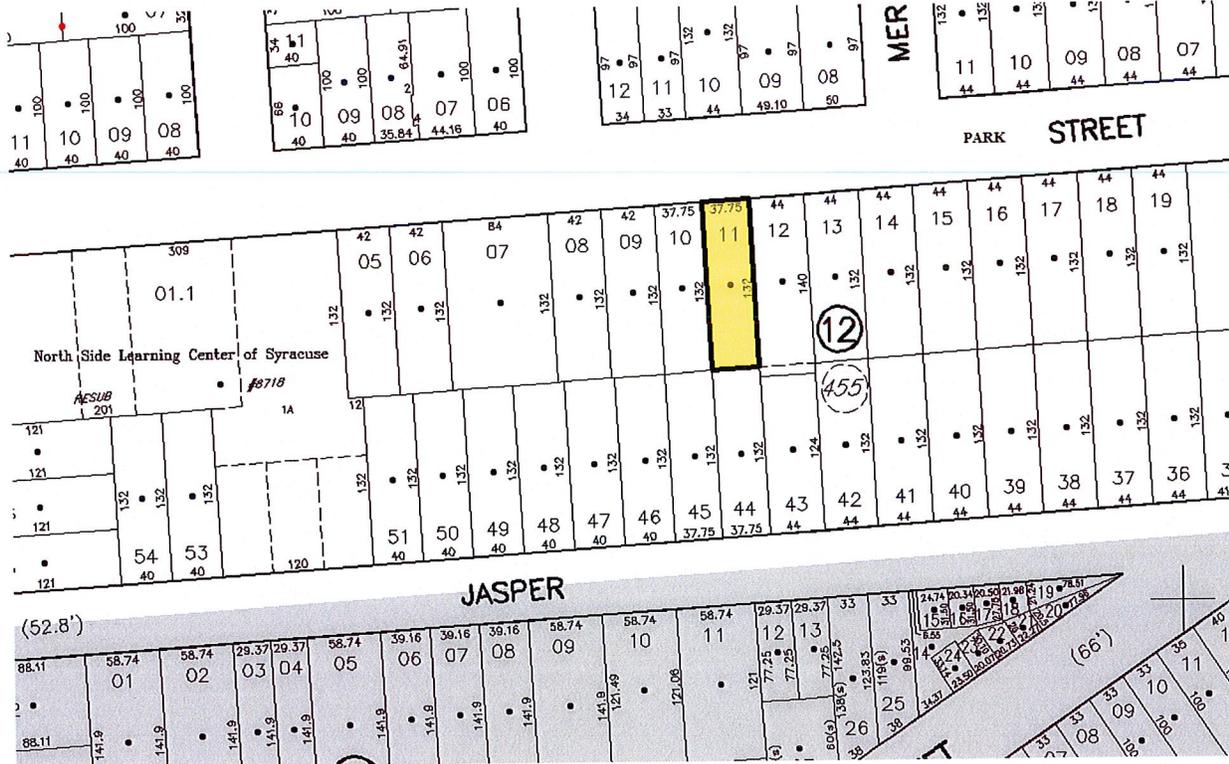
The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	07/24/2018	Kevin Hunter	All work must meet city specs
DPW Commissioner - Zoning	Internal Review Complete	07/31/2018	Martin Davis	no issues
DPW Sewers - Zoning	Internal Review Complete	07/19/2018	Vinny Esposito	Any plumbing work will require permits from WEP,
DPW Sidewalks - Zoning	Internal Review Complete	07/25/2018	Chris Ettinger	no concerns
DPW Traffic Control- Zoning	Internal Review Complete	07/24/2018	Jim French	no concerns
DPW - Transportation Planner	Internal Review Complete	07/27/2018	Neil Milcarek-Burke	No concerns with waiver of density for multiple units. Steps between sidewalk and curb will require an encroachment if one is not currently on file.
Eng. Design & Cons. - Zoning	Internal Review Complete	07/23/2018	John Kivlehan	Remodeling will require construction permits as applicable
City Engineer - Zoning	Internal Review Complete	07/23/2018	Ray Wills	-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts. -City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project require it, the permits must be obtained in advance of work commencing -Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....) , or where applicable obtaining a SWPPP prior to work commencing. -THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.

Eng. Mapping - Zoning	Internal Review Complete	07/19/2018	Ray Wills	No impact on Mapping Division assets.
Water Engineering - Zoning	Pending	07/18/2018		

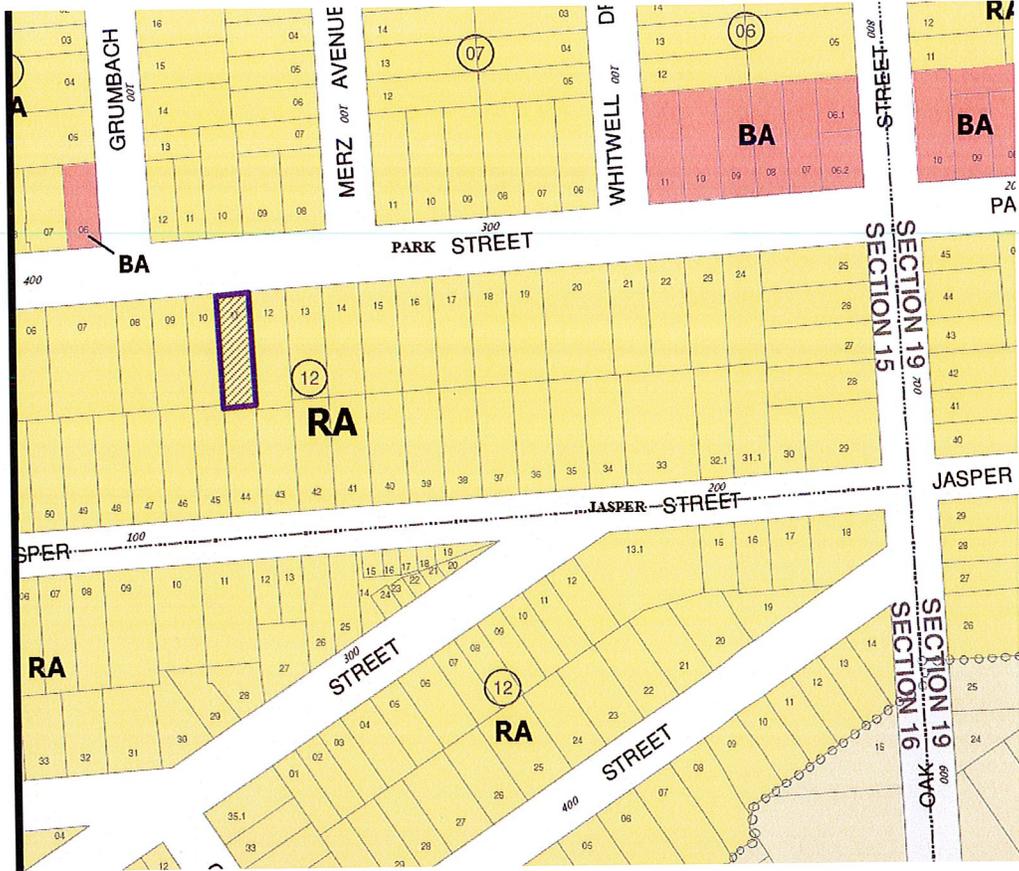
337 PARK STREET

V-18-24



# 337 PARK STREET

## V-18-24





**DENIAL OF PERMIT**

REFERENCE ADDRESS 337 Park Street

WARD NO. \_\_\_\_\_

OWNER Greater Syracuse Land Bank

OWNER'S ADDRESS 431 E Fayette St, suite 375  
Syracuse NY 13202

TELEPHONE \_\_\_\_\_

APPLICATION FOR PERMIT TO:

erect ( )

convert

maintain ( )

operate ( )

3 Family to 2-Family House

DENIED UNDER ARTICLE (s) \_\_\_\_\_

of the zoning ordinance for the following reasons:

Density, Parking

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 \_\_\_\_\_ SIGNATURE

Paul Swistak



July 16, 2018

Office of Zoning Administration  
City Hall Commons, Room 211  
201 E. Washington Street  
Syracuse, NY 13202

Re: Letter of Explanation for Area Variance – 337 Park Street

Dear Sir/Madam,

337 Park Street is configured as a three-family dwelling unit. It is located however, within a Residential Class A zoning district which only permits single and two-family family homes. The property has been vacant since 2009 and has lost its non-conforming use status.

We have learned that the property was originally constructed as a two-family home and the first floor was converted to two units in 1996. We feel that conversion back to a two family is feasible and financially viable and we would like to list it with that requirement. The lot however, measures 37.75 x 132 or 4,983 square feet which is below the threshold required for two-family dwellings. This application is to request a 16% variance in the density requirements for a two-family dwelling.

We also request a waiver of the parking requirements. As you will see from the photographs of the property, the lot is several feet above street level and will not accommodate a driveway.

To support our application, please find the attached information:

- Application for an Area Variance
- Short EAF
- Survey
- Floor Plans showing all rooms uses and dimensions
- Standards of Proof for Area Variance
- Photographs
- Check in the amount of \$25.00
- Denial of Permit (anticipated)

Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,

A handwritten signature in blue ink that reads "Katelyn Wright". The signature is written in a cursive style with a large, stylized "K" and "W".

Katelyn Wright  
Executive Director

## **Standards of Proof for Area Variance 337 Park Street**

337 Park Street was originally constructed as a two-family dwelling. According to Assessment records, in 1996 the downstairs was reconfigured and now contains two units. One larger apartment remains upstairs.

The Land Bank's strategy for this property is to sell it to a private investor who will restore the property to its original two-family configuration and bring the property back to code and to habitable standards.

The property is located in the Northside neighborhood in a Residential Class A zoning district. Section BI-III 'Density Requirements' requires 3,000 square feet per dwelling unit. The parcel contains 4,983 square feet which is 1,017 sq ft less and requires an area variance.

Section CIII Article 1(a) of the Zoning Code requires that there be at least one parking space for each dwelling unit. The grade of the property is such that the installation of a driveway is not feasible. We seek a variance to waive the parking requirements.

Following are the Standards of Proof for an area variance.

a. Whether the requested variance is substantial

A 16 % variance in the density requirements is requested. The lot currently measures 37.75' x 132' or 4,983 square feet which is a 1,017 reduction from the 6,000 required. We are also requesting a waiver of the off street parking requirements. Given that the property had been occupied as a three family since 1996, we believe that this is an improvement over the existing situation and that the variance is not substantial.

b. 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;

The 300 block of Park Street, while zoned RA is made up of a mix of single family, two-family, three-family dwellings and several commercially zoned parcels. Allowing the variance and the subsequent sale of the property will improve the neighborhood by redeveloping this blighted and abandoned property.

c. 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

The existing building is 2,762 square feet. The average two-family home is 2,369 square feet and the average single-family home is 1,510 square feet. Because of the size and cost of the rehabilitation, it is not financially feasible to renovate it as a single-family dwelling.

Given the steep grade at the front of the property, it is not feasible to provide on-site parking in any location which will require a variance regardless of the number of units that are created.

Approval of the variance will allow the property owner to provide a house that is a more desirable investment opportunity for a potential buyer.

d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;

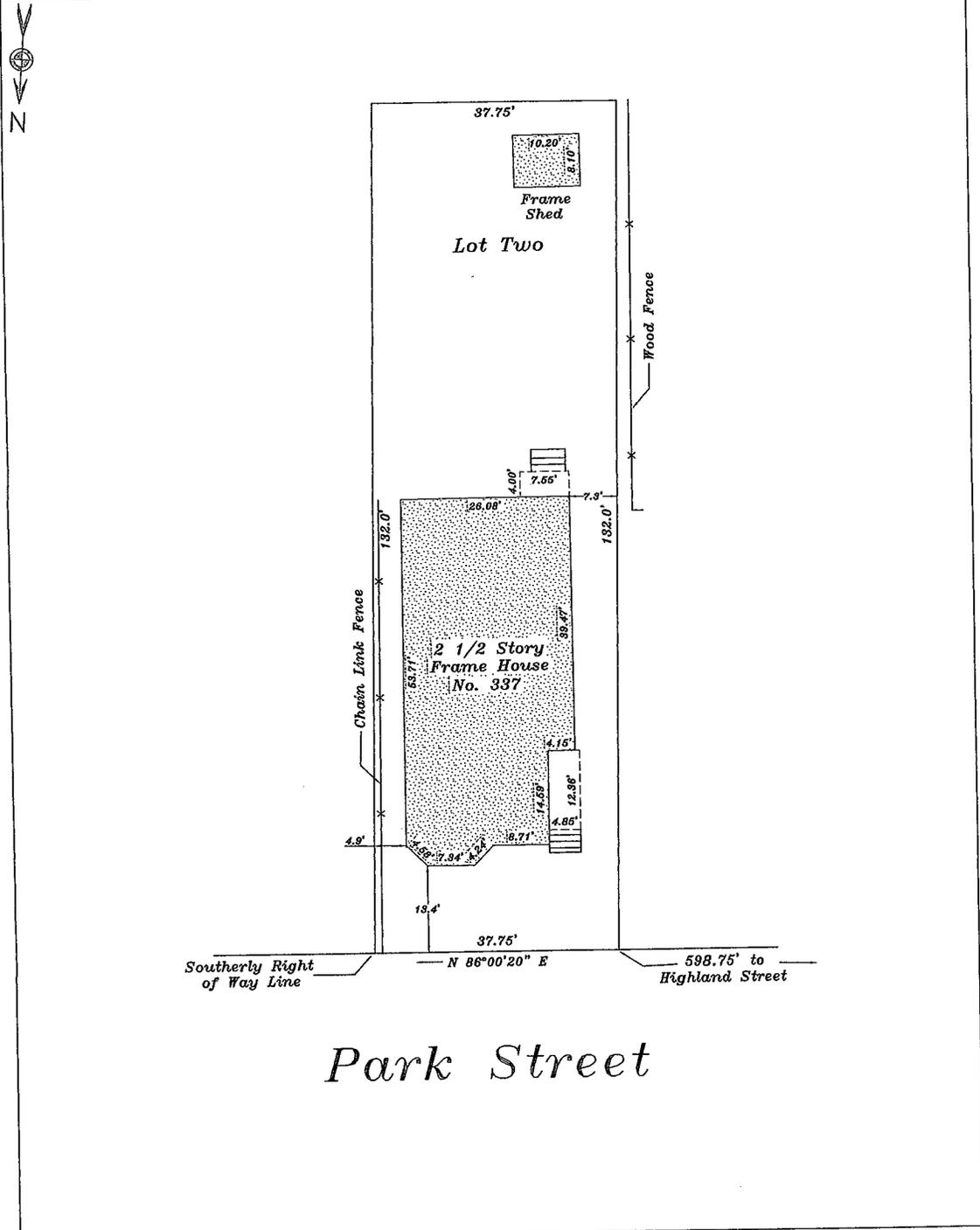
The Site does not contain any sensitive environmental resources or any suitable habitat for any protected plants, animals or fish. The site is not located in the 100 year floodplain. There will be no adverse impact on the physical or environmental conditions in the neighborhood.

The approval of this area variance and resultant renovation as a 2-unit dwelling will not adversely effect or impact physical conditions of the neighborhood. The 300 block of Park Street, while zoned RA is made up of a mix of single family, two-family, three-family dwellings and several commercially zoned parcels. Allowing the variance and the subsequent sale of the property will improve the neighborhood by redeveloping this blighted and abandoned property.



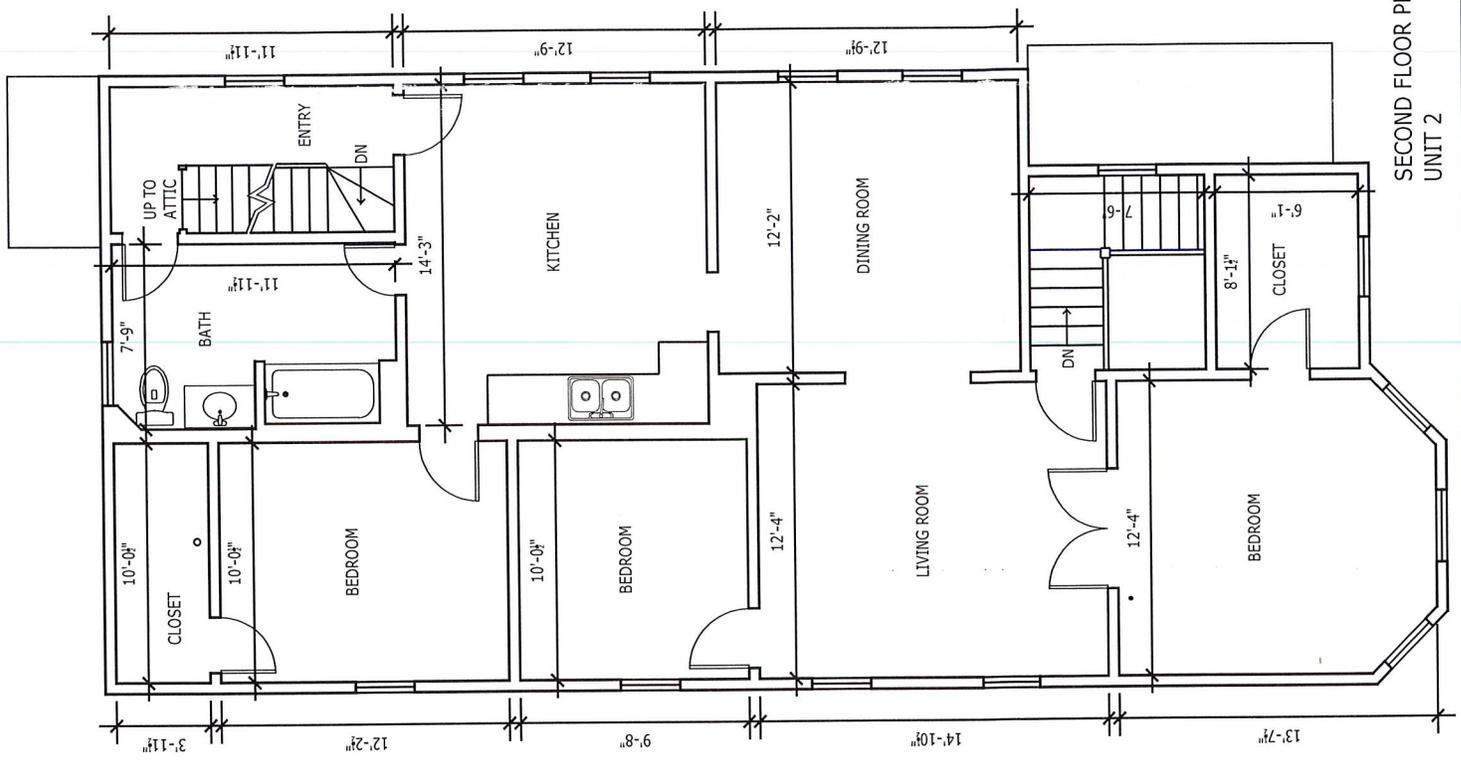
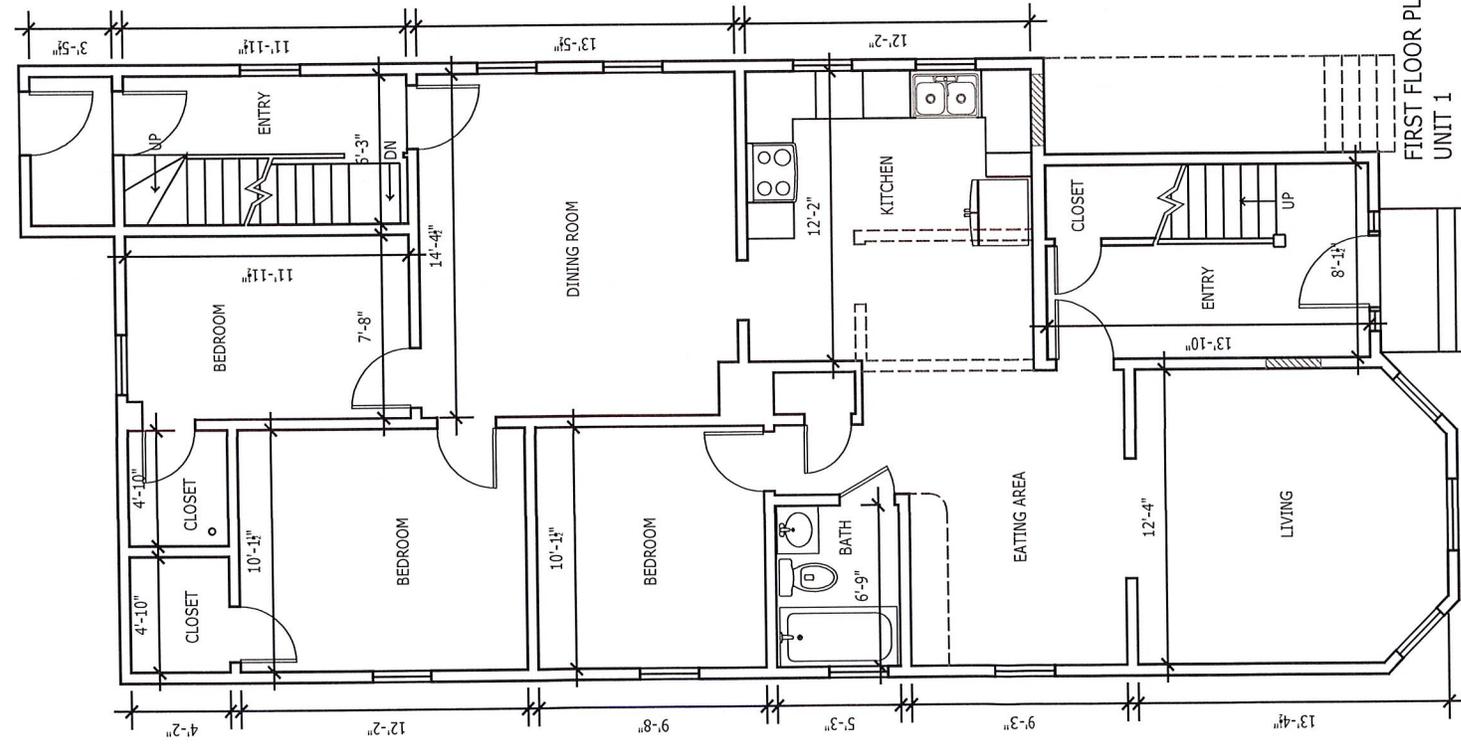
e. Whether an alleged difficulty is self-created.

This property was abandoned by its owner and fell into tax delinquency. It was subsequently seized by the City of Syracuse and turned over to the Land Bank for redevelopment. Since the property was vacated by the prior owner and remained vacant allowing the nonconformity to expire, it could be said that the hardship is the result of the inaction of a prior irresponsible owner in the chain of title. It was not however the result of an action taken by either the Land Bank, by the City of Syracuse or by any future purchaser of the property.



<p><b>Michael J. McCully</b>  <b>Land Surveying PLLC</b>          5875 Fieldstone Drive          Casenovia New York 13035          Phone : (315) 440-5096</p>		<p>Location Survey on Lot Two, Block 455 of the Clary Tract.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i></p>		<p>Known as No. 337 Park Street, City of Syracuse, County of Onondaga, State of New York.</p>
<p>M.J. McCully NYSLS 50696</p>	<p>Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2018, Michael J. McCully Land Surveying, all rights reserved.</p>	<p>Drawn by: MJM Scale: 1" = 20'</p>
		<p>Date(s): 07-09-18</p>





architect	Hilary LM Donohue	architect email	hilarylmdonohue@gmail.com	drawing	Proposed Floor Plans	scale	1/8" = 1'-0"	sheet	A - 1	date	07.31.2018
architect phone	978-761-0571	architect address	408 Otisco Street Syracuse, NY 13204	client	Greater Syracuse Land Bank	property	337 Park Street Syracuse, NY 13203				



337 Park Street – Front Elevation



337 Park Street – Rear Elevation



Looking Left (west) toward Highland Street



Looking Right (east) toward Oak Street



337 Park Street - Elevation from Street