

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:

015-04-03.0

Zoning District of Property:

R-2

Date Filed: 7-7-2025

Application Fee: A10

Applicant: LAWRENCE S. KOCH **Telephone:** 315-952-6905

Co-Applicant: _____

Applicant's Address: 239 SALT SPRINGS ST **Email:** LSKarch@TWCNY

Owner of Property: LAWRENCE S. KOCH **Telephone:** 315-952-6905 RR.COM

Property Address: 239 SALT SPRINGS ST

Denied by Codes Enforcement on: 10-28-25

When did the Planning Board review the application? 11-3-2025

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? NO

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.



Eff. 2018

Size of Parcel: _____ Width 100^{+/-} Depth 300^{+/-} Total Area 30,000 Shape RECTANGULAR

Current Use of the Property:

RESIDENTIAL

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

YES NO

A boundary line of the Village of Fayetteville?

() (X)

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

() (X)

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

() (X)

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

() (X)

County or State owned lands with public building?

() (X)

Is the property located within a flood plain or floodway?

() (X)

Appeal is made herewith for:

() Interpretation of the Zoning Ordinance or Zoning Map

(X) 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

187-54

front yard
SETBACK
R-2

30'

13'

17'

Description of Proposed Use:

DECK

Proposed Hours of Operation: N. A.

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

Expected Peak Hours:

Weekday _____ Weekday Evening _____ Weekend Day _____ Weekend Evening _____

Eff. 2018

Expected Parking Needs: NONE

Expected Exterior Storage: NONE

Description of any proposed interior improvements: NONE

Description of drainage flows and controls: UNCHANGED

Full description of any proposed exterior improvements: DECK & SCREEN
WALL (STONE) TO HIDE 2 A/C
CONDENSING UNITS.

Existing/Proposed Signage: NONE

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? NO
- 2) Can the applicant achieve the benefit by some method, feasible for the applicant to pursue, other than an area variance? UNCERTAIN
- 3) Is the area variance request substantial? NO
- 4) Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district? NO
- 5) Was the alleged difficulty self-created? NO

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.

CREATE A SCREEN WALL TO
HIDE A/C CONDENSING UNITS.

USE VARIANCE: If the applicant requests to use the subject property for purposes which are not allowed or are prohibited by the Village of Fayetteville Codes, the applicant must demonstrate unnecessary hardship. In order to prove unnecessary hardship, the applicant must submit evidence demonstrating this:

- 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 requested use variance, if granted, will not alter the essential character of the neighborhood; and
- 4) That the alleged hardship has not been self-created.

Please state the basis for your appeal and attach that statement to this application.

DISCLOSURE OF INTEREST

Pursuant to Section 809 of the General Municipal Law and Section 99-36 of the Code, every applicant for an area variance must certify the name, residence, and the nature and extent of the interest of any officer or employee of the State of New York, the Village of Fayetteville, the Town of Manlius, or the County of Onondaga, in the person, partnership, corporation, or association making such an application to the extent known to such applicant. The names, residences, and nature and extent of interest of all such public officers or employees are:

Please list any professionals who will be assisting you with your presentation at the public hearing:

<u>Name</u>	<u>Company</u>	<u>Profession</u>	<u>Telephone#</u>
LARRY KOCH	—	ARCHITECT	315-952-6905
_____	_____	_____	_____
_____	_____	_____	_____

Eff. 2018

***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: _____

Signature of Property Owner: _____

Date: 10/28/2025

Print Name of Property Owner: _____

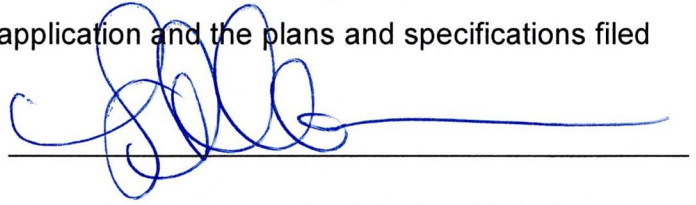
Signature of Property Owner: _____

Date: _____

State of New York

County ONONDAGA

LAURENCE S KOCH being duly sworn, deposes and says that s/he is the person who has signed this application; that s/he is the OWNER, 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(s) of Applicant

Sworn to before me this 28 day of October 2025

Notary Public Karen R. Shepardson

County ONONDAGA

KAREN R. SHEPARDSON
Notary Public, State of New York
Qualified in Onondaga County
Reg. No. 01SH6292763
My Commission Expires 11-04-2029

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

Received by: K. Shepardson

Date: 10/28/2025

APPROVED

DENIED

DATE

Codes Enforcement Review: _____

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: _____ Tax map #: 015-04-03.0

Property Owner/Contact: LAWRENCE KOCH

Email: _____ Daytime Phone: _____

APPLICANT: LAWRENCE S. KOCH Email: LSKarch@TWCNY.RR.COM

Address: 239 SALT SPRINGS ST Phone number: _____

CONTRACTOR: SELF Contact Name: _____

Address: _____ Phone number: 315-952-6905

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: _____

☒ Single Family House ☐ Commercial/Industrial Building

Description of the proposed project and its proposed use: Adding a 10'-2" WIDE X 22'-8" LONG DECK / PATIO

Project Use: ☒ Residential ☐ Commercial ☐ Other: _____

Project Dimensions: Width: 10'-2" Length: 22'-8" Height: VARIES Sq. Ft.: 200

Distance from lot lines: Front: _____ Rear: 110'-0" Side 1: OVER 10 Side 2: OVER 10

Lot Frontage: 96.16 Lot Depth: 283

Estimated value of all work – materials and labor: \$ 5,000

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 6/24/2025

Fee \$ 175⁰⁰ Date Paid 7/3/2025

Zoning _____

Plans Review _____

Rec'd By GH Receipt No. 09138

Flood Plains _____ Wetlands _____

Planning Board _____

Building Permit No. _____

Contractors Work Comp Insur. _____

ZBA _____

Setbacks _____

☐ Duplicate Set of Plans

☐ APPROVED [Date: _____]

☐ I & I Capacity Assurance Letter

☐ Survey and/or Site Plan

☒ DISAPPROVED [Date: 10-28-25]

☐ I & I Fee \$ _____ Date Paid _____

REMARKS: NEEDS AREA VARIANCE FOR FRONT YARD SETBACK
REQUESTING 13' INSTEAD OF THE REQUIRED 30' PER CHAPTER 187-54-R2

CEO Signature: _____

OUTDATED - UNSUPPORTED
FOR REFERENCE ONLY

S.W. corner
T of Bk. 1866/82
C. Armstrong to Dunn-Burdick Co., Inc.

290.1 ± d -
293.77'

S.W. corner
W of B. Dunn to Fayetteville Sales Inc.
1865/281

LOT 65
LOT 75

C.B. Taylor to Fayetteville Sales Inc.
2034/194

The undersigned hereby certifies that
this Map was made from an actual Survey
and that both Map and Survey are correct.

Jan. 22, 1964

There has been no apparent physical change
except as shown.
Sept. 6, 1967

110.0

42.20'
S. 79° 54' E +

N. 14° 25' 10" E
247.88'

Fr.
Barn
20.4

S. 14° 25' 10" W.

203.0'

GARAGE

BRKZ.

22.28

1st story

2nd story

Fr. Bul.

22.3

24.1

22.3

24.1

22.3

24.1

22.3

24.1

22.3

24.1

22.3

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22.3

24.1

22.3

24.1

22.3

24.1

22.3

24.1

PROPOSED
DECK

30'
SETBACK

N. 58° 33' 40" W.

SALT SPRINGS ST.

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PART LOT 75 - TOWN OF MANLIUS
VILLAGE OF FAYETTEVILLE - ONONDAGA CO., N.Y.

Scale 1" = 30'

Jan. 22, 1964

Revised Sept. 30, 1969