

Syracuse Board of Zoning Appeals
Meeting to be held in the
Common Council Chambers, City Hall
Thursday, October 27, 2011
1:00 p.m.

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I. Adoption of minutes of the October 6, 2011 public hearing (LD, CED, CT, SK)	1
II. Public Notice	7
III. Public Hearings	
1. <u>V-11-45</u>	9
928 Ackerman Ltd. 928-930 Ackerman Avenue Use Variance	
To establish (maintain) a three-family dwelling by waiving the uses permitted, maximum open parking surface coverage, maximum parking surface coverage, and required parking, on property situated within a Residential, Class A zoning district.	
2. <u>V-11-49</u>	57
Syracuse Housing Authority 107 Shonnard Street Use Variance	
To create a 17 space parking lot, to serve the three adjacent apartment buildings situated at 400-412 West Onondaga Street, on property located within a Residential, Class B zoning district.	
3. <u>V-11-50</u>	79
Covenant Housing Corporation of Central New York 259 Fobes Avenue Area Variance	
To construct a covered mobility access ramp/porch within the required front yard setback on property located within a Residential, Class A-1 zoning district.	
4. <u>V-11-51</u>	93
Lisa Stokes 127-127 ½ W. Pleasant Avenue Area Variance	
To construct a roof over front stairs and within the required front yard setback on property located within a Residential, Class A-1 zoning district	

IV. New Business

1. V-09-12 M1 105

Hotel Skyler, LLC
601-611 & 615 South Crouse Avenue
Use Variance Modification

A request to modify the original approval to construct a roof over the rear patio area.

2. V-09-44 135

Dynamis Properties, Syracuse, NY South Side, LLC
337 West Lafayette Avenue
Use Variance – Time Extension Request

IV. Old Business

1. V-11-40 145

Clare Woods
341 South Edwards Avenue
Area Variance

To Construct (maintain) an above ground pool with its appurtenances and deck, having less than five (5) feet of yard space on all sides, on property located within a Residential, Class A-1 zoning district.

V. Public Hearing Authorizations for Thursday November 17, 2011

1. V-11-52

Marjorie D. White
156 Milnor Avenue
Area Variance

To construct a 16 foot wide by 20 foot deep garage, by waiving the required rear and side yard setback on property located within a Residential, Class A-1 zoning district.

2. V-11-53 161

Gus Johnston
550-552, 556 & 558-560 Richmond Avenue
Use Variance

To expand (maintain) a legal non-conforming use of a bar/restaurant to include a dance school by waiving the uses permitted, required parking, and maximum parking surface coverage on property within a Residential, Class A zoning district.

3. V-11-54

Dawn L. Bennett
242 Cleveland Avenue
Area Variance

To establish (maintain) a 8.5 foot deep by 21 foot wide parking area within the required front yard setback by waiving the maximum driveway width and the required front yard setback on property located within a Residential, Class A zoning district.

4. V-11-55

165

Crown Castle/Butler Properties LLC
539 State Fair Boulevard
Use Variance

To expand a legal non-conforming 100' lattice tower by installing three new antennas by waiving the uses permitted within the Lakefront T-5 zoning district.