

Syracuse Board of Zoning Appeals  
Meeting to be held in the  
Common Council Chambers, City Hall  
Thursday, November 17, 2011  
1:00 p.m.

	<u>PAGE</u>
I. Adoption of minutes of the October 27, 2011 public hearing (SK, CED, NP, MS)	1
II. Public Notice	5
III. Public Hearings	7
1) <u>V-11-52</u> <b>Area Variance</b> 156 Milnor Avenue To construct a garage Marjorie D. White (owner/applicant) Residential, Class A-1  To construct a 16 foot wide by 20 foot deep garage, by waiving the required front and side yard setbacks.	
2) <u>V-11-53</u> <b>Use Variance</b> 550-552, 556 & 558-560 Richmond Avenue To expand a legal non-conforming bar/restaurant to include a dance school Gus Johnston (owner/applicant) Residential, Class A  To expand (maintain) a legal non-conforming use of a bar/restaurant to include a dance school by waiving the uses permitted, required parking, maximum parking surface coverage, number of driveways, and driveway width.	29
3) <u>V-11-54</u> <b>Area Variance</b> 242 Cleveland Avenue To maintain a parking area with in the required front yard setback Dawn L. Bennett (owner/applicant) Residential, Class A  To establish (maintain) an 8 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.	59

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- 4) V-11-55 69

**Use Variance**

536 State Fair Boulevard

To expand a non-conforming 100 foot lattice tower by installing three new antennas

Butler Properties LLC (owner)

AT&T Mobility (applicant)

Lakefront, T5

To expand a legal non-conforming 100 foot lattice tower by installing three new antennas by waiving the uses permitted.

IV. New Business

- 1) V-10-26- M1 93

**Use Variance** - Modification – Floor Plan Modification

826 North Townsend Street

Floor Plan Modification

Tihic Construction, LLC (owner)

Maung Khine (applicant)

Residential, Class B-1

- 2) V-05-30 109

**Use Variance** – Modification Consideration

3906 East Genesee Street

Site Plan Modification

Patrick J. Chiles, MD (owner/applicant)

Residential, Class A-1

- 3) 2012 Meeting Schedule 129

V. Old Business

- 1) V-11-40 131

**Area Variance**

340 South Edwards Avenue

To construct an above ground with its appurtenances and deck

Clare Woods (owner/applicant)

Residential, Class A-1

To construct an above ground pool with its appurtenances and deck, having less than five (5) feet of yard space on all sides.

VI. Public Hearing Authorizations for Thursday, December 8, 2011

- 1) V-11-56 147  
**Use Variance**  
2316 James Street  
Establish a three-family dwelling  
Stephen Skinner (owner/applicant)  
Residential, Class A
  
- 2) V-11-57  
**Area Variance**  
259 Fellows Avenue  
Establish (maintain) a parking area within the required front yard  
Cynthia and Tom Tarbell (owner/applicant)  
Residential, Class A
  
- 3) V-11-58  
**Area Variance**  
1546 Westmoreland Avenue  
To expand the existing driveway  
Anton Ninno. (owner/applicant)  
Residential, Class A-1
  
- 4) V-11-59  
**Area Variance**  
429 Buckingham Avenue  
Extend front porch roof line and construct a roof over front stairs  
Steven and Eleanor Pearlman (owner/applicant)  
Residential, Class A-1