

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>18-09</u>
Tax map Section: <u>83</u> Block: <u>- 11</u> Lot: <u>28.0</u> Zoning District: <u>RAA</u>	

1. Address of subject property: 1022 WEST COLUMB ST

2. Year property was purchased by current owner: 4-2-2014

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): REAL ESTATE INVESTMENT GROUP LLC

Mailing Address: 302 FORSYTHE ST CAMILLUS NY

Zip: 13031 Daytime phone number: 315 416 2121 home phone number: 315 487 5415

E-mail (alternate contact for additional information request): P. BOMBARD 14 @ 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.): _____
4 FAMILY RENTAL PROPERTY

Proposed use and occupancy of property: _____
4 FAMILY RENTAL PROPERTY

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

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

1008 2 2 1111

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

Explain in detail what (if any) new additions or construction is proposed on the site:

NO NEW CONSTRUCTION

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.

UPON PURCHASE OF ADJECENT PARCEL OF LAND FROM LAND BANK, I WAS TOLD EXISTING DRIVEWAY DID NOT MEET CURRENT ZONING REQUIREMENTS. DRIVEWAY NOW MEASURES (17) SEVENTEEN FEET WIDE. CURRENT ZONING - CALLS FOR (12) TWELVE FEET WIDE.

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.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

Robert M. Bonard / Real Estate Inv. Group LLC 12-6-17
CURRENT PROPERTY OWNER SIGNATURE DATE

Robert M. Bonard / Real Estate Investment Group LLC
Please legibly PRINT SIGNATURE NAME and TITLE

JAN 12 2018



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

REFERRAL COMMENTS

02/20/2018

Variance (Use): V-18-09
Address: 1022 Colvin St W, Syracuse, 13207

Hearing Date: 3/8/2018

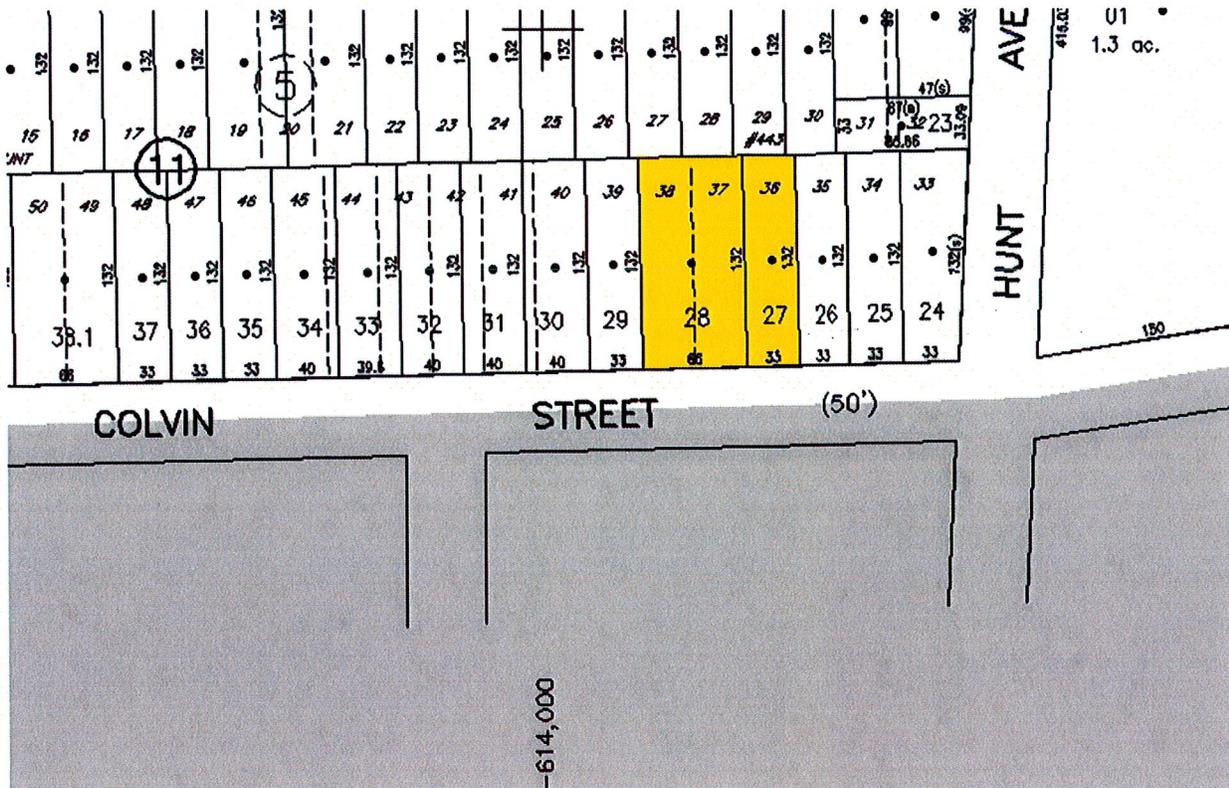
Request:
Expansion of a non-conforming use

The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

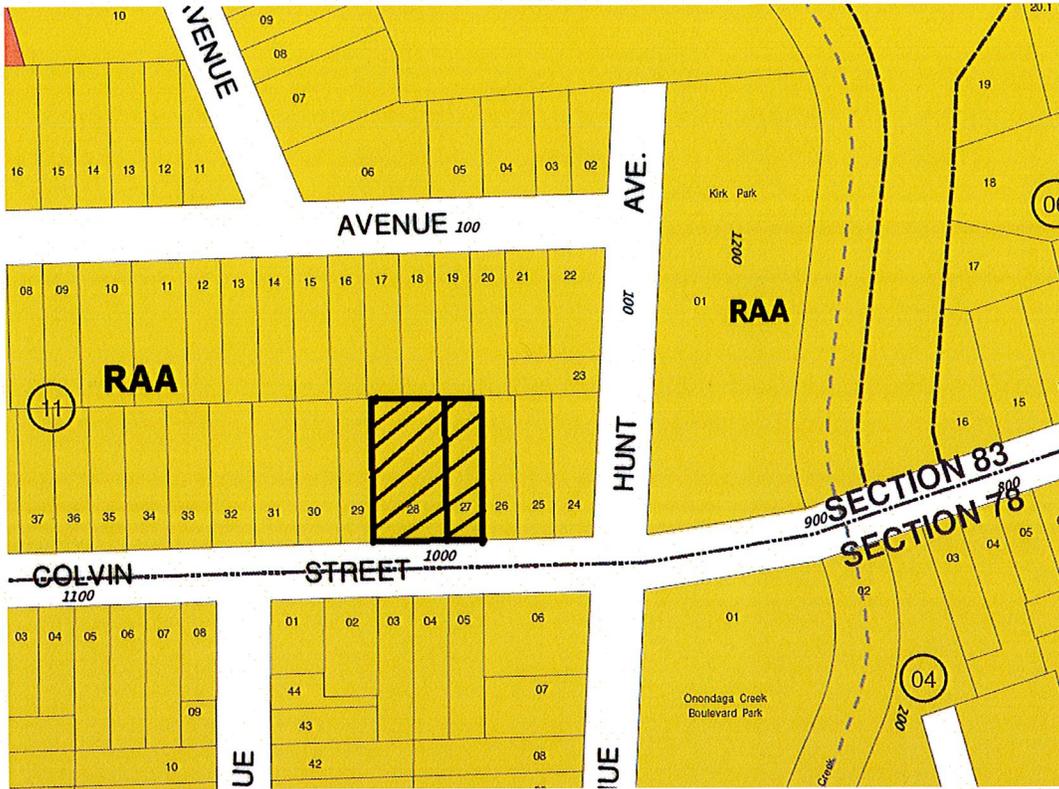
Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	01/17/2018		
DPW Street Repair - Zoning	Internal Review Complete	01/25/2018	Richard DeMarzo	Ok until road comes up to be reconstructed. Will review again if necessary.
DPW Commissioner - Zoning	Internal Review Complete	02/13/2018	Martin Davis	Comply with all comments
DPW Sewers - Zoning	Internal Review Complete	01/18/2018	Vinny Esposito	Must meet lot coverage requirements. Storm water run-off can not drain to street and can not adversely impact adjoining properties.
DPW Sidewalks - Zoning	Internal Review Complete	01/25/2018	Chris Ettinger	no concerns
Eng. Design & Cons. - Zoning	Internal Review Complete	01/22/2018	Charles Davidson	No objection to proposed variance. Any future alterations in the City ROW shall be submitted to the City for review and approval prior to construction.
City Engineer - Zoning	Internal Review Complete	01/23/2018	Ray Wills	-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts. -City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project require it, the permits must be obtained in advance of work commencing -Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....) , or where applicable obtaining a SWPPP prior to work commencing. -THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.

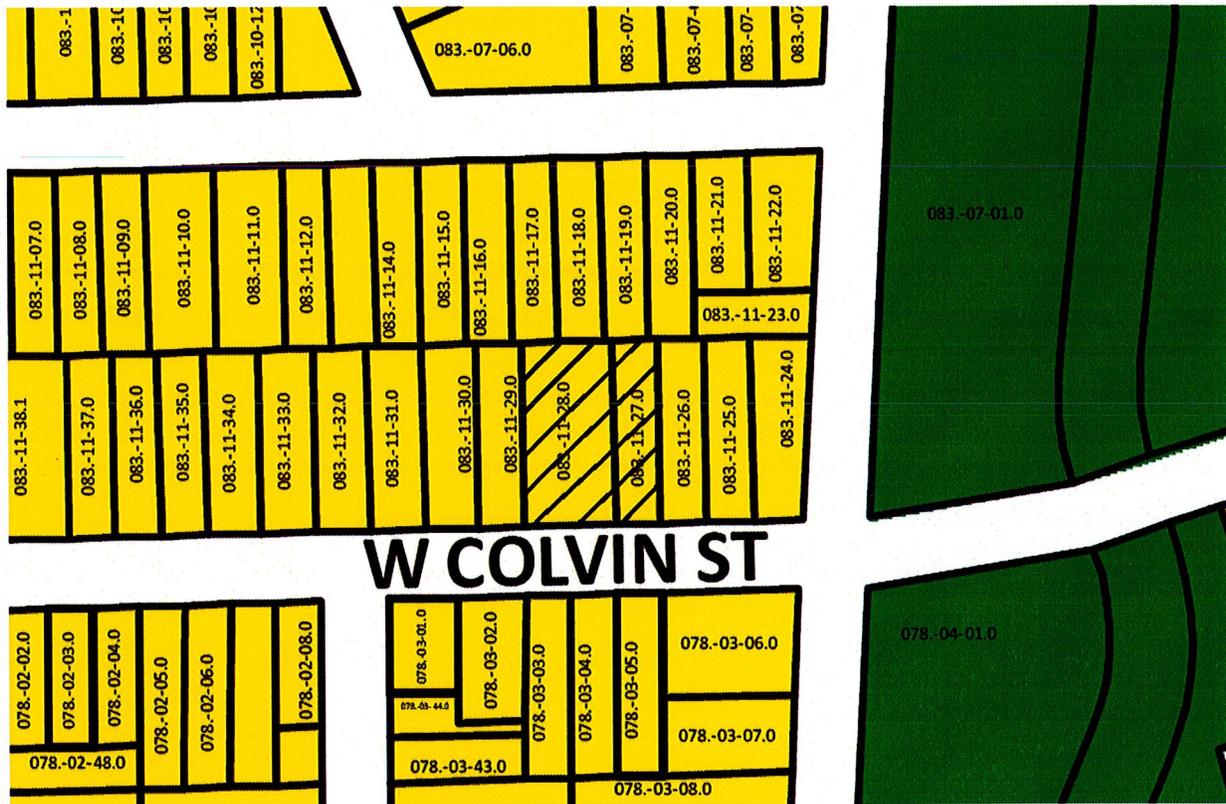
Eng. Mapping - Zoning	Internal Review Complete	01/18/2018	Ray Wills	While no issue with the proposed work in general as it should have no impact on Mapping Division assets, it should be pointed out that the permit is based on a resubdivision map that was submitted for review the same day as the proposed variance and has not been approved or filed yet. Should the resubdivision submittal be rejected or require modification it may void any permits issued using them prior to approval. No exterior work permits should be approved until the resub is approved and filed.
Water Engineering - Zoning	Pending	01/17/2018		
DPW - Transportation Planner	Internal Review Complete	01/25/2018	Neil Milcarek-Burke	Residential driveways/curbcuts are not to exceed 12' City standard maximum width. The rear parking area, the demolition and the resubdivision have no bearing on this requirement. If reconstruction of a conforming curb-cut and drive are not required at this time it should be a condition of any future site improvements.

1018-1022 West Colvin Street
V-18-09



1018 & 1022 West Colvin Street
V-18-09





Traditional Residential (Single- and Two-Family)

These neighborhoods developed earlier in the streetcar era and include a mix of single- and two-family detached residences. The majority of housing in these areas was developed between the late-1800s and the 1920s. These typically have smaller setbacks, narrower lots, and more lot coverage than the “suburban” models that followed. Like the Streetcar Residential areas, garages are typically not attached and do not figure prominently on the primary elevation of the house. Building massing and windows are typically vertically oriented.

The two-story porch, so common throughout Syracuse, is a significant element throughout these neighborhoods. The most common are typically from the early 1900s and are built in a wide variety of styles including Colonial and Classical Revivals. Victorian-era neighborhoods, developed a few decades earlier, have different residential forms, although many of these include one-over-one, “flat-style” duplexes, as well. Many homes from this era were built as two-family homes, but larger Victorians have often been subdivided into multiple units.

These areas are typically tightly clustered around neighborhood commercial areas, which often form the spine of the neighborhood.

DENIAL OF PERMIT

REFERENCE ADDRESS 1022 COLVIN ST WEST

WARD NO. _____

OWNER REAL ESTATE INVESTMENT GROUP LLC

OWNER'S ADDRESS 302 Forsythe ST
CAMILLUS NY 13031

TELEPHONE 315-416-2121

APPLICATION FOR PERMIT TO:

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

Maintain existing curb cut and driveway

DENIED UNDER ARTICLE (s) _____

_____ of the zoning ordinance for the following reasons: _____

- | | |
|--|--|
| <input type="checkbox"/> PLANS ATTACHED, APPROVED BY _____ | LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS |
| ON _____ | BOOK (S) NO. _____ |
| <input type="checkbox"/> SURVEY ATTACHED | PLATE (S) NO. _____ |
| <input type="checkbox"/> ZONING REVIEWED BY _____ | PARCEL (S) NO. _____ |

DATE 12-8-2017 SIGNATURE Gail L Swistak

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>expanding non conforming use</i>			
Project Location (describe, and attach a location map): <i>on 1022 West Colvin St Syracuse</i>			
Brief Description of Proposed Action: <i>INCREASING lot AREA due to re sub division & purchasing of 1018. (non conforming driveway)</i>			
Name of Applicant or Sponsor: <i>Patricia M Bombard of Real Estate Inv.</i>		Telephone: <i>315-416-2121</i>	
		E-Mail: <i>P. Bombard14@</i>	
Address: <i>302 Forsythe St Camillus NY</i>			
City/PO: <i>Camillus</i>	State: <i>NY</i>	Zip Code: <i>13031</i>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	_____ acres	<i>lot 38 37 1/2 of</i>	
b. Total acreage to be physically disturbed?	_____ acres	<i>36</i>	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Patricia M. Bernard</u>		Date: <u>12-6-17</u>
Signature: <u>Patricia M. Bernard Real Estate Investment Group LLC</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Real Estate Investment Group LLC

12-13-2017

To: Syracuse Board of Zoning Appeals
Subject: 1022 West Borden

I am detailing the situation that occurred recently when a survey was done on my property combining my current lot and a lot I am trying to purchase from the Land Bank.

I purchased my property at 1022 West Colvin in the spring of 2013. At the time I purchased the house, the house was in bad shape inside and out. I have made continuous improvements to the interior and exterior and have had very good success with keeping good tenants in the home.

For several years the house next to mine at 1018 West Colvin has been an eye sore. When it came down I moved forward in purchasing the property with the owner of 1012. Our plans are to split the lot. Put up a fence and plant grass and flowers. Improving and expanding both of our properties.

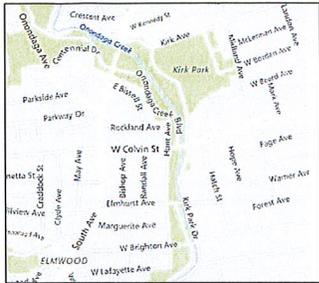
I was informed a few weeks ago that the driveway was too large and so was the paved surface. My land had a 4 car garage on it at one point. The foundation is still in place providing 4 parking spots in the back of the house. The driveway is the same driveway that has been at the home for a very long time. I can tell that because it really could use a new one. All the curbs, sidewalks and stone outline for the road all are uniform to the existing driveway size. I am told without the variance I will have to cut 5 feet off the driveway width.

This issue came to light when the survey was done for the new property and it showed that my existing lot was now non conforming.

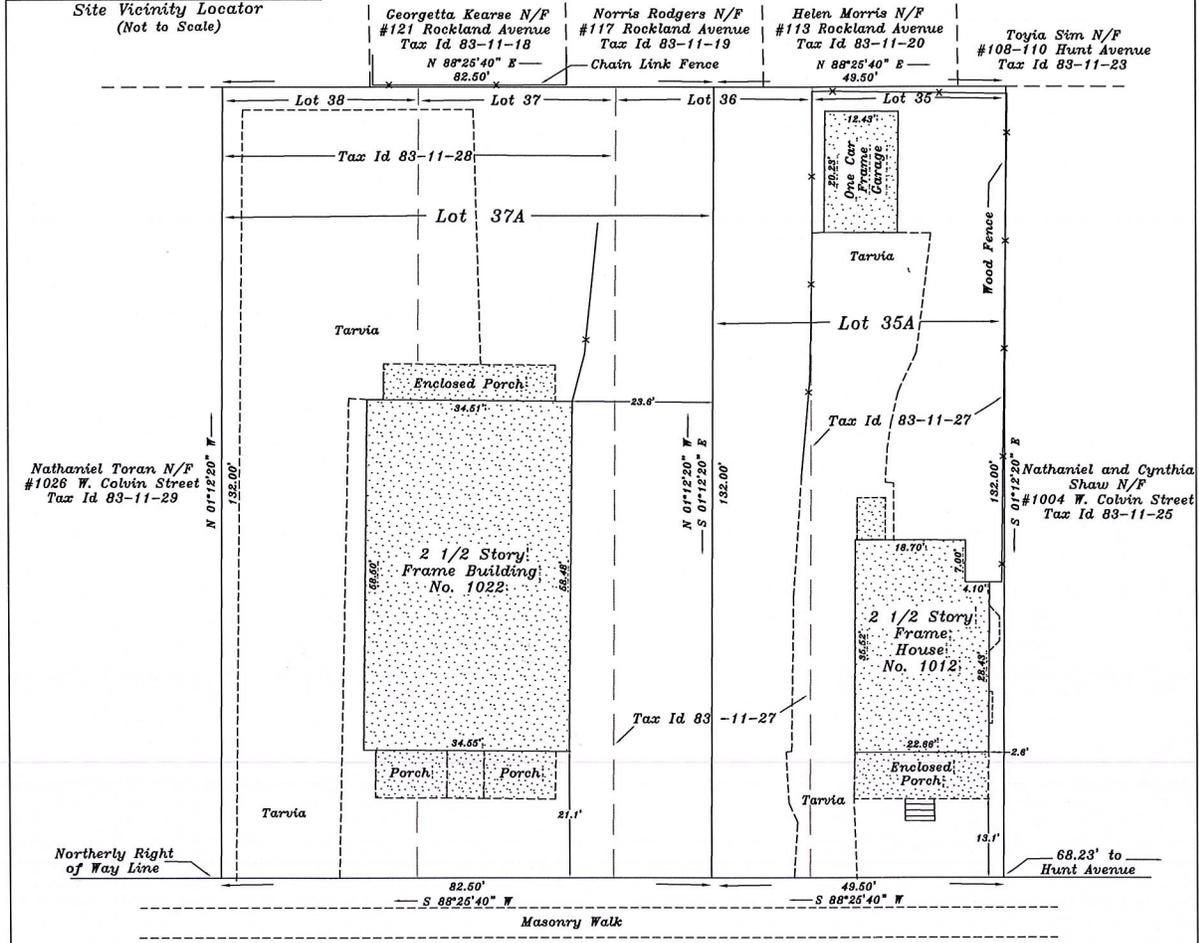
My request is that I am able to move forward with the purchase of the new lot and keep my existing driveway the way it is currently. This is a 4 family home and it is fully rented. No business is run out of this location.

Real Estate Investment Group LLC

Patty Bombard



Site Vicinity Locator
(Not to Scale)



West Colvin Street
(Open - 50' Wide)

Approvals

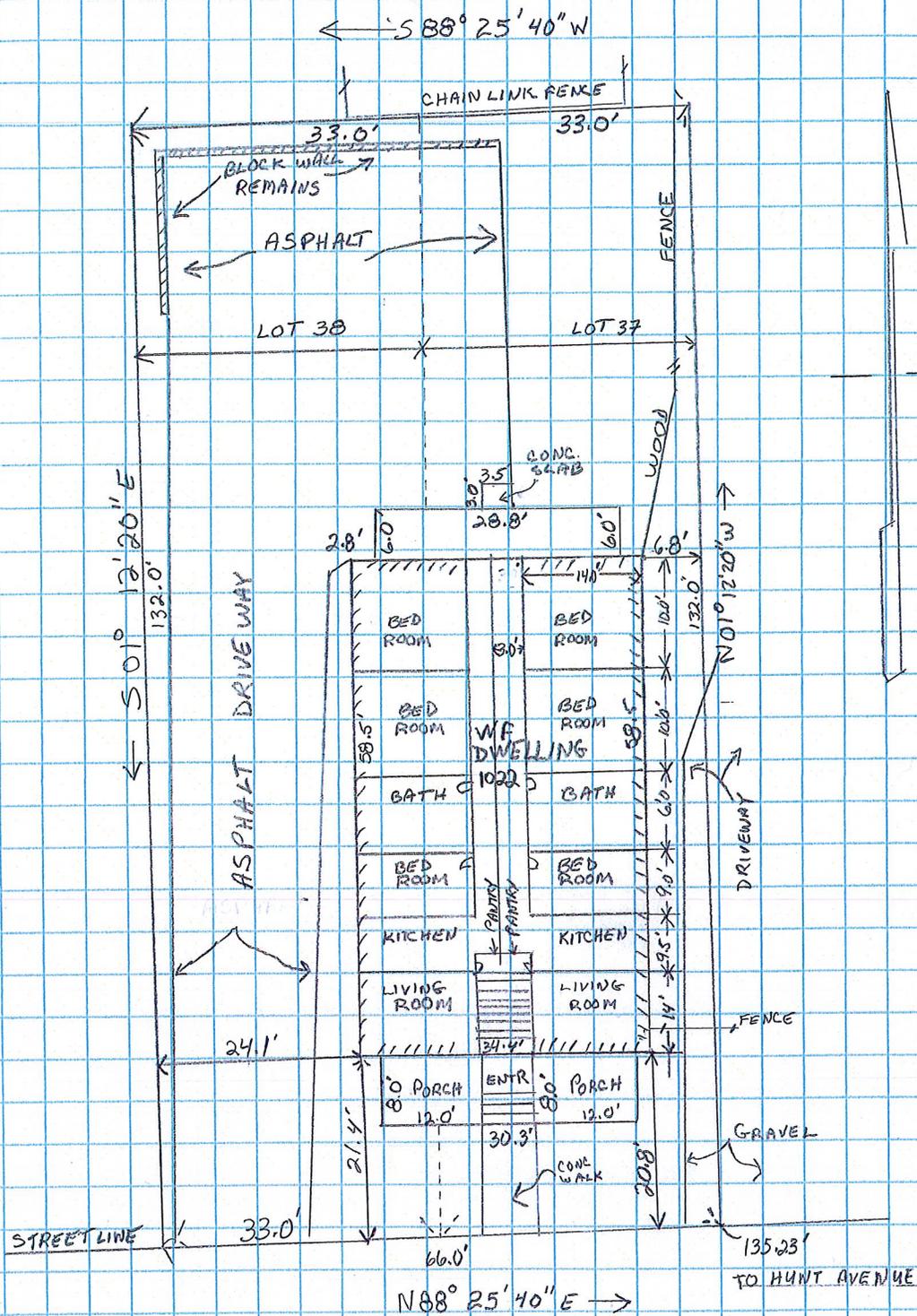
Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using On.gov.net.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 35A Area = 6533.9 Sq. Ft.
- *New Lot 37A Area = 10889.8 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation; Ronald and Barbara Leigh and Real Estate Investment Group LLC.

Proposed Only

<p>Michael J. McCully Land Surveying PLLC 5875 Feldstone Drive Cazenovia New York 13035 Phone : (315) 440-5096</p>	<p>Proposed Resubdivision on Lots 35-38, Block Five of the Bissell & Hunt Tract; Map# 443. To be New Lots 35A and 37A.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>	<p>Known as Nos 1012 and 1022 West Colvin Street, City of Syracuse, County of Onondaga and State of New York.</p>
<p>M.J. McCully NYSLLS 50696</p>	<p>Drawn by: MJM Scale: 1" = 20' Date(s): 11-05-17</p>

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2017, Michael J. McCully Land Surveying, all rights reserved.



WEST COLVIN STREET

1/4 INCH = 5 FT

BINS & MAIL





ZONE CHECK DETERMINATION FORM

Case #49

Zoning Classification grid

Zoning Classification

The following information is supplied by the Division of Buildings and Property Rehabilitation (DBPR) staff:

- 1. Address: 1022 W. Calvin St
2. Present Use: 4-apt
3. Lot Size: 66 x 132
4. Assessment (Family Code):
5. Building Permits Issued:

Table with 4 columns: Date, Permit Number, Occupancy, Nature of Permit

Related Documents Attached:

- 6. Date - 'Certificate of Compliance'/'Certificate of Occupancy'/'Certificate of Adequacy' - issued last, if any, January 28, 2009
7. Date last zone check was performed, if any,
Legal use at that time:

The following information will be returned by the Syracuse-Onondaga County Planning Agency:

- 1. Present zoning is RAA and has been since 7-3-61
2. Zoning History:
a. From to , the zoning was RA
b. From to , the zoning was
3. A 'VARIANCE' was granted/denied on for
4. A 'CONDITIONAL USE' was granted/denied on for
5. A 'SPECIAL PERMIT' was granted/denied on for N/C
6. A 'CERTIFICATE OF APPROPRIATENESS' was granted/denied on for

DETERMINATION (CHECK ONE)

- Use is legal* for 4-FAMILY DWELLING (NONCONFORMING USE)
Use is legal* for
Reduce occupancy to
Notify Assessment

Comments:

Date: 5-16-13 Researched by: [Signature]

*This certifies that the use/occupancy is legal and the density is correct. It does not certify that the structure is in compliance in terms of lot coverage parking and/or lot line restrictions.

City of Syracuse – Division of Code Enforcement
201 East Washington Street • Syracuse, New York 13202 • 315-448-8695



**CERTIFICATE OF COMPLIANCE SECTION 27-15
PROPERTY CONSERVATION CODE**

To: **HASSAN QUASSEMZADAH**
PO BOX 125
NEDROW, NEW YORK
13120

Issuance Date: JULY 15, 2013

Pursuant to an inspection made on JULY 12 20 13 of the premises located at
1022 W. COLVIN STREET
Syracuse, New York

This office certifies that the referenced property is on this date in substantial compliance with the Property Conservation Code and the Zoning Ordinance of the City of Syracuse.

PROPERTY DESCRIPTION

Number of structures on lot ONE Type of Construction: Masonry — Wood Frame

Number of Apartments: FOUR Sleeping Rooms: _____ Commercial Units: _____
(Rooming House ONLY) (1) Occupied as: _____

(2) Occupied as: _____

(3) Occupied as: _____

(4) Occupied as: _____

Total units by stories: Auxiliary Buildings? (INDICATED WITH AN X)
Cellar _____ 0. None

Basement _____ 1. 1-CAR MASONRY GARAGE

First Floor TWO 2. 2-CAR MASONRY GARAGE

Second Floor TWO 3. 3 OR MORE CAR MASONRY GARAGE

Third Floor _____ 4. 1-CAR WOOD FRAME GARAGE Attic (Y) _____ (N)

Fourth Floor _____ 5. 2-CAR WOOD FRAME GARAGE

6. 3 OR MORE CAR WOOD FRAME GARAGE

7. CARRIAGE HOUSE

Car Spaces 4

8. SHED

If the inspection referred to above was made during the period of May 31 to September 15 no representation is made hereby as to the adequacy of the heating system. This certificate shall be considered current for a period of five (5) years after the date of issuance provided that such Certificate of Compliance has not been revoked during that period as provided in accordance with Article 2 Section 27-15 of the Property Conservation Code.

Receipt #: 2013-TS-190

Case #: 47

A handwritten signature in black ink, appearing to be "Tom A.", written over a horizontal line.

Assistant Director