

AA-1
6/10/1463

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19-09</u>
Tax map Section: <u>088</u> -Block: <u>09</u> Lot: <u>15.0</u> Zoning District: <u>RA1</u>	

1. Address of subject property: 324-26 Grant Avenue

2. Year property was purchased by current owner: 2017

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Shawn Jarzenski

Mailing Address: 1521 Gunbarrel Rd, Baldwinsville NY

Zip: 13027 Daytime phone number: 278-5529 home phone number: _____

E-mail (alternate contact for additional information request): greensaverswindow@yahoo.c

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 Syracuse Land Bank
(Only if involved in this application)

Name(s): Terri Lockett

Mailing Address: 431 East Fayette Street, Syracuse NY

Zip: 13202 Telephone number: 315-422-2301 x18

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

Proposed use and occupancy of property: 2-unit dwelling

Current number of onsite (off-street) parking spaces: 2

Proposed number of onsite (off-street) parking spaces: 2



January 2, 2019

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

Re: Letter of Explanation for a Use Variance – 324-26 Grant Ave

Dear Sir/Madam,

324-26 Grant Ave is located within a Residential Class A-1 zoning district which only permits single family homes. According to Assessment records, this building was constructed in 1900. It operated legally as a two-family dwelling until 1963 when the zone was changed to RA-1. At that point it was grandfathered with a non-conforming use status. The property had been vacant since 2011 and thus lost its non-conforming status. It was subsequently seized by the City of Syracuse for tax default and turned over to the Syracuse Land Bank in March 2014.

Shawn Jarzinski purchased the property from the Landbank in February 2017 before we realized there were so many non-conforming buildings in the City. He was not aware that the property lost its grandfathering to operate lawfully as a two family at the time he purchased the home. The Land Bank is now trying to identify and address zoning issues upfront, before a purchase goes through.

As you will see in the attached application, we have examined the scenarios that would not require a variance. Because of the considerable sunk costs to rehabilitate the building as well as the design of the structure we have determined that unless granted a variance the current property owner will be unable to realize a reasonable return on the property.

The Landbank fully supports the granting of this variance because the renovation of the property helps to revitalize this Strathmore neighborhood by returning a formerly vacant and dilapidated property to productive use.

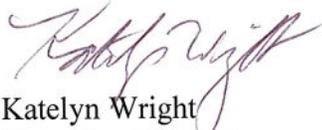
To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Standards of Proof for Area Variance
- List of Permits, Application, Certificates of Completion
- Floor Plans (Existing – These have not been changed during renovation)
- Photographs
- Survey

- 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,



Katelyn Wright
Executive Director

DENIAL OF PERMIT

REFERENCE ADDRESS 324-26 Grant Ave

WARD NO. _____

OWNER Shawn Jurzenski

OWNER'S ADDRESS 1521 Gunbarrel Rd

Baldwinsville, NY 13227

TELEPHONE _____

APPLICATION FOR PERMIT TO:

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

Maintain existing 2 family house

DENIED UNDER ARTICLE (s) _____

of the zoning ordinance for the following reasons: _____

PLANS ATTACHED, APPROVED BY _____ ON _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

SURVEY ATTACHED

BOOK (S) NO. _____

ZONING REVIEWED BY _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE Jan 2, 2019 SIGNATURE Gail L Swistak

Short Environmental Assessment Form

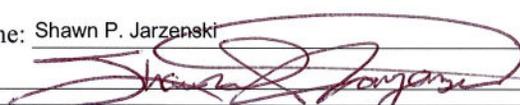
Part 1 - Project Information

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: 324-26 Use Variance			
Project Location (describe, and attach a location map): 300 Block of Grant Ave between Geddes and Arthur Streets			
Brief Description of Proposed Action: Applicant seeks a use variance to allow 324-326 Grant Ave to operate as it was originally constructed, a two-family dwelling unit.			
Name of Applicant or Sponsor: Shawn P. Jarzenski		Telephone: 315-278-5529	
		E-Mail: greensaverswindow@yahoo.com	
Address: 1521 Gunbarrel Rd			
City/PO: Baldwinsville		State: New York	Zip Code: 13027
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 type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.133 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.133 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Shawn P. Jarzenski _____ Date: <u>1/2/19</u></p> <p>Signature: </p>		

**Standards of Proof for Use Variance
324-26 Grant Avenue**

Reasonable Return

Shawn Jarzenski purchased 324-326 Grant Avenue, from the Greater Syracuse Landbank on 02/23/2017 with the intent to renovate the property as it was then-configured, a two-family dwelling unit. Mr Jarzenski pulled three permits with the Syracuse Permits Office, fence, electrical, and porch repairs. All have been closed and renovations are now complete. In order to be released from the lien that the Land Bank holds on the property, the Landbank requires the buyer to schedule an inspection with the City of Syracuse Code Enforcement Office and secure a Certificate of Adequacy. The property passed inspection but the issuance of the C of A was denied due to zoning issues. Unfortunately, Mr. Jarzenski was not aware that the property was not legally allowed in an RA-1 zone prior to purchase. None of his permit applications triggered a zoning review.

The property owner has invested over \$68,000.00 into the purchase and renovation of the property in its existing configuration. At this point, if a variance is not granted, Mr. Jarzenski would need to reconfigure the property as a single family home requiring further investment in interior demolition and renovations, especially in reconfiguration of the staircase to the second floor. The attached Comparative Market Analysis shows property sales within one quarter of a mile of 324-326 Grant Ave. The average value of homes sold is \$72,933.00 and the median value is \$74,900.00. Any additional investment into 324-326 Grant Ave. would cause the renovation costs to exceed the market value of single-family homes in the area. Alternately, if Mr. Jarzenski were to try and sell the property as-is, he could never recover the sunk costs given the current housing market. Neither of these options promises a reasonable return for Mr. Jarzenski.

If the Landbank were to recapture the property for default on his Purchase Contract and Rehabilitation Enforcement Mortgage, it would need to find another buyer willing to purchase and reconfigure the home as a single-family. Alternatively, the Land Bank would have to demolish the property. The estimated cost for demolition of the property is approximately \$20,000.00 plus costs associated with asbestos monitoring and water termination fees. If the Land Bank were forced to demolish the property these costs could never be recovered through the sale of the vacant lot to the adjoining neighbors. The lot is buildable but private investors are not attracted to new residential construction in the city of Syracuse and we believe that the land would remain vacant for the foreseeable future.

For these reasons, we believe that without the variance, neither Mr. Jarzenski or the Land Bank will be able to realize a reasonable return on the property. Approval of this request will allow the continued occupancy of this formerly vacant and dilapidated house. This is a desirable outcome for the City of Syracuse's tax base, the neighborhood and for the present homeowner.

Comparative Market Analysis Summary

Single Family Residential

Active

#	MLS #	Address	Area	Gar Sp	BR	BF	BH	SqFt	Yr Bilt	Acres	Tot Taxes	List Price	LP/SF	DOM
1	S1142345	110 Rider Avenue	Syracuse City-311500	1.50	3	1	0	1,083	1920	0.10	\$2,741	\$65,000	\$60.02	137
2	S1140175	1347 W Onondaga Street	Syracuse City-311500	0.00	4	1	0	1,674	1920	0.13	\$3,000	\$74,900	\$44.74	142
3	S1140166	1300 W Onondaga Street	Syracuse City-311500	0.00	4	1	1	1,576	1920	0.07	\$2,751	\$78,900	\$50.06	142
# LISTINGS:	3	AVG VALUES:		0.50	4	1	1	1,444	1920	0.10	\$2,831	\$72,933	\$51.61	140

#	LISTINGS:	MIN VALUES:	MAX VALUES:	AVG VALUES:	MED VALUES:	Gar Sp	BR	BF	BH	SqFt	Yr Bilt	Acres	Total Taxes	List Price	LP/SF	DOM
3		0.00	1.50	0.50	0.00	3	1	1	1	1,083	1920	0.13	\$3,000	\$65,000	\$44.74	137
		1.50	1.50	0.50	0.00	4	1	1	1	1,674	1920	0.07	\$2,741	\$78,900	\$60.02	142
		0.50	0.50	0.50	0.00	4	1	0	1	1,444	1920	0.10	\$2,831	\$72,933	\$51.61	140
		0.00	0.00	0.00	0.00	4	1	0	1	1,576	1920	0.10	\$2,751	74,900	\$50.06	142

#	LISTINGS TOTAL:	AVG VALUES FOR ALL:	MEDIAN VALUES FOR ALL:	Gar Sp	BR	BF	BH	SqFt	Yr Bilt	Acres	Total Taxes	List Price	LP/SF	DOM
3		0.50	0.00	4	1	0	0	1,444	1920	0.10	\$2,831	\$72,933	\$51.61	140
		0.00	0.00	4	1	0	0	1,576	1920	0.10	\$2,751	\$74,900	\$50.06	142

Quick Statistics (3 Listings Total)

List Price	Min	Max	Average	Median
Sale Price	\$65,000	\$78,900	\$72,933	\$74,900

Search Criteria

Property Type is one of 'Single Family Residential', 'Condo And Townhouse', 'Residential Rental' Status is one of 'A-Active', 'C-Continue Show' Property Type is 'Single Family Residential' Latitude, Longitude is within 0.25 mi of 324 Grant Ave, Syracuse, NY 13207, USA

Presented By: *Chamar Otis*

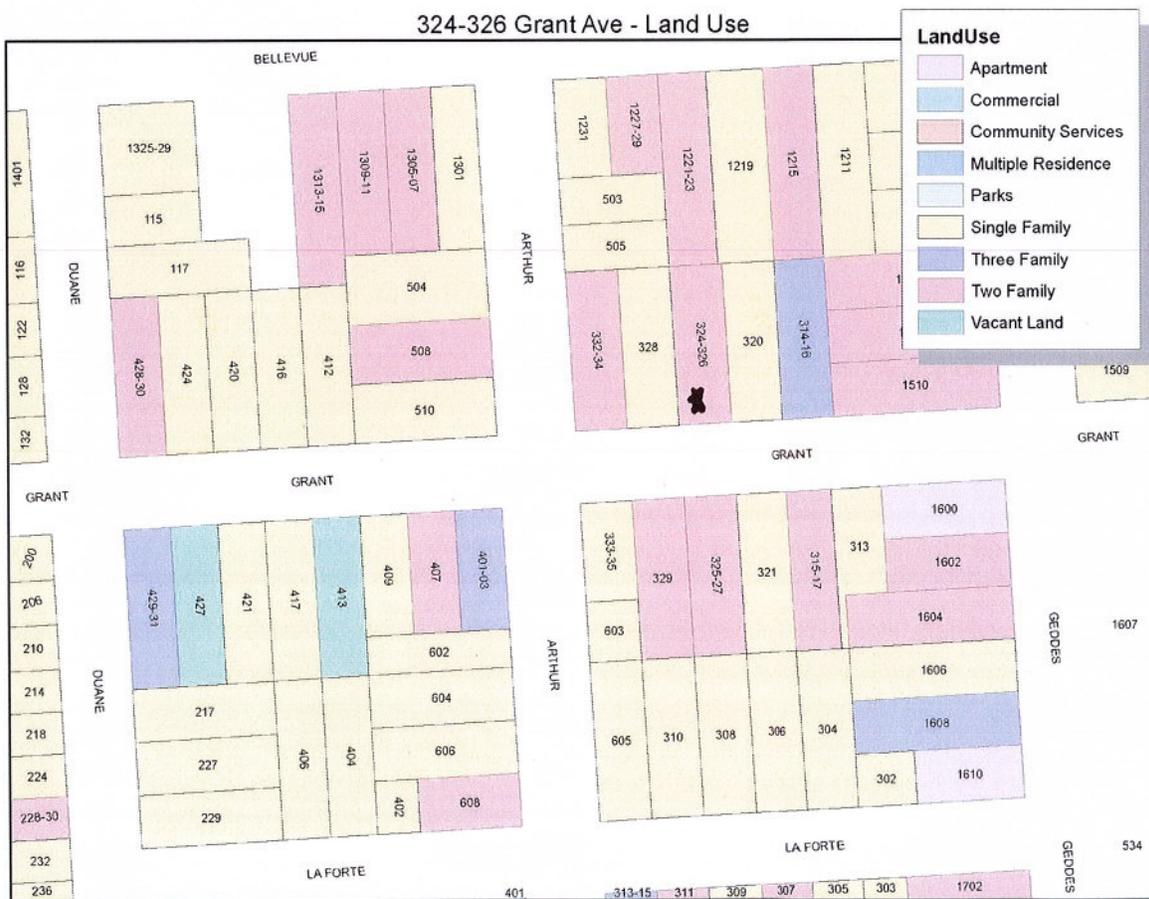
This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. Copyright © 2019 NY State Alliance of MLS. All rights reserved.

Unique Circumstances This property was originally constructed as a two family dwelling unit and both entrances are accessible from the outside of the structure, one on the southeastern corner of the front façade and the other on the southwestern corner of the front facade. The staircase to the second floor is not accessible from the interior of the first floor. This presents a unique circumstance that differs from other single-family properties in the 300 block of Grant Avenue and makes it difficult, awkward and costly to convert to a single-family home.

Essential Character of the Locality

While zoned RA-1, it should be noted that the 300 block of Grant Ave is made up of a mix of five single, four other two-family dwellings and one three-family dwelling.

Allowing the variance will improve the neighborhood by redeveloping and reoccupying this formerly blighted and abandoned property. All external architectural features of the building have been repaired and restored and are consistent with neighboring properties. A variance will not change the essential character of this street as Mr Jarzinski has not not changed the land use, architecture or occupancy type of the street. If the variance were not granted the home would likely become vacant for the foreseeable future.



Not Self Created

This building was constructed in 1900. Assessment records go back to 1936 and at that point it was listed as a two-family. We assume that it was originally constructed as a two family. It operated legally with that status until 1963 when the zone was changed to R-A-1. At that point it was grandfathered with a non-conforming use status.

The property was seized by the City of Syracuse for back taxes and turned over to the Land Bank for redevelopment in 2014. Since the property was abandoned 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 the current owner of the property.

Mr. Jarzinski diligently applied for all required permits during the course of construction. Fees were collected for a two-family structure and at no point in time was he notified that there was a zoning issue.

Of course, Mr. Jarzinski and his Attorney should have performed the due diligence to uncover the need for a variance prior to the purchase of the property. Had this been discovered, the Land Bank would have filed for the use variance prior to the change in ownership.

List of Permits

Certificate of Completion of Electrical Permit

Permit Application Electrical

Certificate Application for Certificate of Completion

Certificate of Completion – Front Porch Repairs

Permit Application – Front Porch and Interior Repairs

Certificate Application – Front Porch and Interior Repairs



DEPARTMENT OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT
DIVISION OF CODE ENFORCEMENT
Ben Walsh, Mayor
Stephanie Pasquale, Commissioner

11/16/2018
Shawn Jarzenski
1521 Gunbarrel Rd
Syracuse, NY 13027

Certificate of Completion

Dear Shawn Jarzenski;

Please be advised that the issuance of this document verifies that an inspection of 324-326 Grant Ave for the permitted construction or work was conducted pursuant to New York Code, Rules, and Regulations, Title 19, Part 1203 (c) and (d), and Article 1.1.5A of the Syracuse Building Code. The inspection conducted determined that such construction or work is in substantial compliance with the applicable codes, generally accepted standards, plans and/or other requirements of this Division in connection with Permit #31353. A description of the work is provided below:

Electric

The issuance of this document shall not be construed as to absolve the contractor or owner of any obligation to ensure compliance with all applicable codes, rules or regulations relevant to this permitted construction or work.

Thank you for your compliance in this matter. Please contact the Division of Code Enforcement at (315) 448-8695 if you have any additional questions or concerns.

Sincerely,

Peter Vazquez
Code Enforcement Officer



City of Syracuse

PERMIT APPLICATION ELECTRICAL

Date	Year <u>2018</u>	Month <u>Feb</u>	Day <u>26</u>
Job Address	Number and Street <u>324-26 Grant Ave, Syracuse NY 13207</u>		
	Unit	Bldg.	Floor
Contractor	Name <u>TOTAL Electric</u>	Phone # <u>315-247-9863</u>	Fax #
	Contractor #/License# <u>7766 G</u>	Class	Contact Person <u>Dave Cook</u>
Owner	Name <u>Shawn Jarzenski</u>	E-mail:	
	Mailing Address <u>1710 S. Gedder St, Syracuse NY 13207</u>		
Applicant (Own/Auth. Agent)	Name (Print) <u>David Cook</u>	Telephone # <u>315-247-9863</u>	Signature of License Holder <u>David Cook</u>
Work Information	Start Date <u>2/26/18</u>	Completion Date <u>5/26/18</u>	Cost of Construction <u>\$4000.00</u> Occupancy <u>2 family</u>

ELECTRICAL OPERATION - ITEM		QTY	FEES	
<input checked="" type="checkbox"/>	Receptacle Outlet Opening(s) E01	<u>36</u>	Base Filing Fee Schedule <input type="checkbox"/> Commercial: New Construction / Additions \$60.00 <input type="checkbox"/> Commercial: Renovation / Remodeling \$40.00 <input type="checkbox"/> One & Two Family Dwellings: New Construction / Additions <input type="checkbox"/> One Unit <input type="checkbox"/> Two Units \$30. per unit	
<input checked="" type="checkbox"/>	Lighting Fixture Opening(s) E02	<u>16</u>		
<input checked="" type="checkbox"/>	Switch Opening(s) E03	<u>12</u>	<input checked="" type="checkbox"/> One & Two Family Dwellings: Renovations / Remodeling <input type="checkbox"/> One Unit <input checked="" type="checkbox"/> Two Units \$25. per unit	
<input type="checkbox"/>	Disconnecting Means E04			
<input checked="" type="checkbox"/>	Service Panel(s) <u>(100 AMP 60A)</u> E05	<u>2</u>	<input type="checkbox"/> Multiple Dwelling: New Construction / Additions Number of Units _____ \$25. per unit <input type="checkbox"/> Multiple Dwelling: Renovations / Remodeling Number of Units _____ \$25. per unit up to 3. \$5 ea. Add'l. Unit	
<input type="checkbox"/>	Sub Panel(s) E06			
<input checked="" type="checkbox"/>	Meter Socket(s) E07	<u>2</u>	<input type="checkbox"/> Disconnect / Reconnect (Transfer) E96 \$25. <input type="checkbox"/> Meter Set E97	
<input type="checkbox"/>	Fire Alarm Initiating Device(s) E08			
<input type="checkbox"/>	Fire Alarm Indicating Device(s) E09		Base Filing Fee From Schedule # of Dwelling Units <u>2</u> x Unit Cost <u>25.00</u> = <u>50.00</u>	
<input type="checkbox"/>	Burglar Alarm Device(s) E10			
<input type="checkbox"/>	Baseboard Heater(s) E11		Commercial Unit _____ x Unit Cost _____ ELECTRICAL Item Qty. <u>94</u> x \$2.00 each = <u>188.00</u> Subtotal = <u>238.00</u>	
<input checked="" type="checkbox"/>	Water Heater(s) E12	<u>2</u>		
<input checked="" type="checkbox"/>	Dryer(s) E13	<u>2</u>	Plan Review Fee: \$25 base review fee plus .75/thousand for those projects with a construction cost greater than \$33,000 Department Use Only Certificate Fee \$25. <input checked="" type="checkbox"/> Completion <input type="checkbox"/> Occupancy <input type="checkbox"/> Subcontractor	
<input type="checkbox"/>	Lighted Exit Signs E14			
<input type="checkbox"/>	Emergency Light(s) E15		Notes: <u>263.00</u> 238.00	
<input type="checkbox"/>	Transformer(s) E16			
<input checked="" type="checkbox"/>	Motor(s) E17	<u>2</u>	Total Items <u>94</u> Total Permit Fee <u>263.00</u>	
<input type="checkbox"/>	Switchboard(s) E18			
<input checked="" type="checkbox"/>	GFI E19	<u>7</u>		
<input type="checkbox"/>	Horn E20			
<input type="checkbox"/>	Strobe E21			
<input checked="" type="checkbox"/>	Appl. Circuit E22	<u>6</u>		
<input type="checkbox"/>	Siren E23			
<input type="checkbox"/>	Pool Circuit E24			
<input type="checkbox"/>	Wireless Control E25			
<input checked="" type="checkbox"/>	Other <u>Smoke Detectors</u> E98	<u>7</u>		
<input type="checkbox"/>	Other E98			
<input type="checkbox"/>	Other E98			

Dept Use Only	Permit # <u>31353</u>	Property# <u>1134201300</u>	Case# <u>5</u>	Plans Attached Y/N	Plans on File Y/N	
Permit Type	Agency	Date Sent	Approved Date	Cert. of Completion Requ'd <input checked="" type="checkbox"/> N date applied <u>2/26/18</u> Cost <u>25.00</u>		
Building Type	SOPCA			Cert. of Subcontract Requ'd. Y/N date applied _____ Cost _____		
	FIRE			Plan Review Check / M.O. Number _____		
	999 DPW			Permit Check / M.O. Number _____		
	Date Issued <u>2/26/18</u>	ENG			TYPE <u>R</u> (Enter "R" or "C" and enter # of units in 1st box (Below). Enter # of residential units in 1st box and # of commercial units in 2nd box)	
	Purpose Code <u>8</u>	HEALTH			Residential or Commercial (If Mixed Use)	
Status Code	DOCE			Existing Units <u>2</u>		
	HVAC/R			Unit Change (+/-) _____		
	SPKLR.			Commissioner of Deeds <u>Brian J. Fogarty</u>		
Additional Permits Requ'd	HVAC/R Y/N	ELECTRICAL Y/N	Sprinkler Y/N			
	Water Service Y/N	Elevator Y/N	Plumbing Y/N			

91



Case # 5
Permit # 31353
Construction Class _____
Property # 1134201300
Fee \$ 2500
Check/M.O. # 2189

CERTIFICATE APPLICATION

Property Address: 324-26 Grant Ave, Syracuse, NY 13207
(Please include street and zip code)
Owner's Name Shawn Tarzinski Telephone # _____
Name of Contact Person for Inspection Dave Cook Telephone # 315-247-9863

TYPE OF CERTIFICATE BEING APPLIED FOR (Check one box only)

SUBCONTRACTOR CERTIFICATE

CERTIFICATE OF OCCUPANCY: For the construction of new or substantially remodeled buildings or a change of occupancy.

I, _____ being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that the construction or remodeling of this building is in conformance with all applicable codes, ordinances, laws, regulations, generally-accepted standards, plans, specifications and other requirements on file with this department in connection with this permitted activity and is structurally safe for occupancy.

Signature _____

CERTIFICATE OF COMPLETION: For all work not requiring a Certificate of Occupancy

I, David Cook being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that said construction, mechanical system, or installation shall be in conformance with all applicable codes, ordinances, laws, regulations, generally-accepted standards, plans, specifications and/or other requirements on file with this department in connection with this permitted activity.

Signature David Cook

CERTIFICATE OF INSPECTION: For all non-permit related inspections.

I, _____ being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that I hereby request that an inspection be made of _____

which is a component, of installation of the above referenced property.

Signature _____

SUBSCRIBED AND SWORN TO ME

Commissioner of Deeds Brian J. Fogarty Date 2/26/18
OWNER OF AUTHORIZED REPRESENTATIVE MUST BE PRESENT AT INSPECTION.

FOR OFFICE USE ONLY

Floor	Type/ Occupancy	Use	Approved By	For				Signature
				TCO	CO	CC	CI	
B/C			PLBG. INSPR					
1			ELEC. INSPR.					
2			FIRE. PREV.					
3			ZONING					
4			BLDG. EXAMINER					
5			HVAC. INSPR					
6			ELEV. INSPR					
			FIRE SUPP. INSPR					

THE FOLLOWING MUST BE COMPLETED ON THE TCO BEFORE A CO WILL BE ISSUED

SEE REVERSE SIDE FOR APPLICATION FEES



DEPARTMENT OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

Ben Walsh, Mayor
Stephanie Pasquale, Commissioner

11/16/2018
Shawn Jarzenski
1521 Gunbarrel Rd
Syracuse, NY 13027

Certificate of Completion

Dear Shawn Jarzenski;

Please be advised that the issuance of this document verifies that an inspection of 324-326 Grant Ave for the permitted construction or work was conducted pursuant to New York Code, Rules, and Regulations, Title 19, Part 1203 (c) and (d), and Article 1.1.5A of the Syracuse Building Code. The inspection conducted determined that such construction or work is in substantial compliance with the applicable codes, generally accepted standards, plans and/or other requirements of this Division in connection with Permit #27748. A description of the work is provided below:

Front porch repairs

The issuance of this document shall not be construed as to absolve the contractor or owner of any obligation to ensure compliance with all applicable codes, rules or regulations relevant to this permitted construction or work.

Thank you for your compliance in this matter. Please contact the Division of Code Enforcement at (315) 448-8695 if you have any additional questions or concerns.

Sincerely,

Peter Vazquez
Code Enforcement Officer

For Inspections
Call 448-8695

135



Does this work, or any part of this project, involve any City, State or Federal approvals, funding or permits?

Is Property in the floodplain?

Yes _____ No X

City of Syracuse

Yes _____ No X SF

PERMIT APPLICATION GENERAL CONTRACTING AND ELEVATOR WORK

Date	Year	Month	Day
Job Address	Number & Street	324-326 Grant Ave	
	Unit	Bldg.	Floor
Contractor	Name	Phone	Fax #
	Shawn Savers Door & Window	315-278-5529	
	Contractor #/License#	Class	Contact Person
	9085G		Shawn Jorgenski
Owner	Name	E-mail:	
	GSPDC (N.O. SHAWN P JARZENSKI)		
	Mailing Address		
Applicant (Own./Auth. Agent)	Name (Print)	Telephone #	Signature
	SHAWN P JARZENSKI		
Work Information	Start Date	Completion Date	Cost of Construction
	3-7	3-7-2018	15,000
			Occupancy

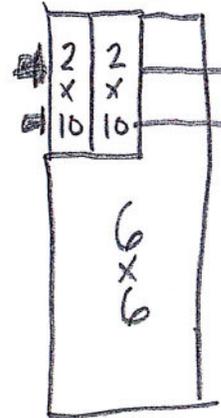
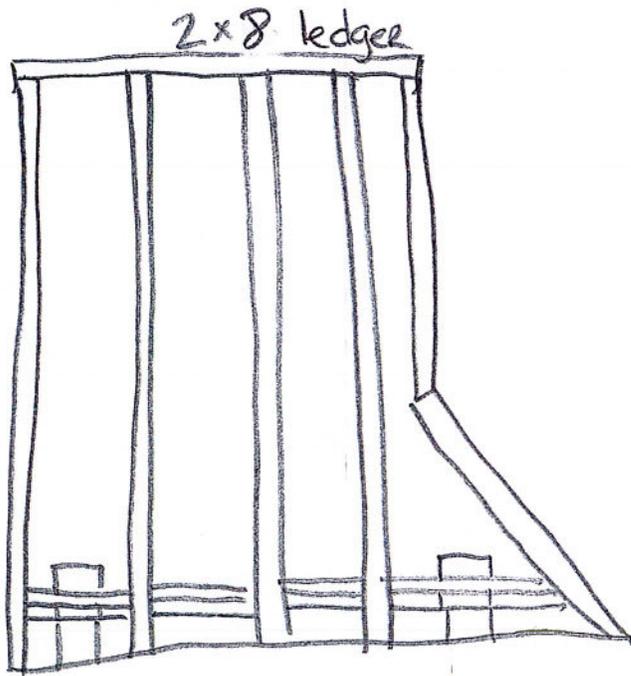
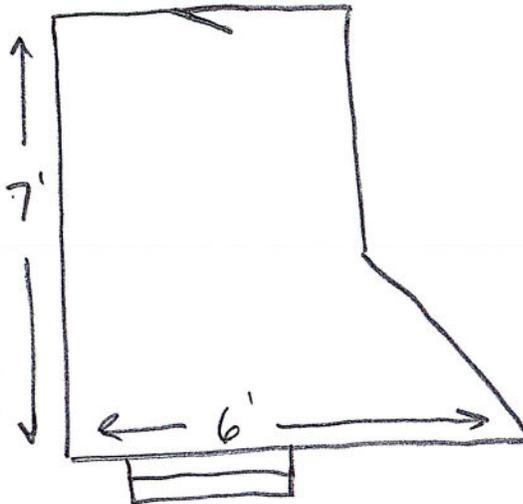
DESCRIPTION OF WORK	FEES	
Repair front covered porch by shoring up and re-building with 6x6 Plywood Posts (min 42" deep), 2x2x8 BEAM, 2x8 Joist @ 16 OC., replace column with 6x6 & new railings 3/4". Remove and replace sheet rock on walls & ceilings, Demise walls to be 5/8" x rock. Enlarge windows and replace Insulation where needed.	Base Filing Fee Schedule	Unit Cost
	<input type="checkbox"/> Commercial: New Construction/Additions	\$60.00
	<input type="checkbox"/> Commercial: Renovation/Remodeling	\$40.00
	<input type="checkbox"/> One & Two Family Dwellings: New Construction / Additions	\$30.00 per unit
	<input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
	<input type="checkbox"/> One & Two Family Dwellings: Renovations / Remodeling	\$25.00 per unit
	<input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
	<input type="checkbox"/> Multiple Dwelling: New Construction / Additions	\$25.00 per unit
	Number of Units _____	
	<input type="checkbox"/> Multiple Dwelling: Renovations / Remodeling	\$25.00 per unit up to 3. \$5.00 ea. Add'l. Unit
Number of Units _____		
PERMIT FEE COST	<input type="checkbox"/> Elevator	\$100.00
GENERAL CONSTRUCTION	1 & 2 Family Dwellings are Exempt	
Cost of Construction 0-\$500,000	BASE FILING FEE FROM SCHEDULE	
Cost Per Thousand \$15.00	# of Dwelling Units <u>2</u> x Unit Cost <u>25</u>	
Plans	Commercial Unit _____ x Unit Cost _____	
ELEVATOR WORK	Permit Fee Cost <u>15 x 15</u>	<u>225 -</u>
\$10.00 Per Thousand of Construction Cost		<u>50 -</u>
PLAN REVIEW FEE FOR ELEVATORS	Subtotal	
Construction cost of less than \$91,000. shall be \$68.	Plan review Fee: \$25 base review fee plus .75/thousand for those projects with a construction cost greater than 33,000	
Construction cost of greater than \$91,000. shall be \$75.		
Per Thousand or Fraction Thereof.	DEPARTMENT USE ONLY Certificate Fee	\$25.00
	<input checked="" type="checkbox"/> Completion <input type="checkbox"/> Occupancy <input type="checkbox"/> Subcontractor	
Notes:	*Note: Certificate of Completion Fee Shall be waived for General Construction / Demolition of One, Two & Three Family Structures.	
	Total Permit Fee	<u>275.00</u>

Dept Use Only	Permit # <u>27748</u>	Property # <u>1134201300</u>	Case# <u>5</u>	Plans Attached Y/N	Plans on file Y/N
Permit Type	Agency	Date Sent	Approved Date	Cert. of Occupancy Requ'd. Y/N date applied	Cost
	SOCPA			Cert. of Completion Requ'd. Y/N date applied <u>3-7-17</u>	Cost <u>X</u>
Building Type	FIRE			Cert. of Subcontract Requ'd. Y/N date applied	Cost
	DPW			Plan Review	Check / M.O. Number
Date Issued	ENG			Permit	Check / M.O. Number <u>2366</u>
	PRES			TYPE <u>R</u> (Enter "R" or "C" and enter # of units in 1st box (Below).	
Purpose Code	HEALTH			Enter # of residential units in 1st box and # of commercial units in 2nd box	
	DOCE			Residential or Commercial	Commercial (If Mixed Use)
Status Code	WATER			Existing Units <u>2</u>	
				Unit Change (+/-)	
Additional Permits Requ'd	HVAC/R Y/N	Electrical Y/N	Sprinkler Y/N	Commissioner of Deeds <u>Jeff L Swistak</u>	
	Water Service Y/N	Elevator Y/N	Plumbing Y/N		

Rebuild / Repair Front Porch

324 - 326 Grant Ave.
Syracuse NY 13207

* structural vinyl post for column, and new vinyl railings with spindles @ max 4". Railing to be 36" high.



- * 2x8 PT framing at 16" O.C.
- * (2) x 2x8 beam
- * 2x8 ledger board
- * 10x6 posts.

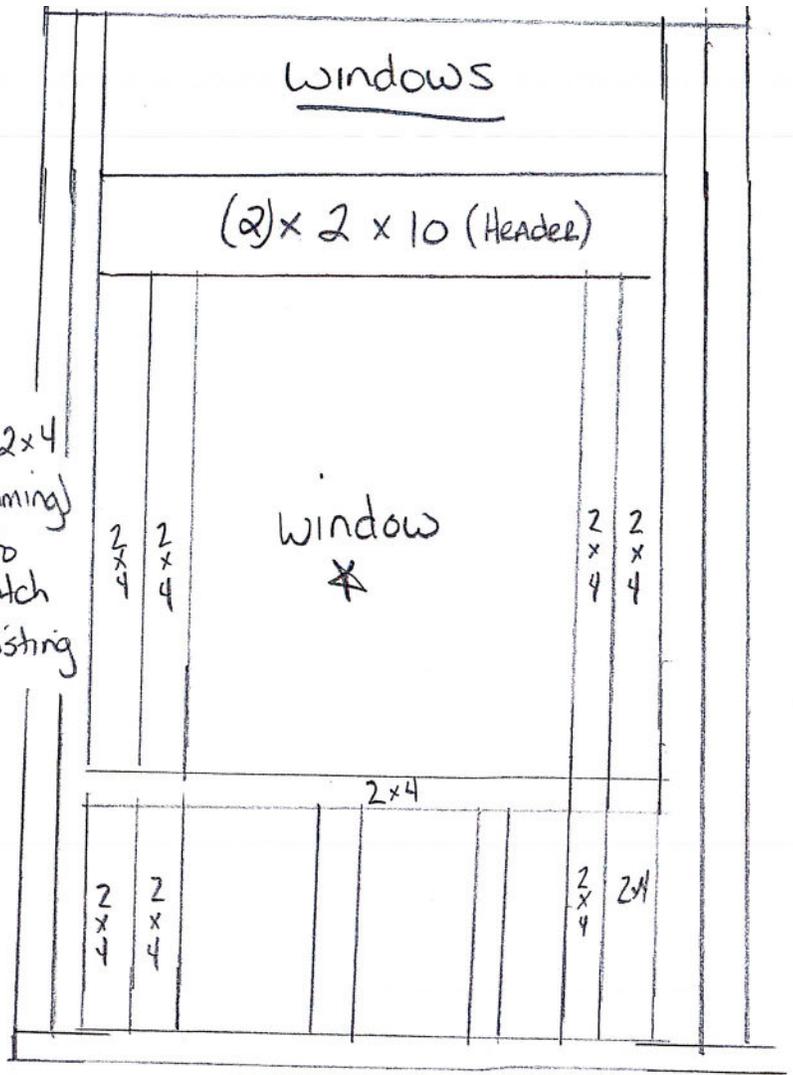
Insulation

new R-13 insulation in walls.

new R-19 insulation
floor / ceiling

* will increase R-value if
able to *

2x4
(framing)
to
match
existing





Permit # 27778
Construction Class _____
Property # 113 4/201300
Fee \$ X
Check/M.O. # _____

CERTIFICATE APPLICATION

Property Address: 324-326 Grant Ave
(Please include street and zip code)
Owner's Name Shawn P Jarzenski Telephone # 315-278-5529
Name of Contact Person for Inspection _____ Telephone # _____

TYPE OF CERTIFICATE BEING APPLIED FOR (Check one box only)

SUBCONTRACTOR CERTIFICATE

CERTIFICATE OF OCCUPANCY: For the construction of new or substantially remodeled buildings or a change of occupancy.

I, _____ being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that the construction or remodeling of this building is in conformance with all applicable codes, ordinances, laws, regulations, generally-accepted standards, plans, specifications and other requirements on file with this department in connection with this permitted activity and is structurally safe for occupancy.

Signature _____

CERTIFICATE OF COMPLETION: For all work not requiring a Certificate of Occupancy

I, SHAWN P JARZENSKI being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that said construction, mechanical system, or installation shall be in conformance with all applicable codes, ordinances, laws, regulations, generally-accepted standards, plans, specifications and/or other requirements on file with this department in connection with this permitted activity.

Signature [Signature]

CERTIFICATE OF INSPECTION: For all non-permit related inspections.

I, _____ being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that I hereby request that an inspection be made of _____ which is a component, of installation of the above referenced property.

Signature _____

SUBSCRIBED AND SWORN TO ME

Commissioner of Deeds [Signature] Date 3-7-17
OWNER OF AUTHORIZED REPRESENTATIVE MUST BE PRESENT AT INSPECTION.

FOR OFFICE USE ONLY

Floor	Type/ Occupancy	Use	Approved By	For				Signature
				TCO	CO	CC	CI	
B/C			PLBG. INSPR					
1			ELEC. INSPR.					
2			FIRE. PREV.					
3			ZONING					
4			BLDG. EXAMINER					
5			HVAC. INSPR					
6			ELEV. INSPR					
			FIRE SUPP. INSPR					

THE FOLLOWING MUST BE COMPLETED ON THE TCO BEFORE A CO WILL BE ISSUED

Call 448-8695
Is Property in the floodplain?
Yes _____ No X



project, involve any City, State or
Federal approvals, funding or
permits?
Yes _____ No X

May 3, 2017

PERMIT APPLICATION
GENERAL CONTRACTING AND ELEVATOR WORK

Erect a covered
Porch 7'6" X 13' 8"
with 6x6 post
min. 42" deep,
Sedges 2x10,
Beams 2x2x10
Rafters 2x10
@ 16 o.c.

Date	Year	Month	Day
Job Address	Number & Street	324-326 Grant Ave	
	Unit	Bldg.	Floor
Contractor	Name	Kran Doors & Windows Phone 315-278-5529 Fax #	
	Contractor #/License	Class	Contact Person
Owner	Name	GSPDC (A.O. SHAWN P. JARZENSKI E-mail: SHAWN.P.JARZENSKI@GSPDC.COM)	
	Mailing Address		
Applicant (Own./Auth. Agent)	Name (Print)	Telephone	Signature
	Work Information	Start Date	Completion Date
		3-7	3-7-2018
		Cost of Construction	Occupancy
		15,000	

DESCRIPTION OF WORK	FEES	
Repair front covered porch by shoring up and re-building with 6x6 Plywood Posts (min 42" deep), 2x2x8 BEAM, 2x8 Joist @ 16 o.c., replace column with 6x6 & new railings 36". Remove and replace sheet rock on walls & ceilings, Demise walls to be 5/8" x rock. Enlarge windows and replace insulation where needed. Replace sub floor where needed. See Attached Plans.	Base Filing Fee Schedule	Unit Cost
	<input type="checkbox"/> Commercial: New Construction/Additions	\$60.00
	<input type="checkbox"/> Commercial: Renovation/Remodeling	\$40.00
	<input type="checkbox"/> One & Two Family Dwellings: New Construction / Additions	\$30.00 per unit
	<input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
	<input type="checkbox"/> One & Two Family Dwellings: Renovations / Remodeling	\$25.00 per unit
	<input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
	<input type="checkbox"/> Multiple Dwelling: New Construction / Additions	\$25.00 per unit
	Number of Units _____	
	<input type="checkbox"/> Multiple Dwelling: Renovations / Remodeling	\$25.00 per unit up to 3. \$5.00 ea. Add'l Unit
Number of Units _____		
GENERAL CONSTRUCTION	<input type="checkbox"/> Elevator	\$100.00
Cost of Construction 0-\$500,000	<input type="checkbox"/> 1 & 2 Family Dwellings are Exempt	
Cost Per Thousand \$15.00		
Plans:	BASE FILING FEE FROM SCHEDULE	
ELEVATOR WORK	# of Dwelling Units	x Unit Cost
\$10.00 Per Thousand of Construction Cost	2	x Unit Cost 25
	Commercial Unit	x Unit Cost
	Permit Fee Cost	15 x 15
PLAN REVIEW FEE FOR ELEVATORS	Subtotal	
Construction cost of less than \$91,000. shall be \$68.	50-	
Construction cost of greater than \$91,000. shall be \$75.	225-	
Per Thousand or Fraction Thereof.	DEPARTMENT USE ONLY Certificate Fee	
	<input checked="" type="checkbox"/> Completion <input type="checkbox"/> Occupancy <input type="checkbox"/> Subcontractor	
Notes:	*Note: Certificate of Completion Fee Shall be waived for General Construction / Demolition of One, Two & Three Family Structures.	
	Total Permit Fee	
	275.00	

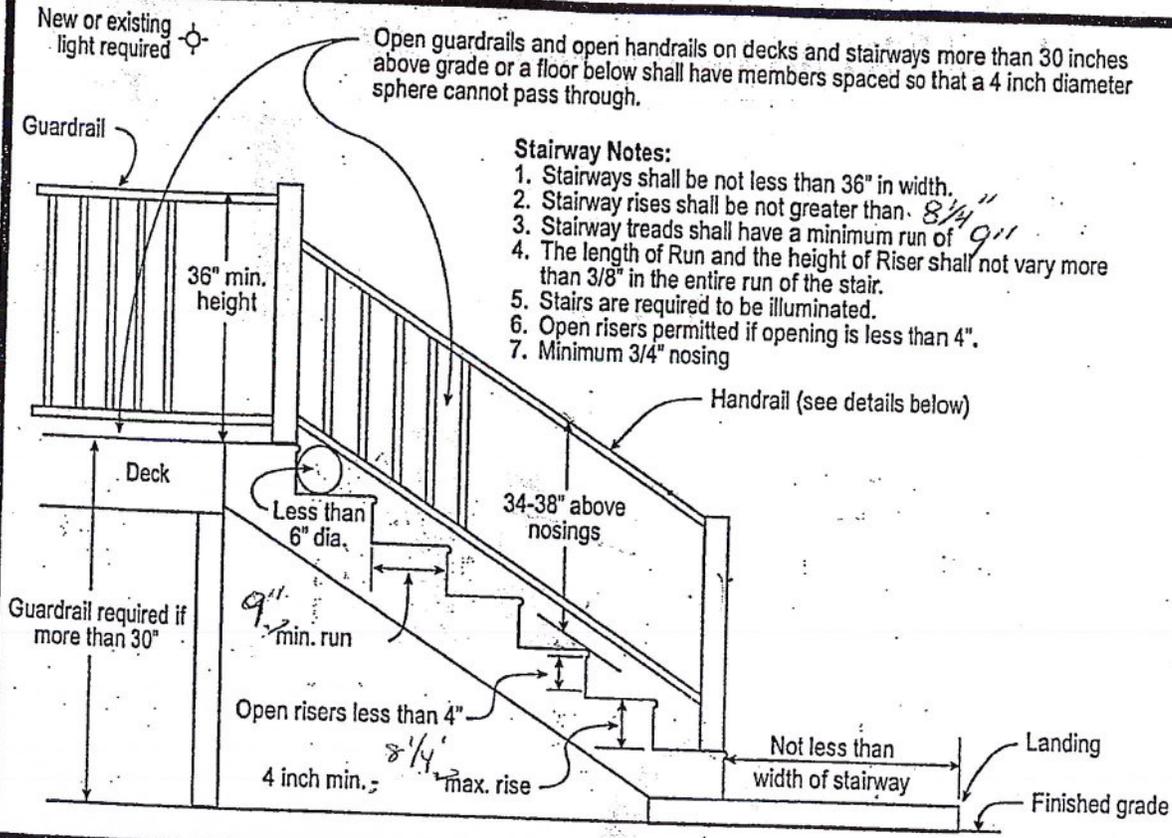
1/4" p/2 plywood & shingles.
Floor joist 2x8 @ 16 o.c.
5/4" x 6" composite decking, railing @ min 36" high with spindles max 4" opening and new steps as per the attached Plan. permit includes cost of work.
No added cost, New work on Right side of building

Dept Use Only	Permit # 27748	Property # 1134201300	Case# 5	Plans Attached Y/N	Plans on file Y/N
Permit Type	Agency	Date Sent	Approved Date	Cert. of Occupancy Requ'd. Y/N date applied	Cost
	SOCPA			Cert. of Completion Requ'd. Y/N date applied	3-7-17 Cost X
Building Type	FIRE			Cert. of Subcontractor Requ'd. Y/N date applied	Cost
	DPW			Plan Review Check / M.O. Number	
Date Issued	ENG			Permit Check / M.O. Number	2266
	PRES			TYPE R (Enter "R" or "C" and enter # of units in 1st box (Below).	
Purpose Code	HEALTH			Enter # of residential units in 1st box and # of commercial units in 2nd box	
	DOCE			Residential or Commercial Commercial (If Mixed Use)	
Status Code	WATER			Existing Units	2
				Unit Change (+/-)	
Additional Permits Requ'd	HVAC/R Y/N	Electrical Y/N	Sprinkler Y/N	Commissioner of Deeds	Jay L. Swistek
	Water Service Y/N	Elevator Y/N	Plumbing Y/N		

Shawn P. Jarzencki
5/3/17

Single Family Residential Uncovered Decks and Porches

Stair & Handrail Specifications



Stairway Notes:

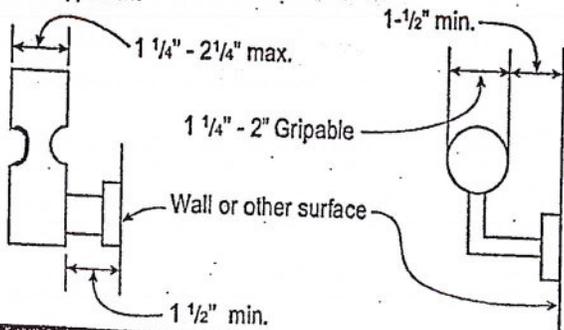
1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than $8\frac{1}{4}$ " 9 "
3. Stairway treads shall have a minimum run of 9 "
4. The length of Run and the height of Riser shall not vary more than $\frac{3}{8}$ " in the entire run of the stair.
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4".
7. Minimum $\frac{3}{4}$ " nosing

Handrail Notes:

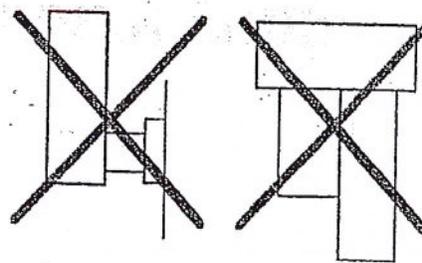
1. Handrails shall be continuous on at least one side of stairs with 2 or more risers.
2. Handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in circular cross section.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.

Acceptable Handrail Details

Per 2001 Supplement

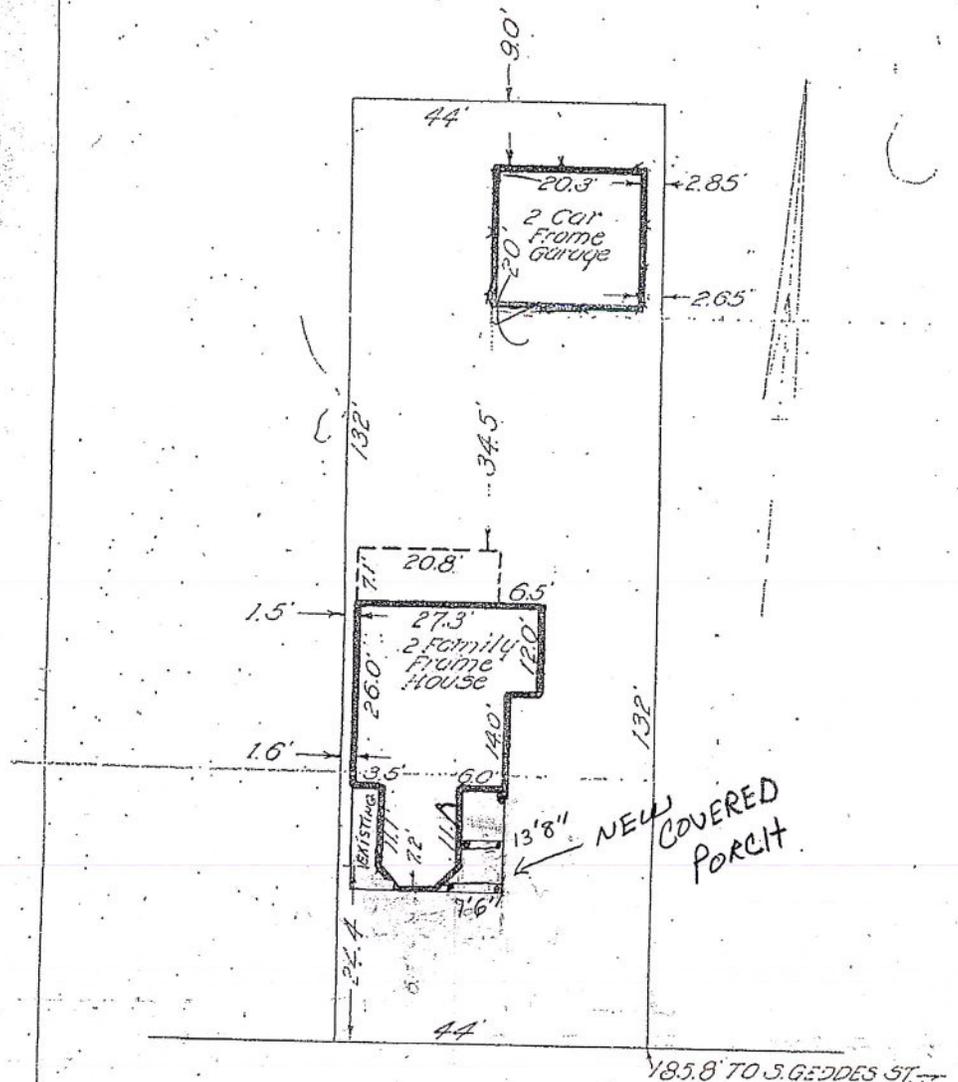


Unacceptable Handrails



CODE ENFORCEMENT RM 101
201 E WASHINGTON ST
SYRACUSE NY 13202 1430

1154



185.8' TO S. GEDDES ST.

GRANT AVE.

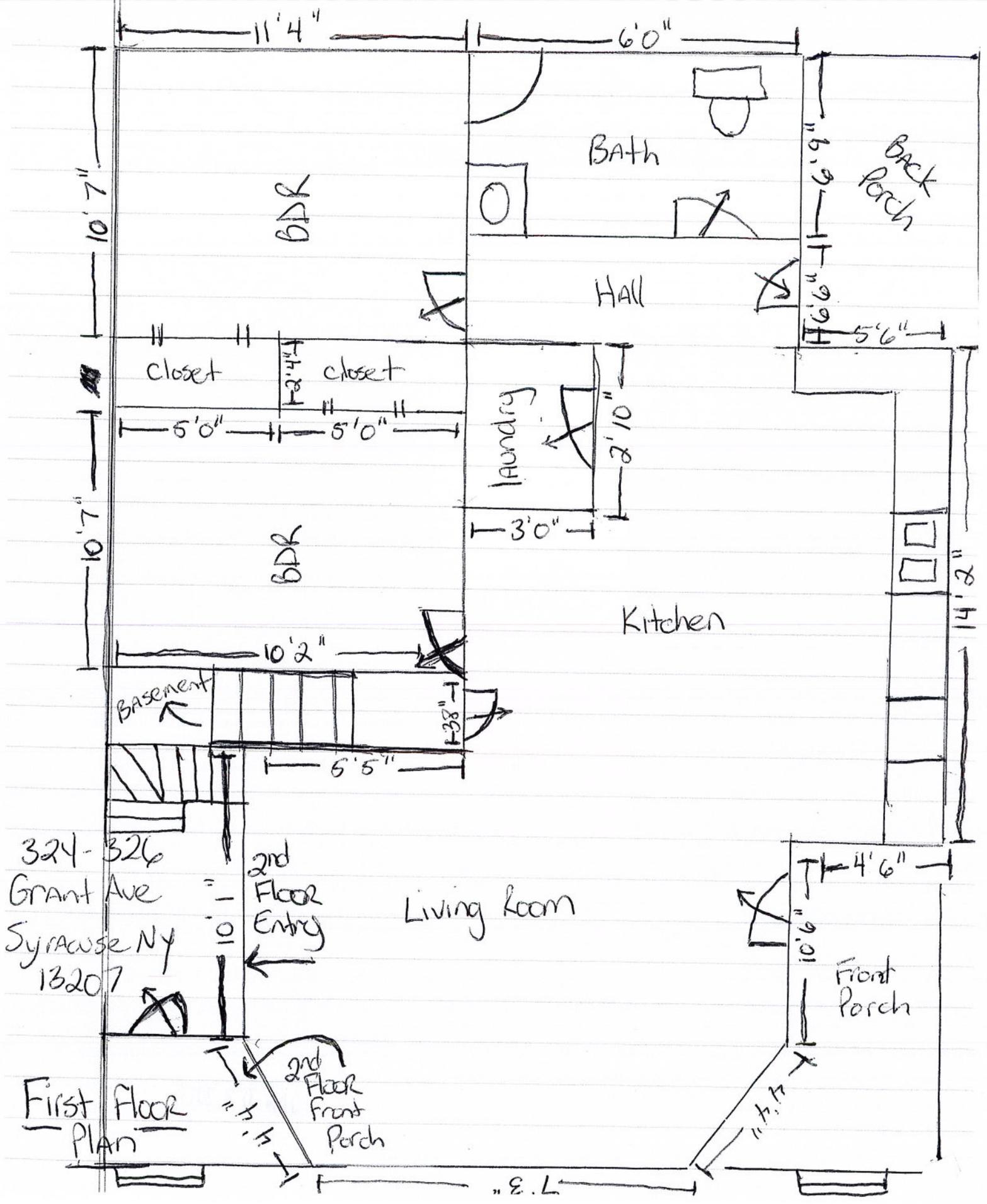
LOCATION SURVEY ON LOT NO. 13,
 BLOCK NO. 1, COWLES TRACT
 CITY OF SYRACUSE, CO. OF ONONDAGA, N.Y.
 SCALE 1" = 20' AUG. 13, 1940.

WE HEREBY CERTIFY THAT THIS MAP WAS
 MADE FROM AN ACCURATE SURVEY
 AND THAT SAME IS CORRECT.

James H. Wren
 LICENSED LAND SURVEYOR.
James L. Hogan
 LICENSED LAND SURVEYOR.

Floor Plans

Shawn Jarzenski
(315) 278-5529



324-326
Grant Ave
Syracuse Ny
13207

First Floor
Plan

2nd Floor
Front
Porch

Front
Porch

Back
Porch

Living Room

Kitchen

Hall

Bath

BDR

BDR

Closet

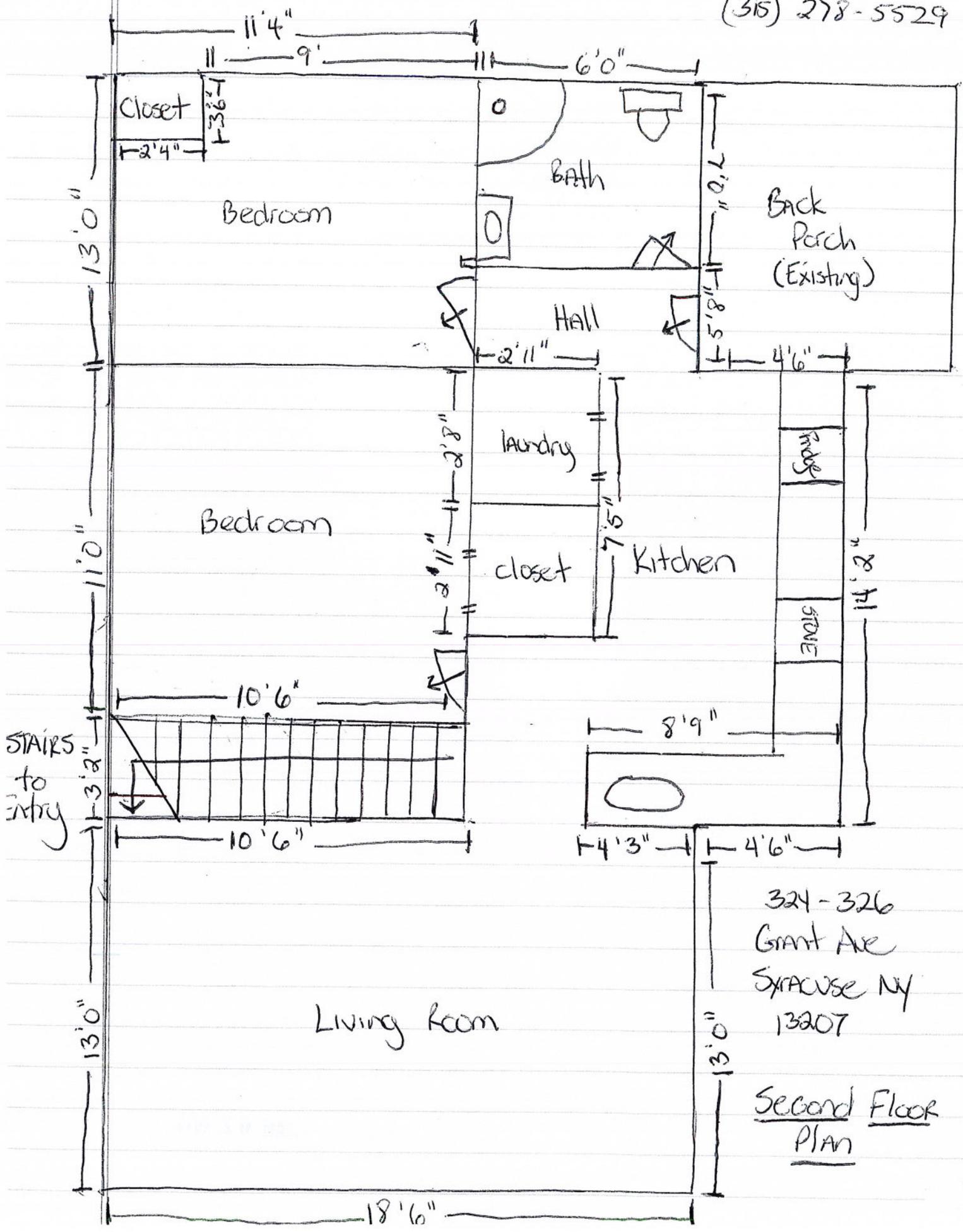
Closet

Laundry

Basement

2nd Floor
Entry

Shawn Jarzenski
(315) 278-5529



324-326
Grant Ave
Syracuse NY
13207

Second Floor
Plan

324-26 Grant Ave – Before Renovation



324-26 Grant Ave – After Renovation







Plumbing Control Section
7120 Henry Clay Boulevard
Liverpool, New York 1308

JMC Plumbing & Mechanical
105 Bradley Street
Liverpool, NY 13088

PLUMBING CERTIFICATE OF APPROVAL

This is to certify that the plumbing system installed at 324 Grant Avenue owned by Shawn Jarzenski located in the City of Syracuse has been inspected by an authorized representative from this department and found to be in compliance with the Building Code of New York State and local regulations. Said installation was made under plumbing permit number 45774 issued to JMC Plumbing & Mechanical on 11/2/2018 for:



Signed: 
Authorized Signature

Date: Friday, November 02, 2018

Remarks:

Permit No. 45774

