

Syracuse Board of Zoning Appeals
Meeting to be held in the
Common Council Chambers, City Hall
Thursday, January 12, 2012
1:00 p.m.

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I. Adoption of minutes of the December 8, 2011 public hearing (SK, CED, NP, MS, CT)	1
II. Public Notice	5
III. Public Hearings	
1) <u>V-05-30 M1</u>	7
Use Variance – Modification 3906 East Genesee Street Site Plan Modification Patrick J. Chiles, MD (owner/applicant) Residential, Class A-1	
To modify the site plan to eliminate the plantings along the east property line by waiving the required screening.	
2) <u>V-11-56</u>	35
Use Variance 2316 James Street Establish a three-family dwelling Stephen Skinner (owner/applicant) Residential, Class A	
To establish a three-family dwelling by waiving the uses permitted, maximum parking surface coverage, and screening requirements.	
3) <u>V-11-60</u>	39
Use Variance 1007 Lancaster Avenue Expand a non-conforming grocery store to include food preparation Edward & Nuhaila Wazen (owner/applicant) Residential, Class A	
To expand a non-conforming grocery store to include food preparation by waiving the uses permitted.	
3) <u>V-11-61</u>	65
Area Variance 200 Erickson Street To create a parking lot Jan Nastri Residential, Class A-1	

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To create (maintain) a parking lot with six spaces and an additional parking area with four spaces with access from the property at 203 Luddington Street by waiving the required front yard setback, driveway width, maximum parking surface coverage, and required screening.

- 4) V-11-62 81

Area Variance

203 Luddington Street
To create a parking lot
Jan Nastri
Residential, Class A-1

To create (maintain) a parking lot with six spaces and an additional parking area with four spaces with access from the property at 203 Luddington Street by waiving the required front yard setback, driveway width, maximum parking surface coverage, and required screening.

- 5) V-11-64 97

Area Variance

1009 Willis Avenue
To construct a mobility access ramp
Douglas Werbeck
Residential, Class A-1

To construct a mobility access ramp by waiving the required front yard setback.

IV. Public Hearing Authorizations for Thursday, February 2, 2012

- 1) V-11-63 113

Use Variance

303 ½ Tompkins Street
To construct a pavilion
Peter J. Coleman
Business, Class A/Residential, Class A

- 2) V-11-65

Area Variance

509 Columbus Avenue
Create a two-family dwelling
Level Ground, LLC
Residential, Class A