

Eff. 2018

Village of Fayetteville
ZONING BOARD OF APPEALS
Mark Colvin, Chairperson
Telephone: (315) 637-9864 Fax: (315) 637-0106
425 East Genesee Street
Fayetteville, NY 13066

ZONING BOARD of APPEALS
(Please fill out the application completely)

Tax Map Number of Property:

014. - 02 - 24.0

Zoning District of Property:

R-1

Date Filed: 8/25/22

Application Fee: 150⁰⁰

Applicant: STEVEN DERZANOVICH

Telephone: 615-406-4077

Co-Applicant: KATE DERZANOVICH

Applicant's Address: 221 REDFIELD AVE.

Email: STEVEN.DERZ@GMAIL.COM

Owner of Property: STEVEN DERZANOVICH

Telephone: 615 406 4077

Property Address: 221 REDFIELD AVE FAYETTEVILLE NY 13066

Denied by Codes Enforcement on: 8-25-22

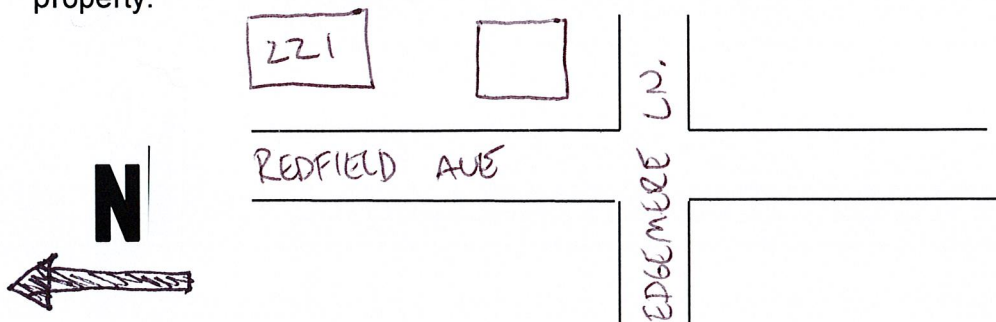
When did the Planning Board review the application? Sept. 12, 2022

Planning Board's recommendation or determination: _____

If the property is located within the historic district, when did the Historic Preservation Commission (HPC) review the application? _____

HPC's recommendation or determination: _____

The Zoning Board members routinely visit each site. In order to assist them in finding your property, please locate BELOW the property with cross street names, and provide any other features which might assist the Board in identifying the property. If the land is vacant, please designate distances from cross streets in feet or tenths of a mile, or stake the frontage of the property.



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Size of Parcel: _____ Width _____ Depth _____ Total Area _____ Shape _____

Current Use of the Property:

SINGLE FAMILY, RESIDENTIAL

Is the property located within 500 feet of: (Please check one.)

YES NO

A boundary line of the Village of Fayetteville?

() (✓)

An existing or proposed County, State, or Highway Road?

() (✓)

An existing or proposed County, State Park, or Recreation Area?

() (✓)

Right of way or County owned or used stream or drainage channel?

() (✓)

County or State owned lands with public building?

() (✓)

Is the property located within a flood plain or floodway?

() (✓)

Appeal is made herewith for:

() Interpretation of the Zoning Ordinance or Zoning Map

(✓) Variance from the **AREA** restrictions of the Zoning Ordinance (See page 3.)

() Variance from the **USE** restrictions of the Zoning Ordinance (See page 4.)

() Other – Appeal

The applicant requests a variance from the following Section(s) of the Code, granting the following relief:

Code Section (Title, Article)	Subject	Permitted	Proposed	Extent of Relief Requested
<u>187-54</u>	<u>Front yard</u>	<u>35</u>	<u>29.41</u>	<u>5.59</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Description of Proposed Use:

GABLE ROOF OVER EXISTING MASONRY STEPS TO PROVIDE
SHADE AND COVER FROM WEATHER.

Proposed Hours of Operation:

Mon _____ Tues _____ Wed _____ Thur _____ Fri _____ Sat _____ Sun _____

Expected Peak Hours:

Weekday _____ Weekday Evening _____ Weekend Day _____ Weekend Evening _____

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Expected Parking Needs: _____

Expected Exterior Storage: _____

Description of any proposed interior improvements: _____

Description of drainage flows and controls: _____

Full description of any proposed exterior improvements: _____

Existing/Proposed Signage: _____

AREA VARIANCE: The questions below are the criteria for which an area variance request is determined.

- 1) Will there be an undesirable change in the character of the neighborhood or a detriment to nearby properties?
- 2) Can the applicant achieve the benefit by some method, feasible for the applicant to pursue, other than an area variance?
- 3) Is the area variance request substantial?
- 4) Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district?
- 5) Was the alleged difficulty self-created?

The above-stated questions will be discussed and evaluated by the Zoning Board of Appeals. Please state the basis for your variance request and attach that statement to this application.

August 26, 2022

Steve & Kate Derzanovich
221 Redfield Ave.
Fayetteville, NY13066

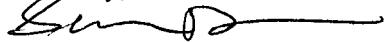
To Whom it may Concern:

We are writing this letter in reference to an area variance request submitted at 221 Redfield Ave in the village of Fayetteville. After painting the exterior of our home approximately five years ago, we have recently decided to invest into a larger project which will enhance the exterior of our home more dramatically. In total, we are installing a new metal roof, vinyl siding and would like to build a gable style roof structure over our front steps. The dimensions of this structure will exceed our current masonry steps by 2-3 feet and is prompting this variance request.

In addition to improving the appearance of our home, this structure will make our entrance more comfortable and more easily maintained. In the summer, there is virtually no shade in our front yard which can lead to the door and handle fading more quickly and the threshold becoming too hot. In the winter, our entrance has no overhead protection from snow which accumulates on the door threshold. This snow falls in the home or melts on the threshold which has contributed to continuous wood rot below the threshold. Granting this request will allow us to improve our curb appeal and prevent these issues.

We appreciate your time and consideration in reviewing this request and are confident the neighborhood will enjoy the result of our investment.

Sincerely,



Steve Derzanovich
615-406-4077

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***ATTENTION APPLICANTS: YOU OR PERSON(S) ACTING ON YOUR BEHALF MUST ATTEND THE SCHEDULED PUBLIC HEARING IN ORDER FOR YOUR APPLICATION TO BE REVIEWED.**

Print Name of Property Owner: STEVEN DERZANOVICH

Signature of Property Owner: [Signature] Date: 8/29/22

Print Name of Property Owner: _____

Signature of Property Owner: _____ Date: _____

State of New York

County ONONDAGA }

STEVEN DERZANOVICH being duly sworn, deposes and says that s/he is the person who has signed this application; that s/he is the OWNER / APPLICANT, authorized by the said owner to make and file this application; that s/he has read and understands this application; that all statements contained therein are true to the best of his/her knowledge and belief; and the work will be performed in accordance with the application and the plans and specifications filed therewith.

[Signature]

Signature(s) of Applicant

Sworn to before me this 29 day of August 2022

Notary Public Karen R. Shepard

County ONONDAGA

KAREN R. SHEPARDSON
Notary Public, State of New York
Qualified in Onondaga County
Reg. No. 01SH6292763
My Commission Expires 11-04-20 25

***** OFFICIAL USE ONLY *****

Received by: K. Shepard Date: 8-29-2022

	APPROVED	DENIED	DATE
Codes Enforcement Review:	_____	<u>[Signature]</u>	<u>8-25-22</u>
Planning Board Review:	_____	_____	_____
Zoning Board of Appeals:	_____	_____	_____
Condition(s) made part of approval:	_____ _____		

BUILDING PERMIT APPLICATION

(All applicable sections of this application must be completed – incomplete applications will not be considered.)

Project Address: 221 Redfield Ave. Fayetteville, NY 13066 Tax map #: 014.-02-24.0

Property Owner/Contact: Steven Derzanovich(owner)

Email: steven.derz@gmail.com Daytime Phone: (615) 406-4077

APPLICANT: Rebecca Marshall Email: rebecca@marshallexteriorsny.com

Address: 135 E. Union St. Newark, NY 14513 Phone number: (315) 331-6462

CONTRACTOR: Marshall Exteriors, LLC Contact Name: Rebecca Marshall

Address: 135 E. Union St. Newark, NY 14513 Phone number: (315) 331-6462

TYPE OF WORK (check all that apply): ☒ RESIDENTIAL ☐ COMMERCIAL

- ☐ Repairs ☐ Detached Garage/ Pole Barn/Accessory Building
☐ Addition ☐ Shed
☒ Alterations ☐ Swimming Pool Circle: (In ground) (Above Ground) (Hot Tub/Spa)
☐ Deck/Porch ☒ Other: Installing a 6'x8' Gable roof over front door; Tear off roof replacement
☐ Single Family House ☐ Commercial/Industrial Building

Description of the proposed project and its proposed use: Per attached docs, we're installing a 6'x8' gable roof build over the front door; Tear off the existing roof and install new metal roof per NYS code (23.21 sq.); Install new gutters

Project Use: ☒ Residential ☐ Commercial ☐ Other: _____

Project Dimensions: Width: 8' Length: 6' Height: ceiling is 9' Sq. Ft.: 48 sq. ft.

Distance from lot lines: Front: 29' Rear: 60'+ Side 1: 33'+ Side 2: 50' +

Lot Frontage: _____ Lot Depth: _____

Estimated value of all work – materials and labor: \$ 5,843-Roof gable build, \$19,448-Roof replacement
\$3,342-Gutter install

New York State law requires that all plans, drawings and specifications relating to the construction or alteration of buildings or structures bear the original seal and signature of a NYS licensed Professional Engineer or Registered Architect when value of construction exceeds \$20,000, when construction exceeds 1500 Sq. Ft., or when construction involves structural work.

CEO USE ONLY

Occupancy Classification _____ Date Application Recv'd _____

Zoning _____ Plans Review 8-25-22

Flood Plains _____ Wetlands _____ Planning Board _____

Contractors Work Comp Insur. _____ ZBA _____

Fee \$ 102⁰⁰ Date Paid 8/24/22

Rec'd By MS Receipt No. 157462

Building Permit No. _____

Setbacks _____

☐ Duplicate Set of Plans

☐ APPROVED [Date: _____]

☐ I & I Capacity Assurance Letter

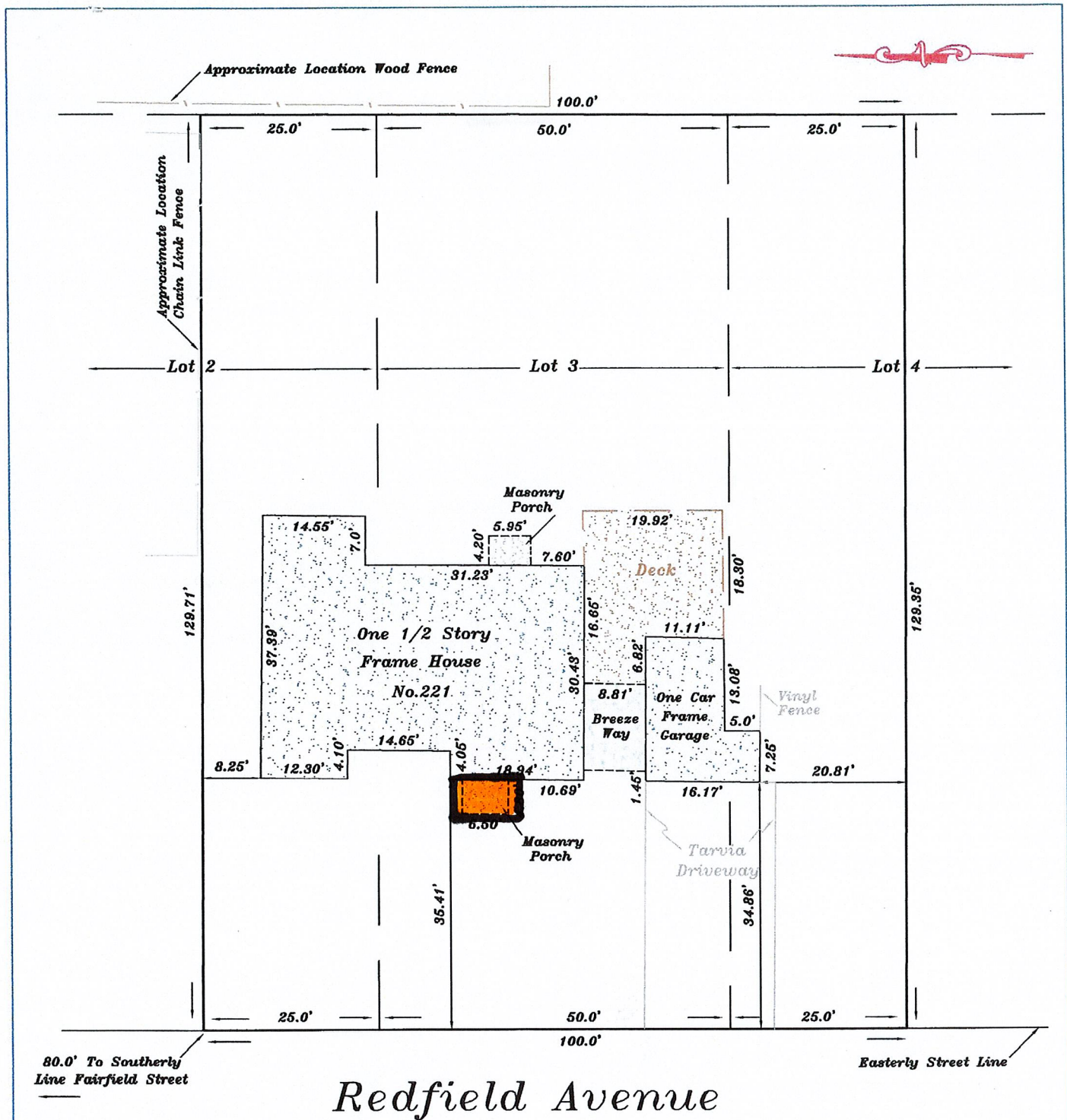
☐ Survey and/or Site Plan

☒ DISAPPROVED [Date: 8-25-22]

☐ I & I Fee \$ _____ Date Paid _____

REMARKS: NEEDS AREA VARIANCE FOR FRONTYARD SETBACK.
REQUESTING 29.41 INSTEAD OF THE REQUIRED 35' PER CHAPTER
187-54

CEO Signature: _____



	R.J. LIGHTON SR. LAND SURVEYING 886 E. Bright St., Syracuse, New York, 13205		Location Survey on Lot 3 and part of Lots 2 and 4 - Huntleigh Park.		
	I hereby certify that this map was made from an actual survey and same is correct.		Known as No.221 Redfield Avenue, Village of Fayetteville, Town of Manlius, County of Onondaga, State of New York.		
	R.J. Lighton Sr. No. 45373		Drawn by: JRL	Scale: 1" = 20'	Date: 10-04-07
	Revisions: Mar. 29, 2013 * June 26, 2017				

Unauthorized alteration or addition to a copy of a 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 surveyed is prepared and are not transferable to subsequent persons or entities. Copyright 2013, R.J. Lighton Sr. Land Surveying, all rights reserved.



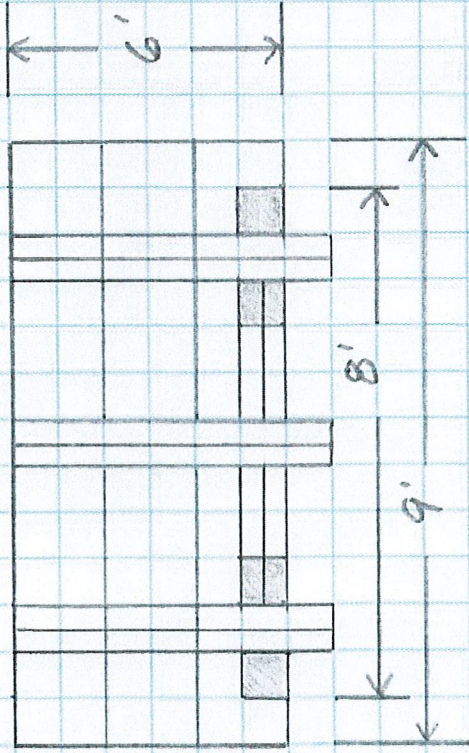
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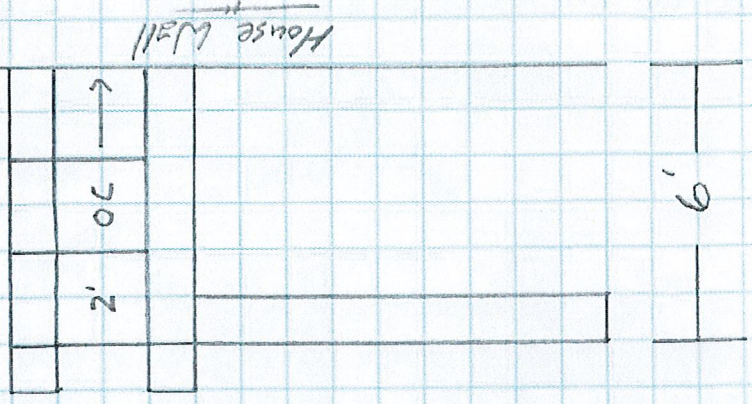
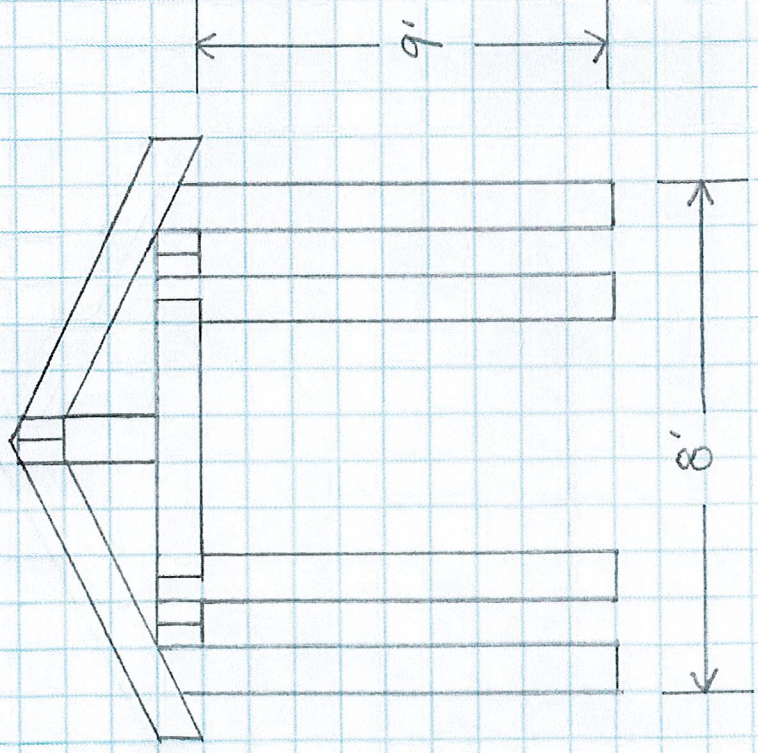
221 Redfield Ave

Fayetteville, NY 13066

House Wall



- 6x6 PT Post 42" deep w/ block
3 80lb cement
- 2x8 (3) PT Headers and Ridge Beam notched into 6x6 PT Post w/ 3 1/8" Timber Locks
- 2x6 Rafters 24" OC w/ rafter hangers and hurricane ties
- Everything wrapped in Cedar

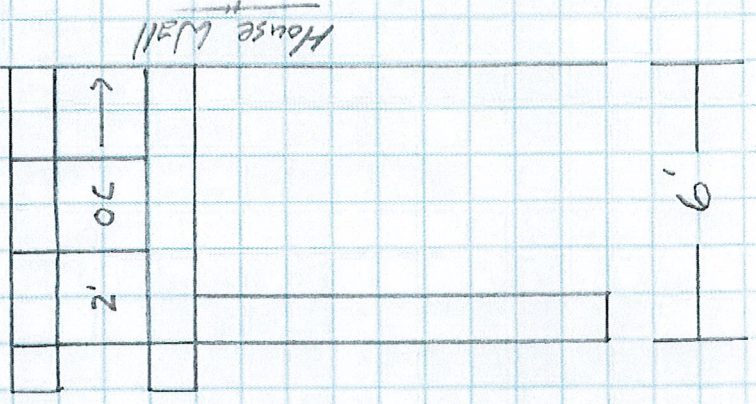
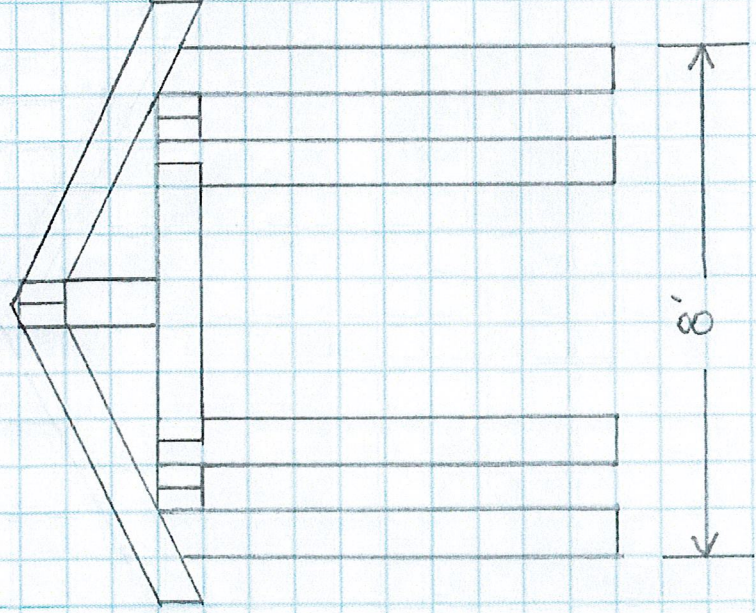
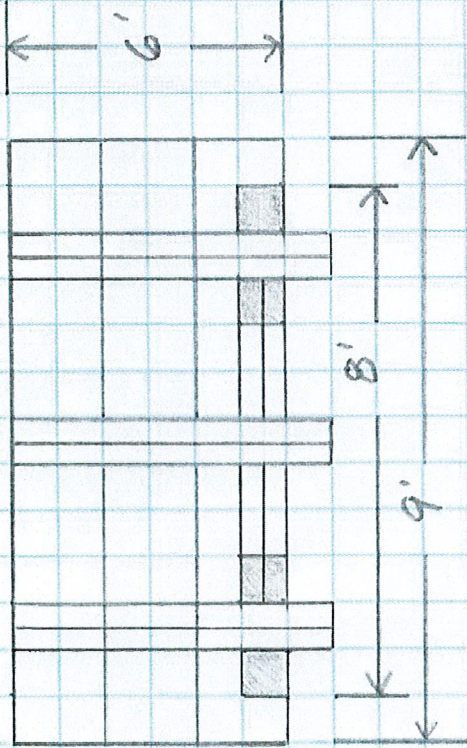


7/14/22

Steven Derzanovich
 221 Redfield Ave
 Fayetteville, NY 13066

- 6x6 PT Post 42" deep w/ block & 80lb cement
- 2x8(3) PT Headers and Ridge Beam notched into 6x6 PT Post w/ 3 1/8" Timber Locks
- 2x6 Rafters 24" OC w/ rafter hangers and hurricane ties
- Everything wrapped in Cedar

House Wall



7/14/22