

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: Feb 19, 2020

1. Property Address: 7873 Myers Rd Kirkville Ny

Property Tax Map # 49-1-11.1

13082

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property: \_\_\_\_\_

New Construction

2. Owner of Property: Ferri Yackel

Owner's Address: 100 Phelps Place E. Syr NY 13057

Owner's E-Mail: terriyackel@hotmail.com

Owner's Phone #: 315-420-7700 Does Owners reside at property: No

Signature of Property Owner: Fyackel

3. Applicant / Representative / Attorney:

Name: Ferri Yackel Company: \_\_\_\_\_

Address: 100 Phelps Place E. Syr NY 13057

Phone: 315-420-7700 E-Mail: terriyackel@hotmail.com

4. The Town of Manlius ZBA Board requires that owners of neighboring properties be contacted by the applicant with respect to the proposed variance application. Please see attached instructions and form.

**Below this line - For Office Use Only**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Payment Receipt #: \_\_\_\_\_

Date of Denial of Building Permit Application: \_\_\_\_\_ Current Property Zoning: \_\_\_\_\_

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

4. A fee of \$100.00 for a residential area variance, \$200.00 for a Commercial use variance, \$350.00/\$450.00 for a use variance, checks are to be made payable to the Town of Manlius.

The 9 application packets will need to be delivered to the department of Planning & Development by **file by date**.

#### Area Variances – 5 Criteria Questions

If the applicant requests an area variance from the Town of Manlius Municipal Code, the applicant must consider the 5 criteria questions and be prepared to respond to the ZBA Board if requested to.

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method? *NO*
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? *NO*
3. Whether the requested variance is substantial? *NO*
4. Whether the Variance will have an adverse effect on physical or environmental conditions? *NO*
5. Whether the alleged difficulty was self-created? *yes*

#### Use Variances:

If the applicant requests to use the subject property for purposes which are not allowed or are prohibited by the Town of Manlius Municipal Code, the applicant must demonstrate unnecessary hardship. To prove unnecessary hardship, the applicant must submit evidence to demonstration that:

1. The applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence.
2. The alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.
3. That the request use variance, if granted, will not alter the essential character of the neighborhood; and
4. That the alleged hardship has not been self-created.

Use the space below or submit a separate documentation to present the necessary proof. Opportunity will also be given to present proof at the public hearing.

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Town of Manlius  
Zoning Board of Appeals  
301 Brooklea Drive  
Fayetteville NY 13066  
315-637-3521



Date: 2/21/2020

Dear Resident:

This is to inform you that a public meeting will be held by the Town of Manlius, Zoning Board of Appeals on Thursday March 19, 2020 at 6:30 PM. The Board will be considering an application for an area variance for Your neighbor: Terri Yackel

Address: 78.73 J Myers Rd Kirkville NY 13082

For: please see Attached memo

If you would like further information on this application, please call or come to the Planning & Development Office.

If you would like to make a comment and are not able to attend the meeting you can send your written comment to: Zoning Board of Appeals, 301 Brooklea Dr., Fayetteville NY 13066

## ZONING BOARD

Terri Yackel subdivision located at 7873 Myers Road. She is looking for an area variance regarding the road frontage for the current zoning. The land is currently zoned RA-restricted agricultural. The frontage under current zoning is 200'. Prior to the zoning frontages changing back in 2001, the frontage was 100' which is consistent with a good portion of lots on that street.

Ms. Yackel has 163' of frontage on the property. The current code is 200'. She is looking for 37' relief from the current standard to build a house on the subdivision.

