

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
August 4, 2011

I. Summary of cases discussed herein:

V-11-30                      V-11-31                      V-11-32

II. Members Present

Staff Present

Linda DeFichy	- Yes	Heather Lamendola	- Yes
Stewart Koenig	- Yes	Megan McLees	- Yes
Carolyn Evans-Dean	- Yes	Melissa Sanfilippo	- Yes
Nicholas Petragnani	- Yes		
Michael Stanton	- Yes		
Carl Thomas	- No		

III. Meeting called to order at 1:05 p.m. by Ms. DeFichy (LD, SK, CED, MS, NP)

A motion was made by Mr. Petragnani and seconded by Ms. Evans-Dean to adopt the minutes from the July 14, 2011 meeting. Motion carried 5-0-1.

IV. Public Hearings

1. V-11-30

Gary T. Bell  
106 West Warrington Road  
**Area Variance**

To create a 22-foot wide driveway and parking area within the front setback on property located within a Residential A-1 zoning district.

The proposal was presented by Sandra and Gary Bell, the property owners, who explained the proposal to the Board and the need for the waivers being requested. The property owners also explained that the paved area where existing when the property was purchased.

There was no one speaking in favor or against the proposal.

After further discussion a motion to deny was made by Mr. Stanton, There was no second to the motion. The motion failed.

A motion to approve by Ms. Evans-Dean, and seconded by Mr. Koenig. The motion failed 3 to 2.

A motion to approve with the condition that the pavement only extend to the width of the Garage and the yard area next to, and behind the garage be brought back to the original arrangement as shown on the property survey, by Mr. Stanton the motion was seconded by Mr. Koenig. The motion carried unanimously.

2. V-11-31

Lazaro Rios and Delia Garcia  
904 Northway Street  
**Area Variance**

To convert a garage into living space and therefore creating a parking area within the required front yard setback, on property located within a Residential, Class A-1 zoning district.

The applicant did not show for the hearing. The Board asked staff to resend the public notice to notify the applicant again of the hearing.

3. V-11-32

Terrell L. Travis  
453 Stafford Avenue  
**Area Variance**

To construct an 8 foot wide by 6 foot deep porch with stairs by waiving the required side yard setback, on property located within a Residential, Class A-1 zoning district.

The proposal was presented by Terrell Travis, the property owner, who explained the proposal to the Board and the need for the waivers being requested.

There was no one speaking in favor or against the proposal.

After further discussion, a motion was made to approve by Mr. Petragani and seconded by Mr. Koenig. The motion carried 4 to 1.

V. New Business

1. V-64-50

Marwan Azzam  
415-419 South Wilbur Avenue  
**Use Variance**

Melissa Sanfilippo, staff to the Board, explained the request for the approval of a new floor plan for a grocery store which was previously approved by a Use Variance in 1964.

After further discussion, a motion to approve was made by Ms. Evans-Dean and seconded by Mr. Stanton. The motion carried unanimously.

VI. Public Hearing Authorizations for THURSDAY August 25, 2011

1. V-11-33

Assunta A. Barney  
156 Ross Park  
**Area Variance**

Request to establish (maintain) a two-family dwelling by waiving the density, driveway width, and maximum parking open surface coverage, on property within a Residential, Class A zoning district.

2. V-11-34

RE Klink Enterprises, LLC  
146-148 Cloveridge Drive  
**Area Variance**

To establish (maintain) two driveways; one driveway being situated within the required front yard setback on property located within a Residential, Class A-1 zoning district.

3. V-11-35

Mary Delores Robinson  
2327 East Fayette Street  
**Area Variance**

To construct front stairs with a roof situated within the required front yard setback on property located within a Residential, Class A zoning district.

VII. Adjournment

A motion was made by Ms. Evans-Dean and seconded by Mr. Petragani to adjourn the meeting at 1:45 p.m. Motion carried unanimously.