Fee $100

RECEIVED
MAR 27 2020
By_____

APPLICATION

TOWN OF MANLIUS – ZONING BOARD OF APPEALS
301 BROOKLEA DR.
FAYETTEVILLE NY 13066
315-637-3521 OR 315-637-8619

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY

THE ZONING BOARD OF APPEALS normally meets on the 3rd Thursday of the month, this schedule is subject to change. For your application to be placed on the agenda for the Zoning Board, you must file your complete application by the **file date-which is the last working day of the month by noon**. The placement of your application on the ZBA agenda is subject to caseload and/or the evaluation of your application under the New York State Environmental Quality Review Act and the requirements for referral to the Onondaga County Planning agency.
The ZBA Board reserves the right to limit the number of cases it hears at any one meeting to the first applications received. Additional applications may be delayed until a later meeting despite submissions prior to the File by Date.

An incomplete application will not be considered at all.

Once an application has been scheduled a public meeting notice will be published in the Eagle Bulletin and a meeting agenda will be mailed to each applicant. All scheduled applications will be open for inspection at the Town of Manlius, Town Clerk's Office.

Unless otherwise notified, all ZBA meetings will begin at 6:30PM at the Manlius Town Hall, 301 Brooklea Dr. Fayetteville NY. The applicant or an authorized representative must attend the meeting to present their application to the Zoning Board of Appeals Board.

VARIANCE SUBMITTAL REQUIREMENTS

1. A total of 9 copies of your application packet **which must include – Building Permit that has been denied by the Code Officer, ZBA application, survey, building plans, disclosure affidavit and the (*short environmental assessment form - only for commercial property*)** will be needed for the ZBA Board.
2. One **copy** of an accurate survey map of the property drawn by a licensed land surveyor. The survey must designate existing structures and proposed structures or additions. The survey must also show driveways and/or parking spaces as well as the distances from the rear, front and side property lines to the closest point on the primary structure. Distances from accessory or secondary structures to boundary lines should be shown as appropriate.
3. Environmental Assessment Form *(only for commercial property)*: Page 1 must be completed by the applicant, if short form is used.

5-24-18

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?
2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
3. Whether the requested variance is substantial?
4. Whether the Variance will have an adverse effect on physical or environmental conditions?
5. Whether the alleged difficulty was self-created?

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.

_____

_____

_____

_____

_____

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 26 Mar 2020

1. Property Address: 4565 S. Eagle Village Rd. Mt Manlius NY 13104

Property Tax Map # 117.-25-08.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Detached Garage for vehicle storage.

2. Owner of Property: Nathaniel and Tammy Johnson

Owner's Address: 4565 S. Eagle Village Rd. Manlius, NY 13104

Owner's E-Mail: johnson.nathaniel@gmail.com

Owner's Phone #: 623-262-0174 Does Owners reside at property: Yes

Signature of Property Owner: [signature]

3. Applicant / Representative / Attorney:

Name: Nathaniel Johnson Company: N/A

Address: 4565 S. Eagle Village Rd, Manlius, NY, 13104

Phone: 623-262-0174 E-Mail: johnson.nathaniel@gmail.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: _____

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license* or *permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I PARU PATEL, being duly sworn, deposes and says that (s) he is:
(Notary)

Property Owner
(*applicant, petitioner, corporation officer, property owner, etc.*)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1) is the applicant, or
2) is an officer, director, partner or employee of the applicant, or
3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.

C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: 27 March, 2020

Nathaniel M.K. Johnson
(*Print Name of 1st Applicant*)

(*Signature of 1st Applicant*)

Homeowner
(*Entity Name*)

By (*Officer*) (*Title*)

4565 S. Eagle Village Rd
(*Mailing Address of 1st Applicant*)

Manlius, NY 13104

623-262-0174
(*Telephone Number*)

Date: 27 March, 2020

Tammy Johnson
(*Print Name of 2nd Applicant*)

(*Signature of 2nd Applicant*)

Home Owner
(*Entity Name*)

By (*Officer*) (*Title*)

4565 S. Eagle Village Rd
(*Mailing Address of 2nd Applicant*)

Manlius, NY 13104

315-400-9957
(*Telephone Number*)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 27th day of March in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared Nathaniel Johnson (*1st Applicants Name*), and Tammy Johnson (*2nd Applicants Name*) personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

PARUL PATEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PA6350018
Qualified in Onondaga County
My Commission Expires 10-31-2020

SEAL

3/26/2020

Nathaniel M. Johnson
4565 S. Eagle Village Rd.
Manlius, NY, 13104

Town of Manlius – Zoning Board of Appeals
301 Brooklea Dr.
Fayetteville, NY, 13066

Dear Zoning Board of Appeals,

We are requesting a variance to the height of a new construction detached garage from 17′ to 22′. Below is the response to the 5 criteria questions:

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? **NO.**

In summary, we are requesting a variance to match the roof pitch on the existing house. This will maintain the character of the neighborhood and maintain a congruous architectural style.

Sincerely,

Nathaniel M. Johnson

APPLICATION FOR BUILDING PERMIT

Department of Planning and Development
301 Brooklea Dr., Fayetteville, NY 13066
(315) 637-8619 Fax: (315) 637-0713

TOWN OF MANLIUS

Application is hereby made for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. The applicant agrees to comply with all laws, ordinances, regulations and revisions of the municipality in which the Permit is requested.

LOCATION OF PROPOSED WORK (Street Address) Tax Map Number 117 - 25 - 08.0

4565 EAGLE VILLAGE RD S. Lot #

CONTRACTOR/AGENT-ADDRESS (Worker's Compensation Form Required) ☑
SYRACUSE CONSTRUCTION
5948 BUTTERNUT DR
EAST SYRACUSE 13057 Phone # 315-751-0540

OWNER/APPLICANT-NAME-ADDRESS (Home Owner's Form BP-1 Required) ☐
NATHANIEL | TAMMY JOHNSON
4565 EAGLE VILLAGE RD S
MANLIUS NY 13104 Phone #

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☒ garage ☒ new construction ☐ deck ☐ pool ☐ renewal ☐ sign
☐ storage/shed ☐ fireplace/wood stove ☐ other _____ Construction Cost $ 79958.

RESIDENTIAL-NEW STRUCTURE

# of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____
Total Sq. Ft. w/o garage _____ Sq. Ft. of garage _____

RESIDENTIAL-EXISTING STRUCTURE

# of rooms added: _____ ☐ Bedroom ☐ Family Room ☐ Bath ☐ Living Space
Other _____ Total Sq. Ft. added: _____

COMMERCIAL:
Name of Business: _____ Total Sq. Ft. of Project _____

All plumbing and sanitary systems to be inspected by Onondaga County Department of Health.
I hereby agree that no building is to be occupied or used in whole or in part for any purpose what so ever until a certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer.
I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or authorized representative upon showing proper credentials, to enter the above premises or buildings during reasonable working hours to discharge their duties.

Date: 3/16/2020 By: PETER SOCHACKI

☐ Owner Authorization ☐ Owner ☒ Authorized Agent

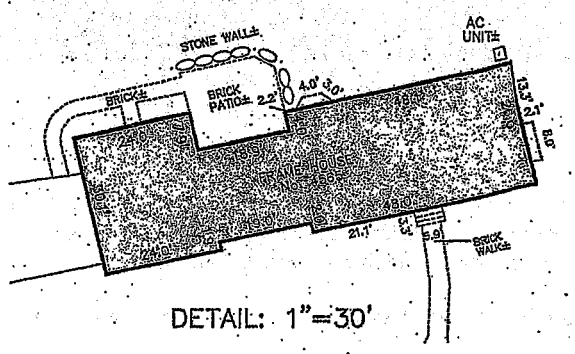
CODE ENFORCEMENT USE ONLY ck # 1056

Occupancy Classification 40 40 20
Zoning RA
Flood Plains _____ Wetlands _____
Contractors W/C Ins. _____
Planning Board _____
Plans Review _____
Date Application Rec'd _____
ZBA _____
Rec'd by DW Receipt No. 5895
Building Permit No. _____
Set Backs _____
Fee 381.00 Date Paid 3-16-20

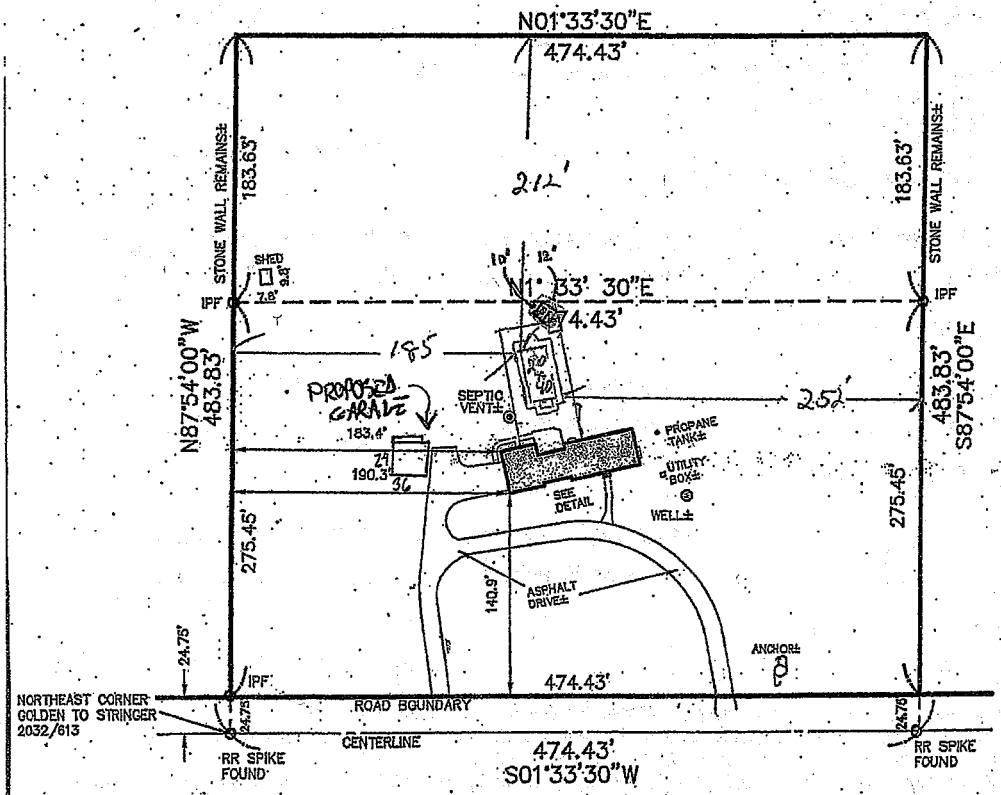
☐ Duplicate Set of Plans ☐ Survey and/or Site Plan
☐ APPROVED ☒ DISAPPROVED Date 3-17-20
Remarks Code says 17' max from peak to flr. Subject has 22'.
Needs 5' relief.

Randy Capriotti
Signature of Codes Enforcement Officer

White Copy - Applicant Yellow Copy - Codes Enforcement Pink Copy - Town Assessor rev. 3/16



DETAIL: 1"=30'



SOUTH EAGLE VILLAGE ROAD

(ORAN STATION ROAD)

RR SPIKE FOUND
indicates rail road spike found 11/1991

IPF indicates iron pipe found 11/1991

Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

\\SERVER\Land Projects\1188012\dwg\1188012_LOG.dwg

RECERTIFIED: OCTOBER 1, 2014; REF. 762,063 FB: 1445

TRACT MAP

BY:

DATE FILED:

MAP NO.

PROPERTY CORNERS NOT SET THIS SURVEY. UNLESS SHOWN, OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.

TO:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.

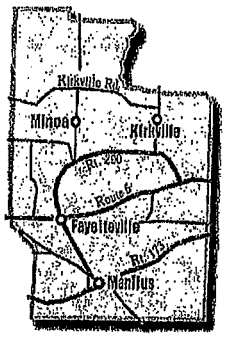
N.Y.S. LICENSED LAND SURVEYOR:

PART OF FARM LOT No. 99
TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200 FAX: (315) 457-9251

DATE:	NOVEMBER 22, 1991
SCALE:	1" = 100'
FILE: 1188.012	FB: 772

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



Date: 23 Mar 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 unknown due to Coronavirus restrictions, 20___ at 6:30 PM. The Board will be considering an application for an area variance for

Your neighbor: Nathaniel Johnson

Address: 4565 S. Eagle Village Rd, Manlius, NY, 13104

For: Height variance for a detached structure (garage). (22' vs 17' height to match existing roof pitch).

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

If you would like to know the next meeting, please contact me via email, phone, or text and I can let you know as soon as the town schedules it. I can be reached at johnson.nathaniel@gmail.com or 623-262-0174. Additionally you can call Town Hall for more information. Thank You!

5/22/18

Sincerely
Nathaniel Johnson
623-262-0174

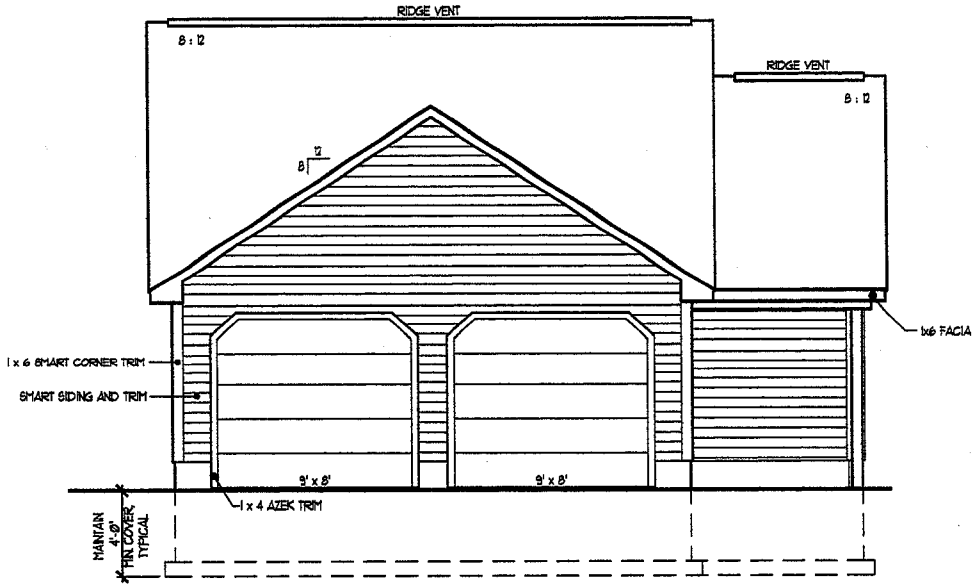
Town of Manlius
Zoning Board of Appeals
Neighbor Notification Sheet
315-637-3521

This sheet is for the applicant to document that all landowners adjacent to the applicant's property boundaries have been notified of the proposed variance and the public meeting. Please return the completed sheet to: Zoning Board of Appeals, 301 Brooklea Dr., Fayetteville NY 13066.

Property Address 4565 S. Eagle Village Rd, Manlius, NY 13104

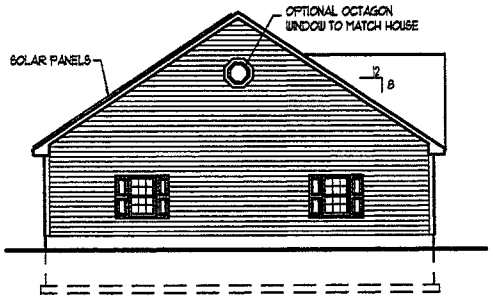
Date	Neighbors Name	Neighbors Address	Neighbors Signature When possible
25 Mar 2020	Chuck & Amy Patton	9119 Whistling Swan Ln Manlius, NY 13104	
25 Mar 2020	Scott & Jodi Hearn	9121 Whistling Swan Ln Manlius, NY 13104	
25 Mar 2020	Ryan & Katherine Michaels	9127 Whistling Swan Ln Manlius, NY 13104	Not Available to Sign
25 Mar 2020	Chris & Shannon Banes	9133 Whistling Swan Ln Manlius, NY 13104	

2/16/18



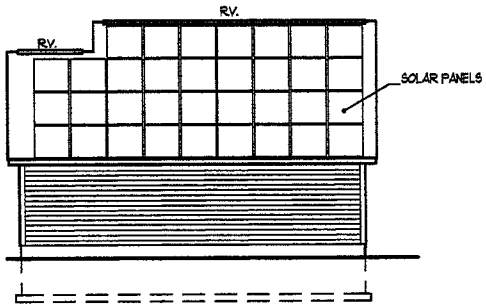
NORTH ELEVATION

1 / 4" = 1' - 0"



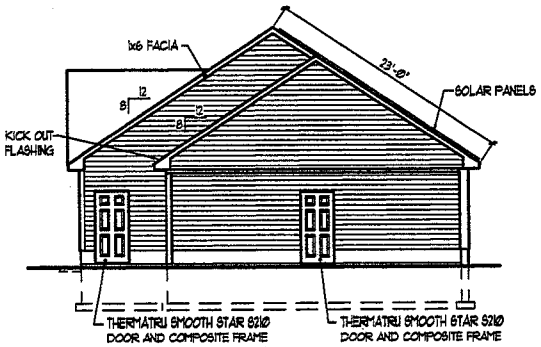
EAST ELEVATION

1 / 8" = 1' - 0"



SOUTH ELEVATION

1 / 8" = 1' - 0"



WEST ELEVATION

1 / 8" = 1' - 0"

B. Dean Johnson Architects PC
7710 Maltage Drive
Liverpool, New York 13090
315 - 652 - 5622

PROJECT:

FREESTANDING GARAGE FOR:

JOHNSON RESIDENCE

4565 SOUTH EAGLE VILLAGE ROAD
TOWN OF MANLIUS

DATE: 01-10-20

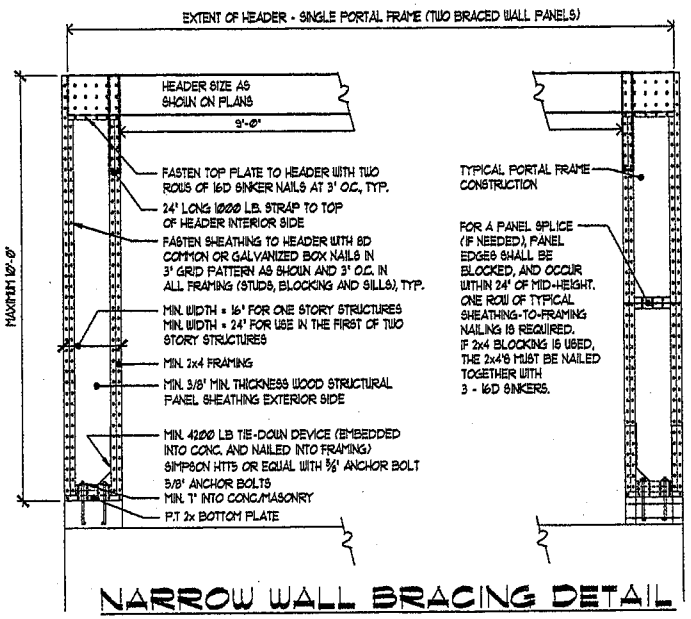
SCALE: AS NOTED

DRAWN: LMC

CHECKED: BDJ

DRAWING: ELEVATIONS

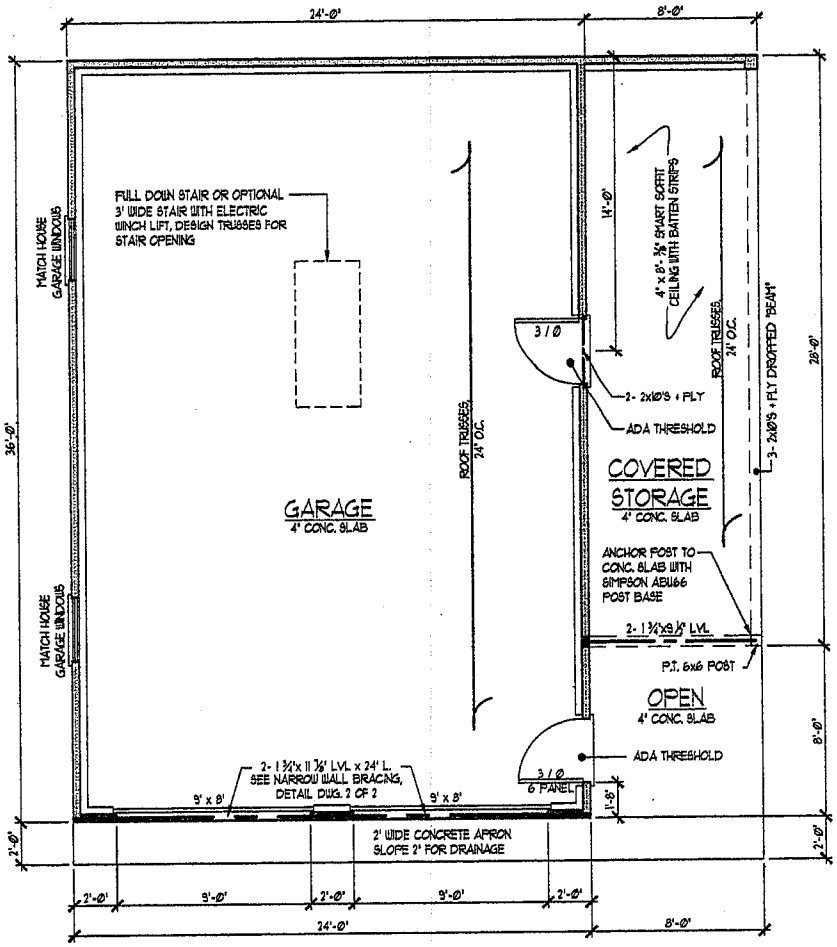
DRAWING NO: 1 OF 4



NARROW WALL BRACING DETAIL

1/2" = 1'-0"

INSTALL IN ACCORDANCE WITH SECTION R602.10.6 OF THE RESIDENTIAL CODE OF NYS



FLOOR PLAN

1 / 4" = 1' - 0"

B. Dean Johnson Architects PC
7710 Maltage Drive
Liverpool, New York 13090
315 - 652 - 5622

PROJECT:

FREESTANDING GARAGE FOR:
JOHNSON RESIDENCE
4565 SOUTH EAGLE VILLAGE ROAD
TOWN OF MANLIUS

DATE: 01-10-20

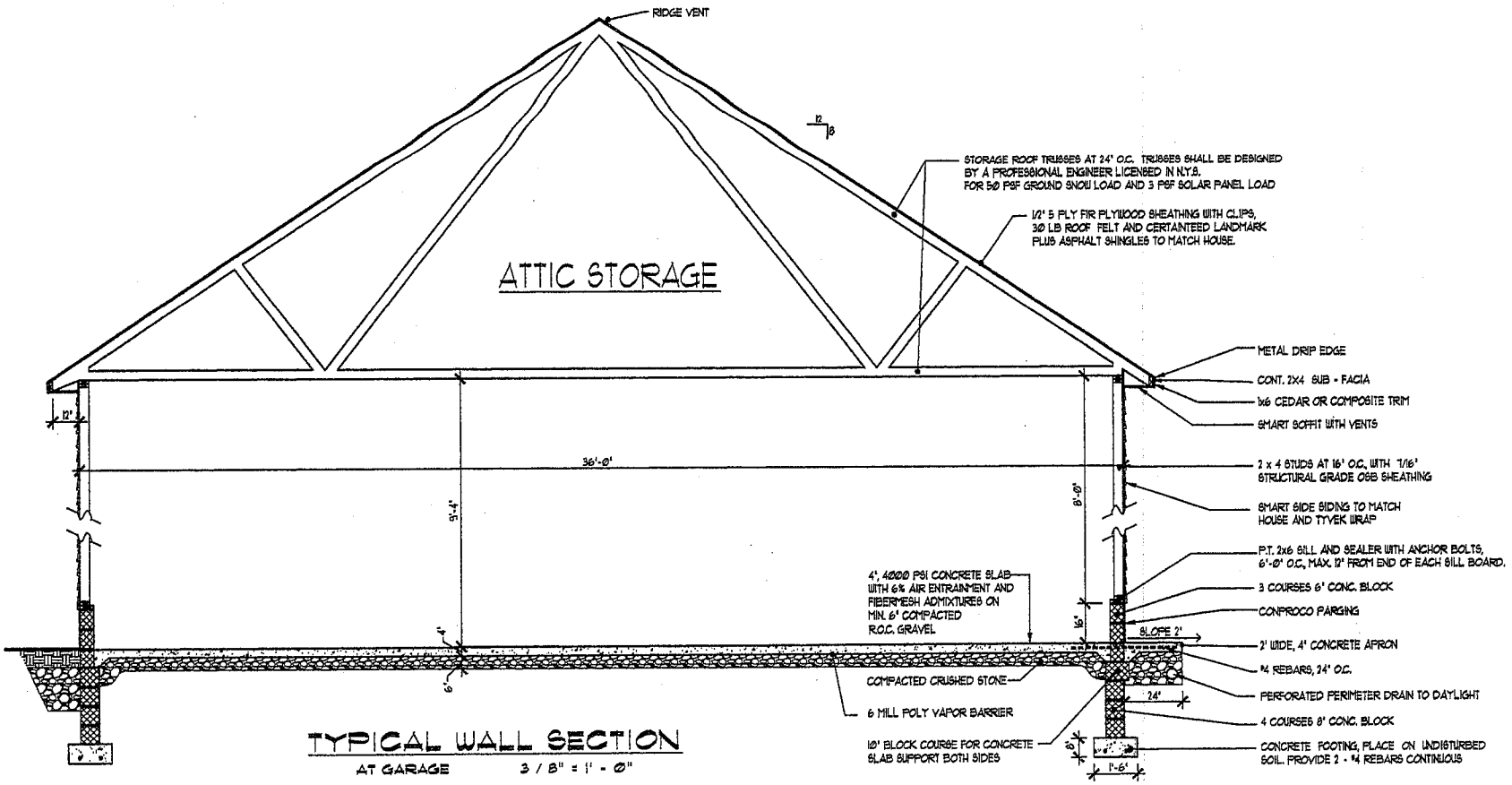
SCALE: AS NOTED

DRAWN: LMC

CHECKED: BDJ

DRAWING: FLOOR PLAN AND DETAIL

DRAWING NO: 2 OF 4



TYPICAL WALL SECTION

AT GARAGE 3 / 8" = 1' - 0"

B. Dean Johnson
Architects PC
7710 Maltage Drive
Liverpool, New York 13090
315 - 652 - 5622

PROJECT:

FREESTANDING GARAGE FOR:
JOHNSON RESIDENCE
4565 SOUTH EAGLE VILLAGE ROAD
TOWN OF MANLIUS

DATE: 01-10-20

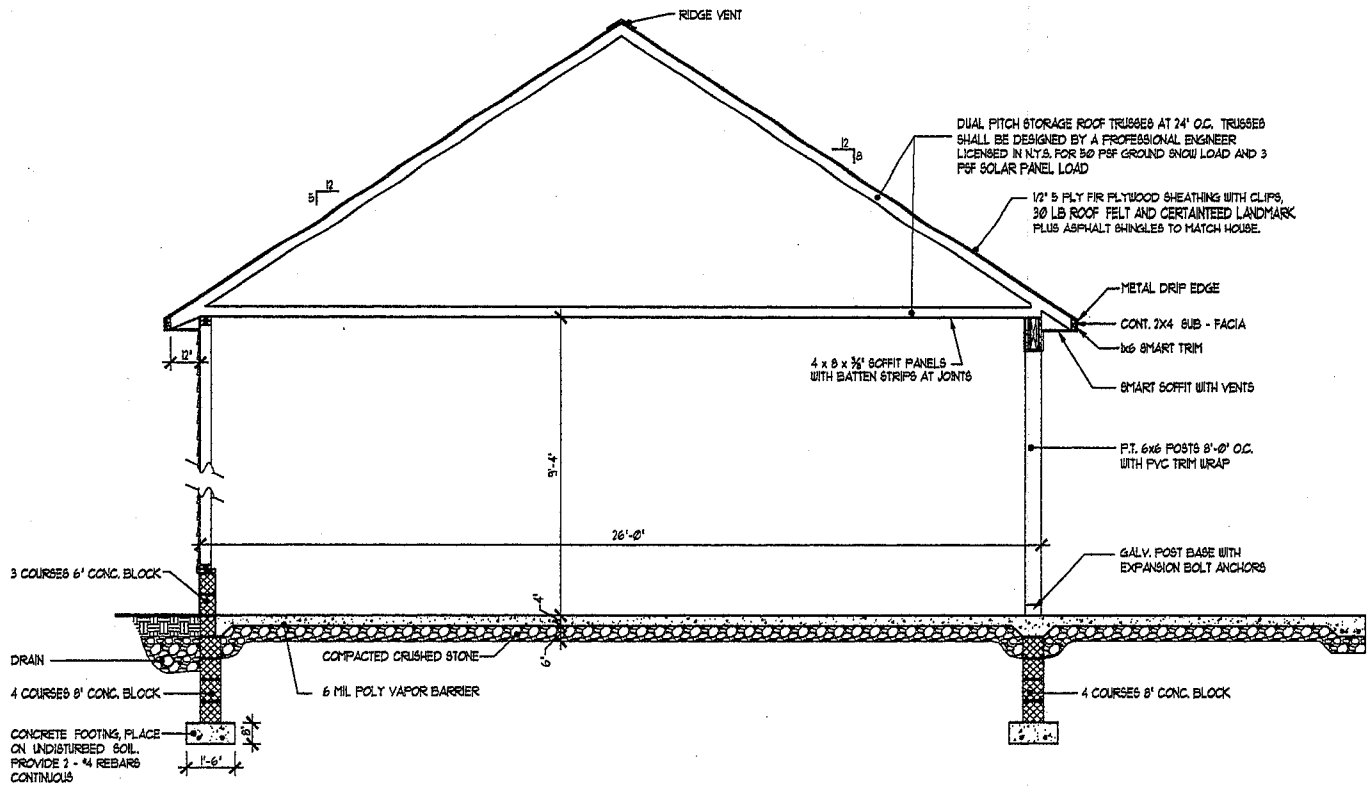
SCALE: AS NOTED

DRAWN: LMC

CHECKED: BDJ

DRAWING: WALL SECTION

DRAWING NO: 3 OF 4



TYPICAL WALL SECTION

AT COVERED STORAGE 3 / 8" = 1' - 0"

B. Dean Johnson
Architects PC
7710 Maltage Drive
Liverpool, New York 13090
315 - 652 - 5622

PROJECT:

FREESTANDING GARAGE FOR:
JOHNSON RESIDENCE
4565 SOUTH EAGLE VILLAGE ROAD
TOWN OF MANLIUS

DATE: 01-10-20

SCALE: AS NOTED

DRAWN: LMC

CHECKED: BDJ

DRAWING: WALL SECTION

DRAWING NO: 4 OF 4