

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>19</u> - <u>11</u>
Tax map Section: <u>027</u> -Block: <u>04</u> - Lot: <u>20.0</u>	Zoning District: <u>LA-1</u>
<u>9/30/1963</u>	

1. Address of subject property: 375 HILLSDALE AVE.

2. Year property was purchased by current owner: 1990

3. Applicant/contact information:

a. Owner(s) (current titleholder):
 Name(s): JULIA A. BERTRAND (fmr. Gerbino)
 Mailing Address: 375 HILLSDALE AVE.
 Zip: 13206 Daytime phone number: 3157038984 home phone number: 3154390823
 E-mail (alternate contact for additional information request): JULESBG81@GMAIL.COM

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
(Only if involved in this application)
 Name(s): _____
 Mailing Address: _____
 Zip: _____ Telephone number: _____

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

Proposed use and occupancy of property: SINGLE FAMILY

Current number of onsite (off-street) parking spaces: 3-4

Proposed number of onsite (off-street) parking spaces: 3-4

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

Explain in detail what (if any) new additions or construction is proposed on the site: REMOVE EXIST
3-SEASON FRONT PORCH AND REBUILD W/IN SAME FOOTPRINT LEVEL W/ MAIN HOUSE,

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.

NEW FRONT DOOR ACCESS, HIGHER ROOFLINE WILL REQUIRE RE-SIZING 2 UPPER FLOOR WINDOWS TO SATISFY REQUIRED EGRESS. REQUIRED SET BACK FROM SUNNYCREST ROAD (SIDE) IS ALREADY VIOLATED AND WILL NOT ENCROACH FURTHER. REQUIRED SETBACK FROM HILLSDALE AVE. (FRONT) SATISFIES 12 FEET AND WILL NOT ENCROACH FURTHER THAN ALREADY EXISTS.

NOTE: PORCH IS IN EXTREMELY POOR CONDITION - NOT LEVEL, ALL WINDOWS TILTED, SKIRTING/FOUNDATION ROTTING, UNABLE TO OPEN FRONT DOOR MORE THAN 1/2 WAY, DETACHING FROM MAIN HOUSE AND LEAKS DURING HEAVY RAIN.

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**.

Julia A. Bertrand

1/14/2019
Date

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

JULIA A. BERTRAND

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

DENIAL OF PERMIT

REFERENCE ADDRESS 375 HILSDALE AVE

WARD NO. _____

OWNER JULIA GERBINO

OWNER'S ADDRESS 375 HILSDALE AVE

SYRACUSE, NY 13206

TELEPHONE _____

APPLICATION FOR PERMIT TO:

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

NEW 3-SEASON FRONT PORCH WITHIN FRONTYARD SETBACKS. NOTE THAT APPROPRIATE COMPLIANCE LAWS/CODES ARE REQUIRED.

DENIED UNDER ARTICLE (s) _____

_____ of the zoning ordinance for the following reasons: _____

- PLANS ATTACHED, APPROVED BY _____ LOCATION OF REFERENCE ADDRESS:
ON _____ ASSESSOR'S ATLAS
- SURVEY ATTACHED BOOK (S) NO. _____
- ZONING REVIEWED BY _____ PLATE (S) NO. _____
- PARCEL (S) NO. _____

DATE JANUARY 13, 2019 SIGNATURE [Signature]

Julia A. Bertrand
375 Hillsdale Ave.
Syracuse, NY 13206
315-439-0823

January 14, 2019

Syracuse Board of Zoning Appeals
Heather A. Lamendola, Zoning Administrator

To whom it may concern:

Enclosed please find the following in support of my Variance application to alter the structure located at 375 Hillsdale Ave.:

- First and foremost, I am only requesting to rebuild a decaying front porch as an extension of my living room, in the exact same footprint as already exists, so as not to encroach further either toward Hillsdale (front) or Sunnycrest (side). This will affect the egress of two (2) 2nd story windows which will be re-sized but still within required measurements.
- Variance Application
- Standards of Proof: I believe the benefit sought by myself will outweigh any burden to health, safety, and welfare that may be suffered by the community.
 - It cannot be achieved by some method which will be feasible for myself to pursue but would not require a variance
 - The requested area variance is substantial
 - The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, and
 - The alleged difficulty is not self-created.
- Four (4) full-size and one (1) 11"x17" of the following:
 - Property Survey, enclosed
 - Site Plan, enclosed
 - Floor plans, enclosed
 - Elevations, included in Site Plan

I look forward to hearing from your office as soon as possible with the next hearing date. Thank you for your prompt attention in this matter.

Sincerely,

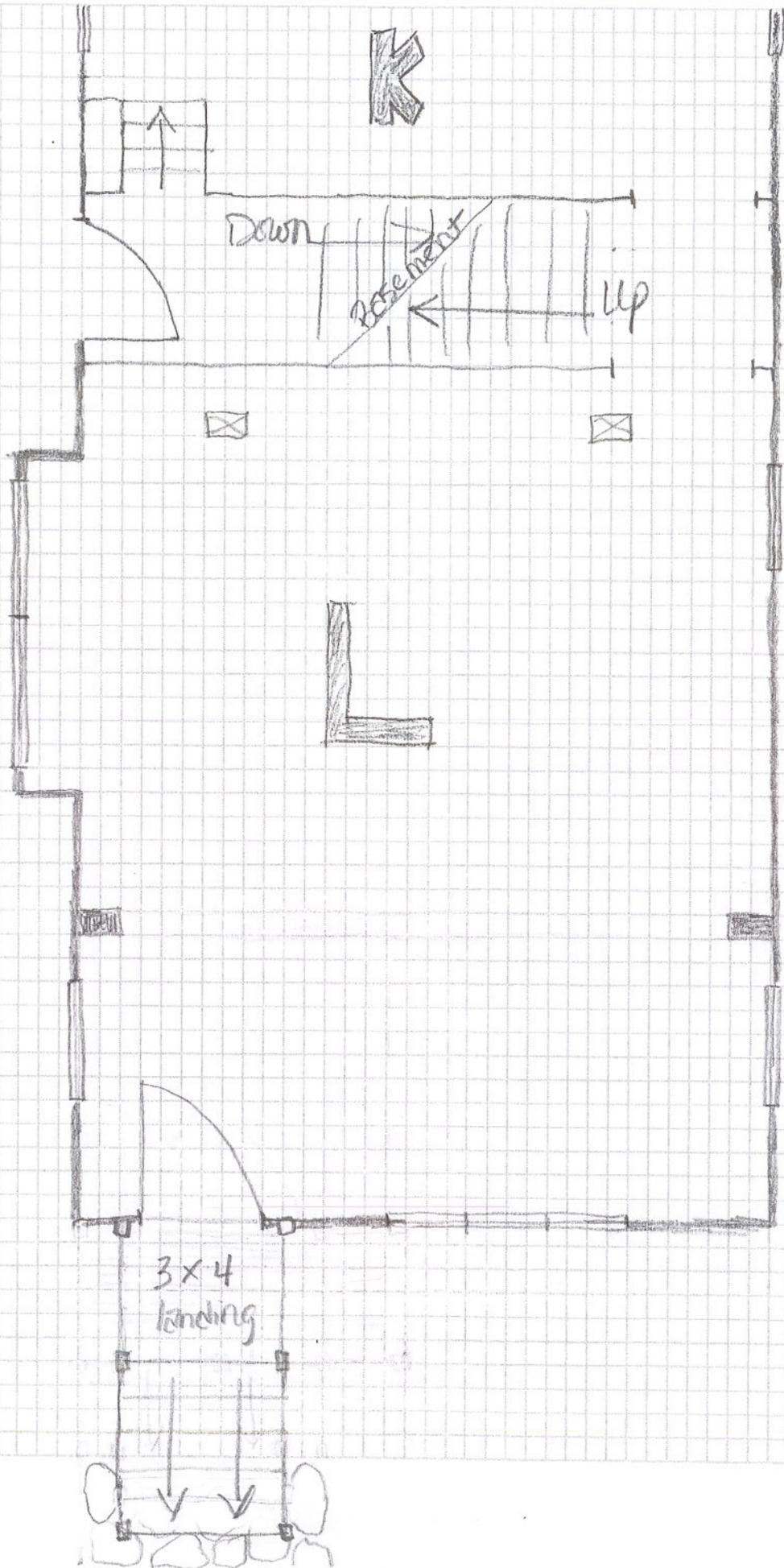
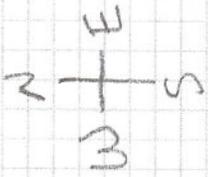


Julie Bertrand, property owner

Enclosure(s)

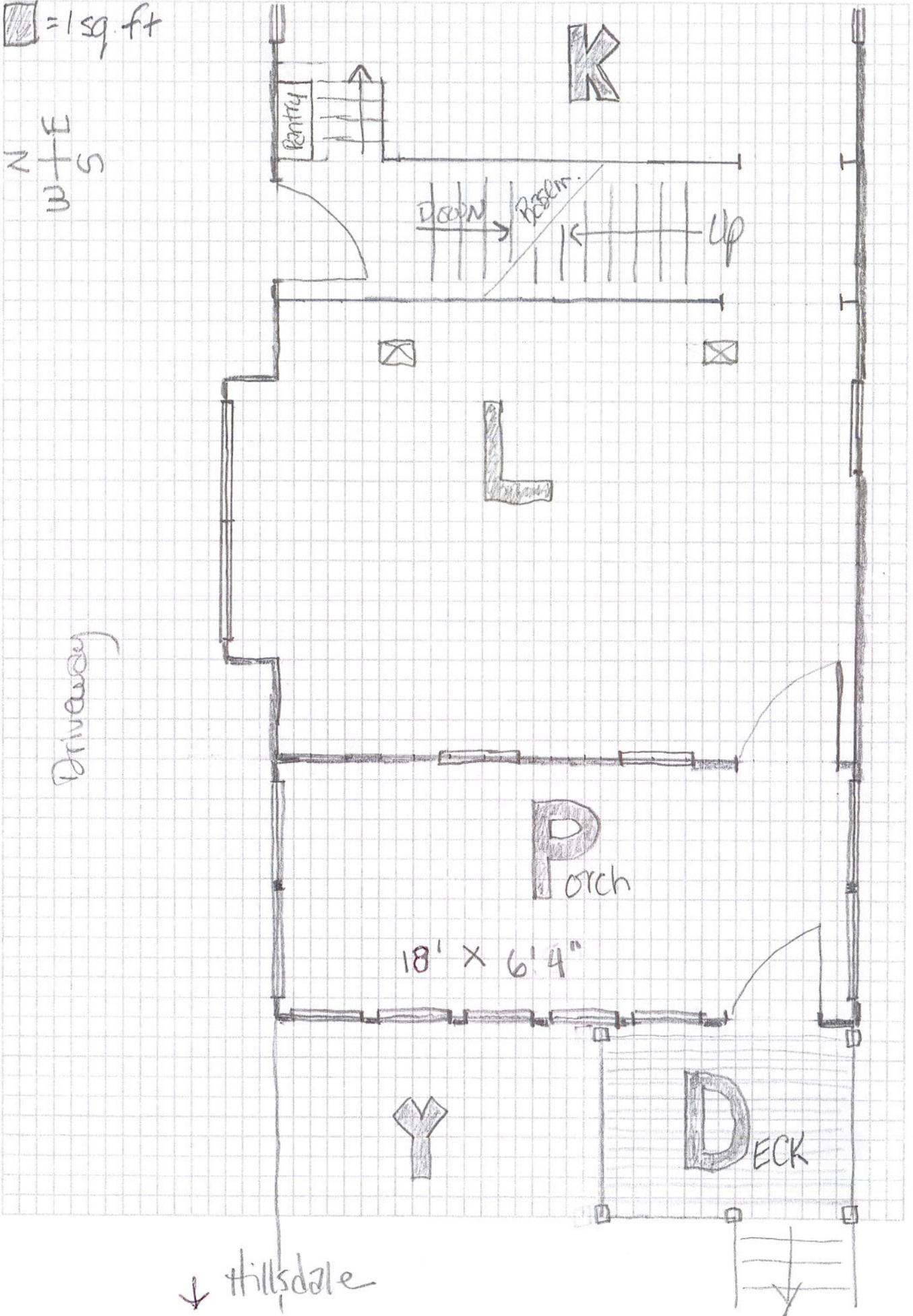
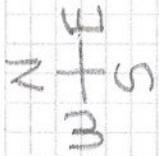
Bertrand proposed

 = 1 sq ft



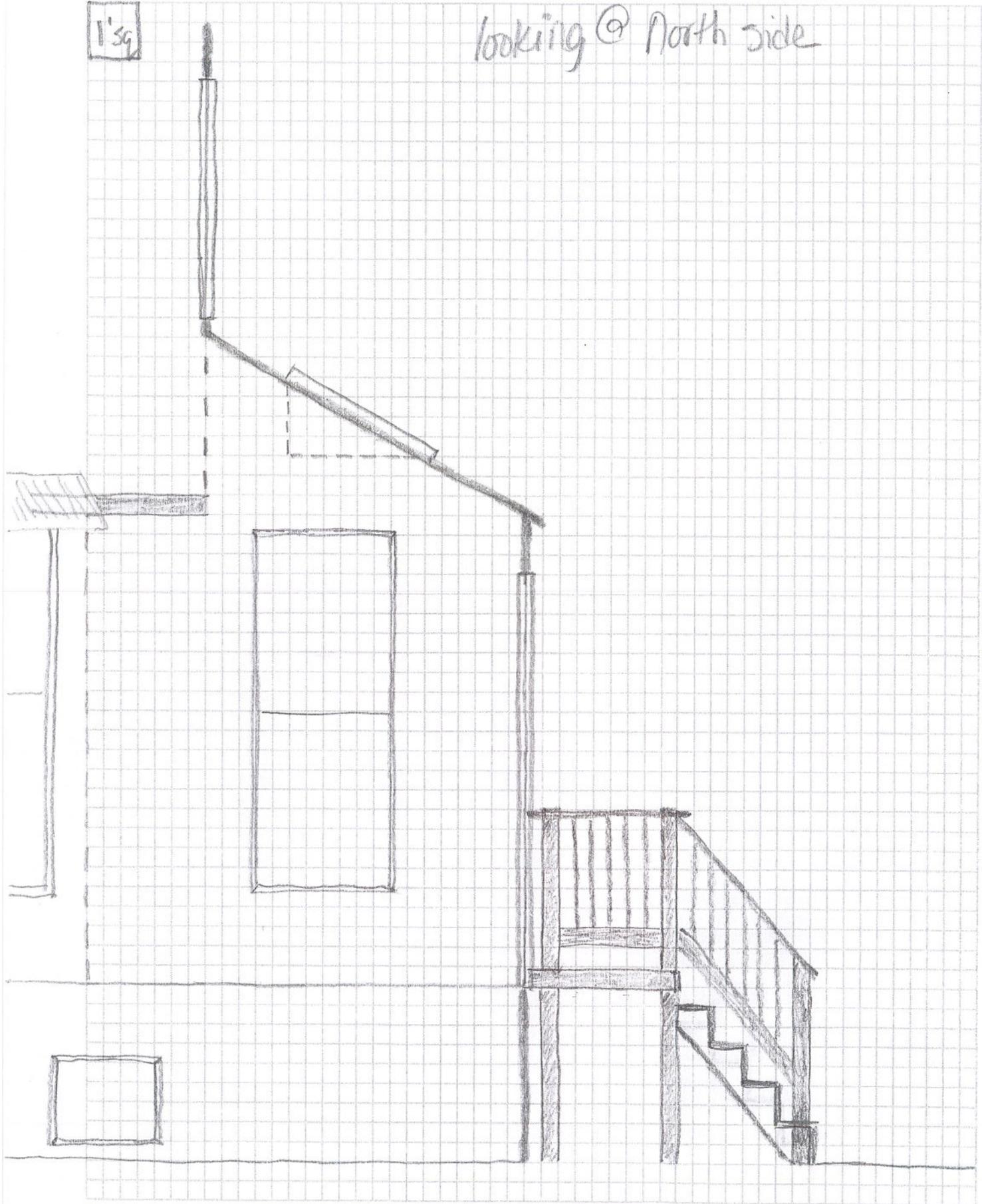
Bertrand existing

▣ = 1 sq. ft

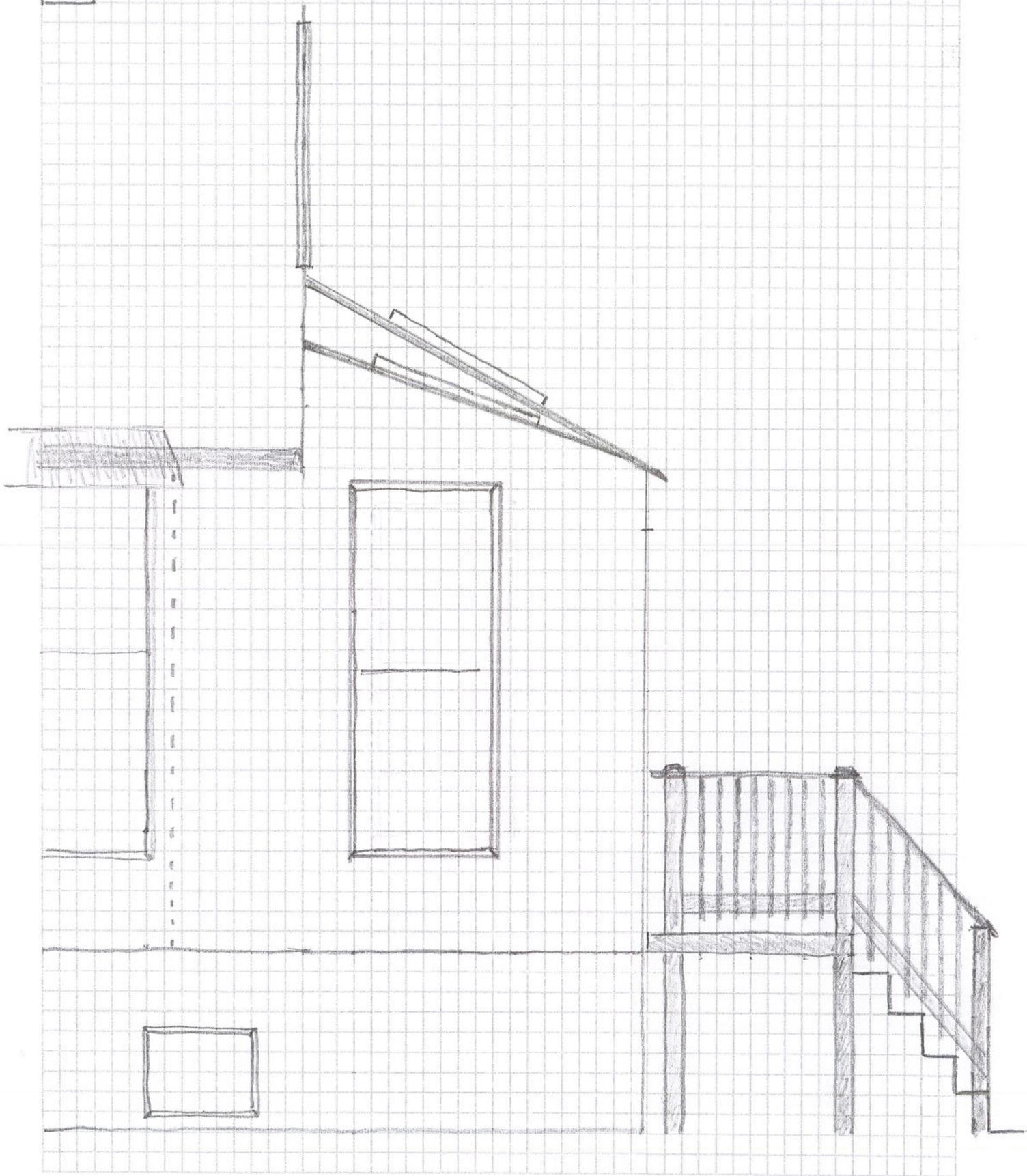


1'sg

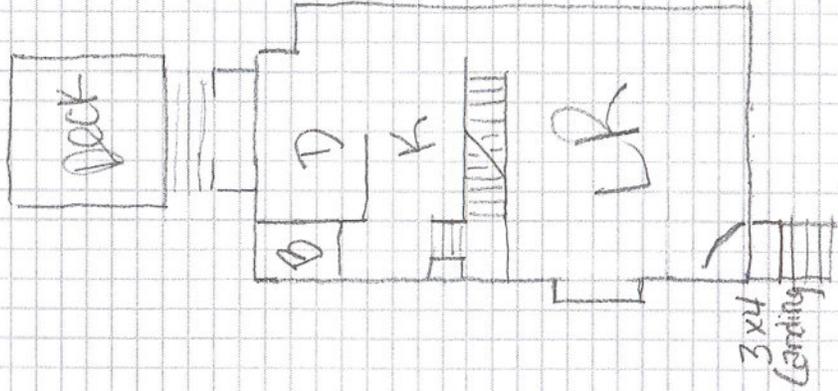
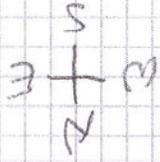
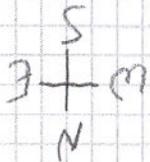
looking @ North side

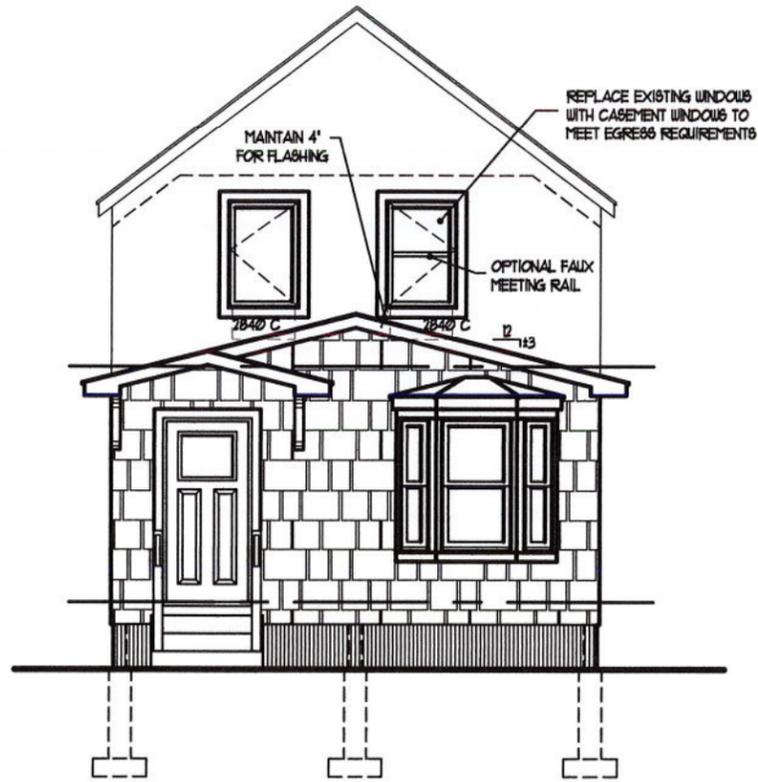


1' sq



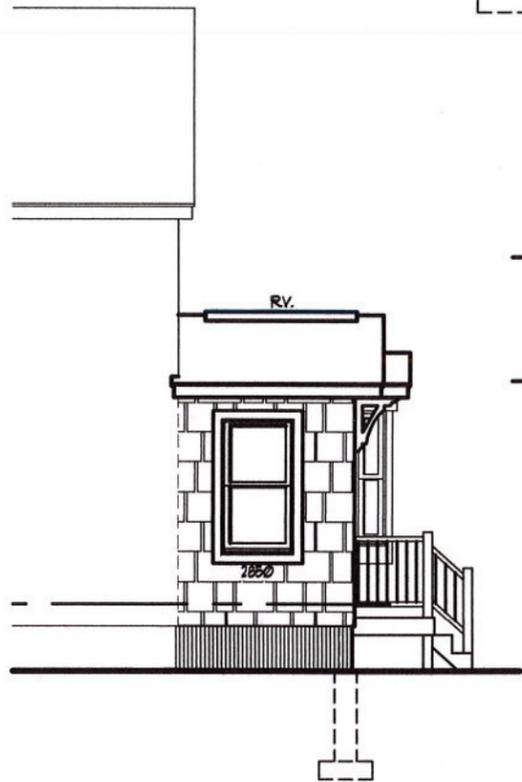
□ = 2.5g. ft.





FRONT ELEVATION

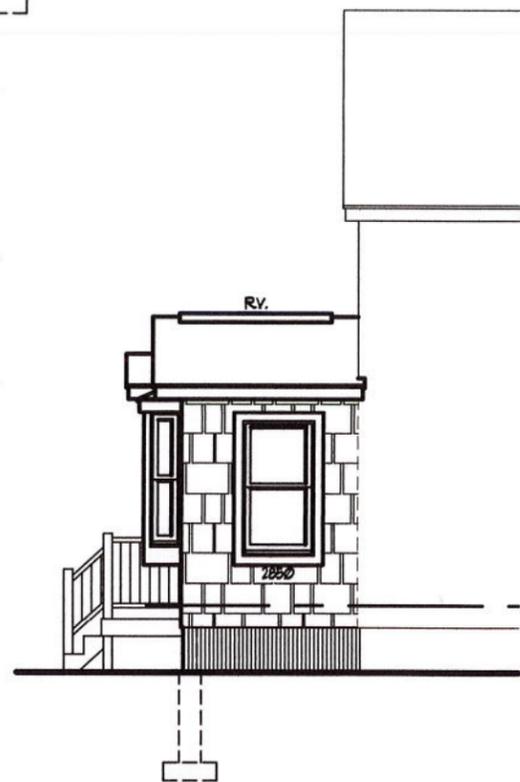
1/4" = 1' - 0"



LEFT ELEVATION

1/4" = 1' - 0"

WINDOW NUMBERS INDICATED
ARE SHOWN IN FEET AND INCHES
PER EXAMPLE: 2850 = 2'-8" x 5'-0"
VERIFY EGRESS IN BEDROOM



RIGHT ELEVATION

1/4" = 1' - 0"

B. Dean Johnson
Architects PC
7710 Maitlage Drive
Liverpool, New York 13090
315 - 652 - 5622

ADDITION TO:
BERTRAND RESIDENCE
375 HILLSDALE AVENUE
SYRACUSE, NEW YORK

PROJECT:

DATE:
08-09-18

SCALE:
AS NOTED

DRAWN:
LMC

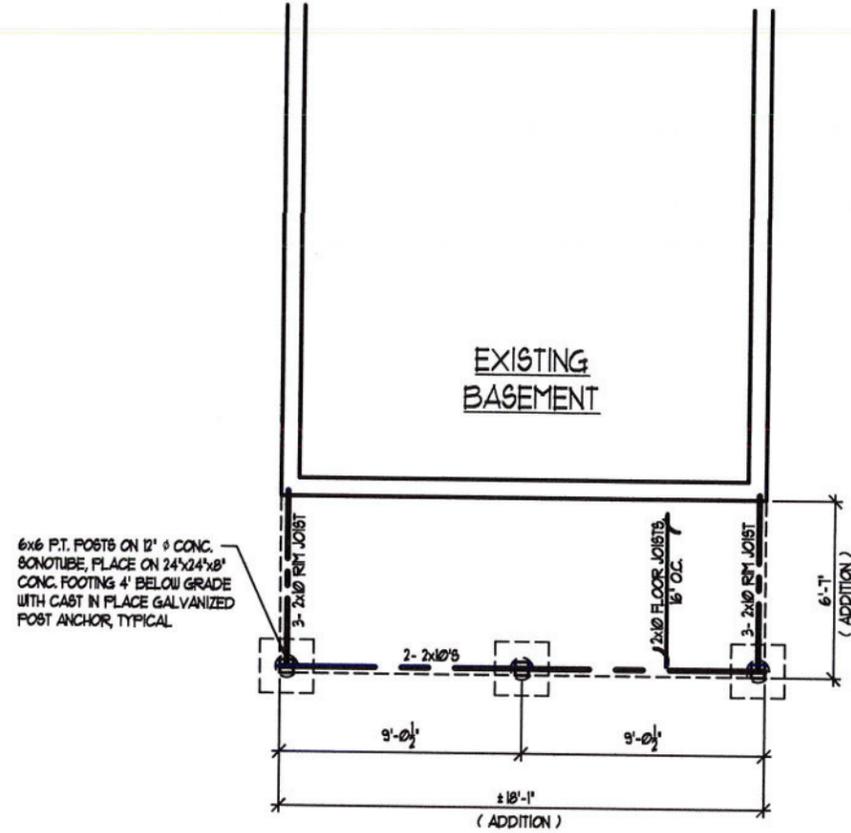
CHECKED:
BDJ

DRAWING:

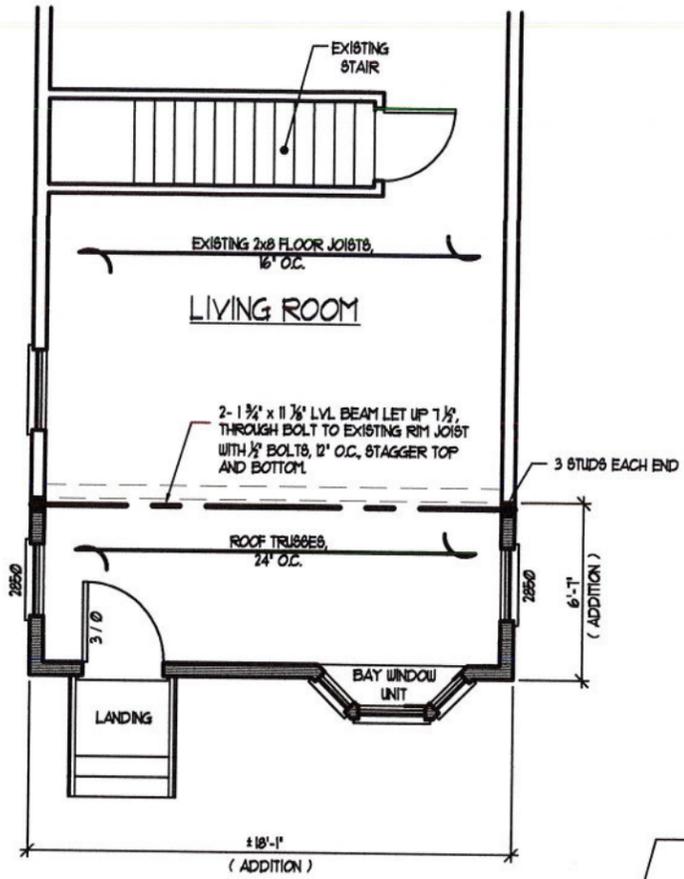
ELEVATIONS

DRAWING NO:

1 OF 2



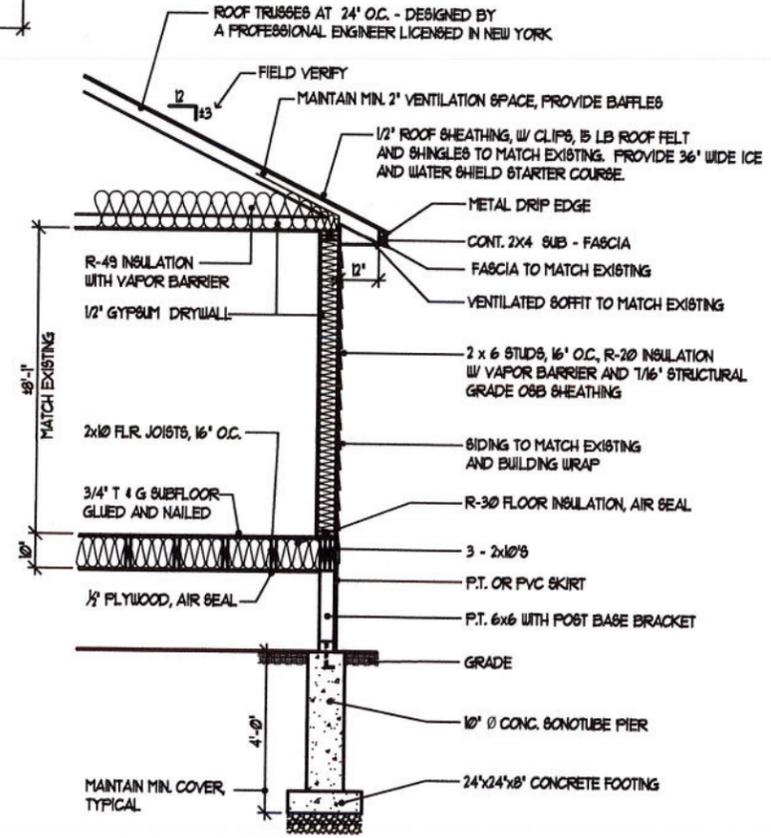
FOUNDATION PLAN
1 / 4" = 1' - 0"



FLOOR PLAN
1 / 4" = 1' - 0"

2015 INTERNATIONAL ENERGY CONSERVATION CODE		
PRESCRIPTIVE COMPONENT COMPLIANCE WITH TABLE 402.1.2		
CLIMATE ZONE 5		
ENVELOPE COMPONENT	REQUIRED R VALUE	PROVIDED R VALUE
EXTERIOR WALL INSULATION	R = 20	R = 20
ROOF/CEILING INSULATION	R = 49	R = 49
GLAZING	U = .32	U = .32 (MAX)
FLOOR INSULATION	R = 30	R = 30

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY NYS.



TYPICAL WALL SECTION
3 / 8" = 1' - 0"

B. Dean Johnson
Architects PC
7710 Maitlage Drive
Liverpool, New York 13090
315 - 652 - 5622

ADDITION TO:
BERTRAND RESIDENCE
375 HILLSDALE AVENUE
SYRACUSE, NEW YORK

PROJECT:

DATE:
08-09-18

SCALE:
AS NOTED

DRAWN:
LMC

CHECKED:
BDJ

DRAWING:

**FLOOR PLANS
AND
WALL SECTION**

DRAWING NO:

2 OF 2