

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
Monday, June 5, 2023 @ 7:30 p.m.
8220 Loop Road

I. PUBLIC HEARING -- 7:30 p.m.

- | | |
|--|-----------------------------------|
| 1. Area Variance—Front Yard
Case No. 2023—004 | Beswick, John
7020 Guyder Road |
|--|-----------------------------------|

II. APPROVAL OF MINUTES

Review and approval of the minutes of the May 8, 2023 special Zoning Board of Appeals meeting.

III. ADJOURN

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2023-004² Date 5-9-2023 Fee \$50

Type of Application

- ☐ Special Use Permit
☐ Permit for Temporary Structure/Occupancy (explain need on page 2)
☐ Extension of Permit for Temporary Structure/Occupancy (explain need on page 2)
☒ Appeal of Decision made by the Code Enforcement Officer
 ☒ Area Variance (provide details on page 2)
 ☐ Use Variance (use requested _____)
☐ Informal Interpretation (describe issue on page 2)
☐ Other _____

Applicable Sections of the Zoning Ordinance

Article VI, Section 320-14 Paragraph
A(3)(a) and A(2)(b) Front Yard Setback
and Side Yard Setback

**Review by Onondaga County
Planning Board**

☐ Required ☒ Not Required

**Review by Town of Lysander
Planning Board**

☐ Required ☒ Not Required

Applicant

Name JOHN BESWICK
Street Number 7020 GUYDER RD Municipality MEMPHIS
State NY Zip Code 13112

Property

Street Number 7020 GUYDER RD Municipality MEMPHIS
State NY Zip Code 13112
Tax Map Number 042-01-06.0
Owner (if different than applicant)
 Name _____
 Address _____
Zoning District LYSANDER Overlay Control _____
Size of Property 50x144 acres
Existing Structures/Uses ☐ Conforming ☒ Nonconforming

Need and Description

For temporary permits, explain why a permit is needed. For area variances, attach a copy of a current survey and any drawings or plans - if reducing or enlarging documents that do not include a graphic representation of scale indicate the percentage of reduction or enlargement. Attach additional pages if necessary.

REPLACEMENT OF EXISTING GARAGE WITH NEW STRUCTURE
ON SAME LOCATION 3.5' FROM NORTH SIDE YARD PROPERTY LINE
NEW 30' X 24' STRUCTURE WILL BE SET SUCH THAT IT IS NO
CLOSER TO NORTH SIDE YARD LINE NDR ROAD

Area Variances

☒ Residential
☐ Nonresidential

☐ Principal Structure
☐ Accessory Structure

☐ Front Yard Setback

Required Setback _____ feet

Variance Requested _____ feet

☒ Individual Side Yard Setback

Required Setback 15 feet

Variance Requested 3.5 feet

☐ Lot Dimensions/Coverage/Floor Area

Type _____

Requirement _____

Variance Requested _____

☐ Rear Yard Setback

Required Setback _____ feet

Variance Requested _____ feet

☐ Total Side Yard Setback

Required Setback _____ feet

Variance Requested _____ feet

☐ Other

Type _____

Requirement _____

Variance Requested _____

Alternatives

Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

NEW STRUCTURE WILL NOT FIT WITHIN TOTAL SIDE YARD SETBACK
AND WOULD REQUIRE VARIANCES TO BOTH NORTH AND SOUTH SIDE
YARDS. STRUCTURE SIZE LESS THAN PROPOSED WOULD NOT BE
FEASIBLE TO MEET THE NEEDS OF OWNER. STRUCTURE IS BEING
BUILT TO PROVIDE REASONABLE STORAGE OF PERSONAL ITEMS.
HOUSE BASEMENT IS ONLY PARTIAL AND PROVIDES SPACE FOR
MECHANICAL NEED AND MINIMAL STORAGE. PRIMARY IS BOILER SYSTEM
AND HOT WATER TANK

Sworn this 8 day of MAY, 2023

KAREN A RICE

KAREN A RICE
Notary Public, State of New York
Qualified in Onondaga County
No. 4855987

Commission Expires May 12, 2024

John Bil

Applicant/Representative Signature

Owner/Representative Signature

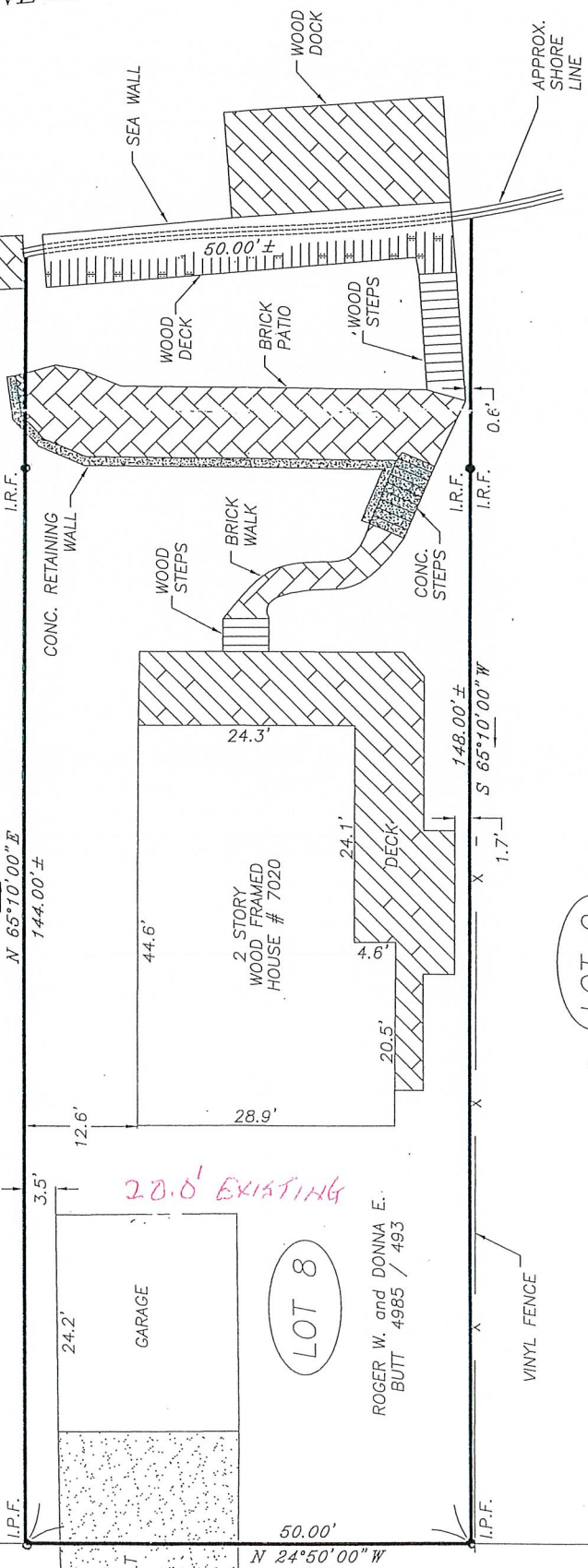
LOT 7

ANDRIJ GUZELAK, JR.
and NANCY J. GUZELAK
5304 / 056

HOUSE

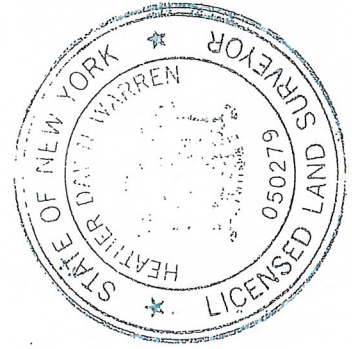
GARAGE

SENECA RIVER



JOHN M. DWYER, JR.
and MARY M. DWYER
5156 / 001

LOT 9



MAP REFERENCE:
- SURVEY MAP DRAWN BY WILLIAM A. NICOLINI
DATED JULY 3, 1990

1/25/2007 - 1/25/2018 -



JOHN M. DWYER, JR.
and MARY M. DWYER
5156 / 001

MAP REFERENCE:
- SURVEY MAP DRAWN BY WILLIAM A. NICOLINI
DATED JULY 3, 1990