

MAYOR JEFF LANIGAN Mayor



MARK DOMENICO
Director

DEPARTMENT OF CODE ENFORCEMENT

ROME CITY HALL, 198 N. WASHINGTON STREET ROME, NEW YORK 13440-5815 Telephone: (315) 339-7642 Fax: (315) 339-7638

www.romenewyork.com
Notice of Denial of a Building Permit

Date:2/10/2025

1. Applicant

a. Name: Joel Amidon

b. Address: 6651 Williams Road, Rome NY

c. Telephone: 315-271-7242

d. Interest in Premises: Owner

e. Email ammostomcat@live.com

2. Property description

a. Address: same

b. Zone District: AA- Airport Approach

c. Current use of property: Single Family Home-to be demolished due to fire

damage

d. Zoning standing : Conforming

e. Tax id 205.008-0001-011

- 3. Type of Action Requested- Area Variance
- 4. Reason for Denial- The applicant is seeking to demolish an existing fire damaged single-family dwelling and detached accessory building and construct a new single-family dwelling with an attached garage.

The existing house eastern side property line setback is non-conforming, but does have preexisting non-conforming rights. The new structure will be located at the same eastern setback as the demolished house. This is specifically permitted under Rome Code Section 80-20.3. (e). That section states;

Damage or destruction

ii. In the event that any nonconforming structure is damaged or destroyed by fire, structural failure, wind, explosion, or other natural cause, it may be repaired or rebuilt to the same size and dimension as previously existed, provided that a building permit is obtained within one year following the damage or destruction.

The existing house depth at the eastern side lot line is 24'-0" deep and the proposed house depth will be increased to 28'-0" deep. The increased noncompliance of the new house of 4'-0" along the eastern side lot line is subject to an Area Variance approval.

The existing house western side property line is compliant; however, the new structure will encroach into the required setback 7'-0 thus reducing the setback to 23'-0" (30'-0" is required). The encroachment of the new house into the western required setback is subject to an Area Variance approval.

5. Applicable Zoning Code Section

Rome Zoning Code, Table 80-10-2 AA District Dimensional Standards. Minimum Interior Side Yard Setback- 30'-0"

CITY OF ROME ZONING BOARD OF APPEALS

Area Variance Application

IN THE MATTER OF THE APPEAL, OF	JOGL	AM	DON	,Appellant (s):
for an Area Variance pursuant to Article VIII,	Section 56	(b) oftl	he Code of O	dinances of the City of
Rome, Chapter 80 and Article 5-A, Section 8	1-b of the 1	Vew Yor	k State Gener	al City Law

TO THE CITY OF ROME ZONING BOARD OF APPEALS:

 $\underline{\textbf{SECTION I}}$ (SECTION I TO BE COMPLETED BY ZONING OFFICER AND REVIEWED BY APPLICANT):

A.	The appellant (s) hereby appeals to the Zoning Board of Appeals of the City of Rome, New York
	from a determination of the Zoning Officer who, on the 10 day of F6B 2025 did
	deny the application of the Appellant, said application affecting property at
	in a AA zoning district, in the City of Rome, and
	having been submitted to the Zoning Officer for the purpose of
	ALLOWING HOME RECONSTRUCTION DUE
	TO HOME FIRE ON NOV 9th 2024, HOME
	HAS BEEN DEGMED WOREPAIRARIE.

that such application was denied by the Zoning Officer insofar as it contained a proposed use not permitted or authorized and constituting a violation of Section 20-3, Schedule of the Rome Code of Ordinances, Chapter 80.

- B. Area Variance Standard: Appellant recognizes that, pursuant to Article 5-A of the General City Law, §81-b(4), the Zoning Board of Appeals shall take into consideration the benefit to the appellant if the Area Variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Zoning Board of Appeals shall also consider:
 - (i) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
 - (ii) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
 - (iii) whether the requested area variance is substantial;
 - (iv) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - (v) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The Appellant recognizes that the Zoning Board of Appeals, in the granting of Area Variances, shall grant the <u>minimum variance</u> that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community by such conditions as it may deem reasonable under the circumstances.

* It may be in your best interest to seek the assistance of an attorney in filling out this Section.

**Explanatory Note(s) are for the sole purpose of helping you, as Appellant, understand the requirements necessary to obtain the Variance and shall not have any significance to your application or any denial thereof. These Notes are not intended as legal advice, nor are they to be relied on as the current state of the law.

A. Having fully reviewed the above requirements for the granting of an Area Variance, I hereby request such Area Variance in order to supersede the determination of the Zoning Officer denying my application for the following reasons (complete each paragraph below):

Note: In making application to the Zoning Board of Appeals for an Area Variance, the Zoning Board of Appeals must take into consideration the benefit of the Area Variance to the Appellant and weigh it against the detriment to the community. In weighing said factors, the Zoning Board of Appeals must consider the five factors enumerated above. The Appellant requests the variance and presents information to substantiate the variance; however, it is the job of the Zoning Board to implement the test.

(i) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance;

THE NEW HOME BUILD WILL ADD
TO THE PROPERTY VALUES OF THOSE
AROUND ME, THE ORGINAL DWELLINGS
WERE ALREADY IN THE 30' SET BACK.
NOW BRAINAGE WILL STOP PONDING WATER
(ii) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
THE ONLY WAY TO FIT THE NEW
BUILD INTO MY FOOTPRINT IS TO
ROTATE IT 90° THAT IS NOT
APPEALING FOR NEIGHBORS OR
RESIALE.

(iii) whether the requested area variance is substantial;
THE CHANGE FROM OLD
SET BACK TO WEW IS MINOR.
IF THE ORIGINAL GARAGE WAS
ATTACHED, I DON'T THANK A
YARIANCE WOULD BE NEEDED.
SE ORIGINAL PLOT PLAN.
(iv) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and WILL NOT ADVERSELY ADV
THAT OCCURED FROM OLD HOME
WILL BE ELIMINATED. THE BEAUTY
OF THE KD HOWE TO PE
CONSTRUCTED WILL MAKE THE
NGIGHBOR MODE APPEALING
(v) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.
MY REQUEST IS BASED ON
A NO-FAULT ACCINENTAL
FIRE THAT HAS BENNERED
MY FAMILY HOME, SINCE THE
1950'S UNI WABI &
B. I hereby attest that no previous appeal has been made for the Area Variance requested herein.
The provides appearing been made for the Area Variance requested herein.
Sworn to before me this 10th Day of FCB. 2025.
Day of MCD. 2005
Notary Public
Appellant
TERRY HARTMAN A-5
01HA4971379 Notary Public, State of New York
Qualified In Oneida County My commission expires September 4, 20 2 6
19 100

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information Homes		
Name of Action or Project: Amidon		
Project Location (describe, and attach a location map): 6651 William 5 Rd Rome	NY 13440	
Brief Description of Proposed Action: EXISTING Home burned N KD Homes 15 going to built	100.9 2024 I new hom	د
Name of Applicant or Sponsor:	Telephone:	
Joel Amidon	E-Mail;	
	E-IVIAII,	
Address: 651 Williams Road		
City/PO: Rome	State:	Zip Code: 13440
1. Does the proposed action only involve the legislative adoption of a plan, ke	cal law, ordinance,	NO YES
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	the environmental resources that question 2.	at 💢 🖺
 Does the proposed action require a permit, approval or funding from any of If Yes, list agency(s) name and permit or approval: 	other governmental Agency?	NO YES
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	43 acres 43 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. Urban Rural (non-agriculture) Industrial Comme Forest Agriculture Aquatic Other (s	rcial 🗹 Residential (suburba	n)

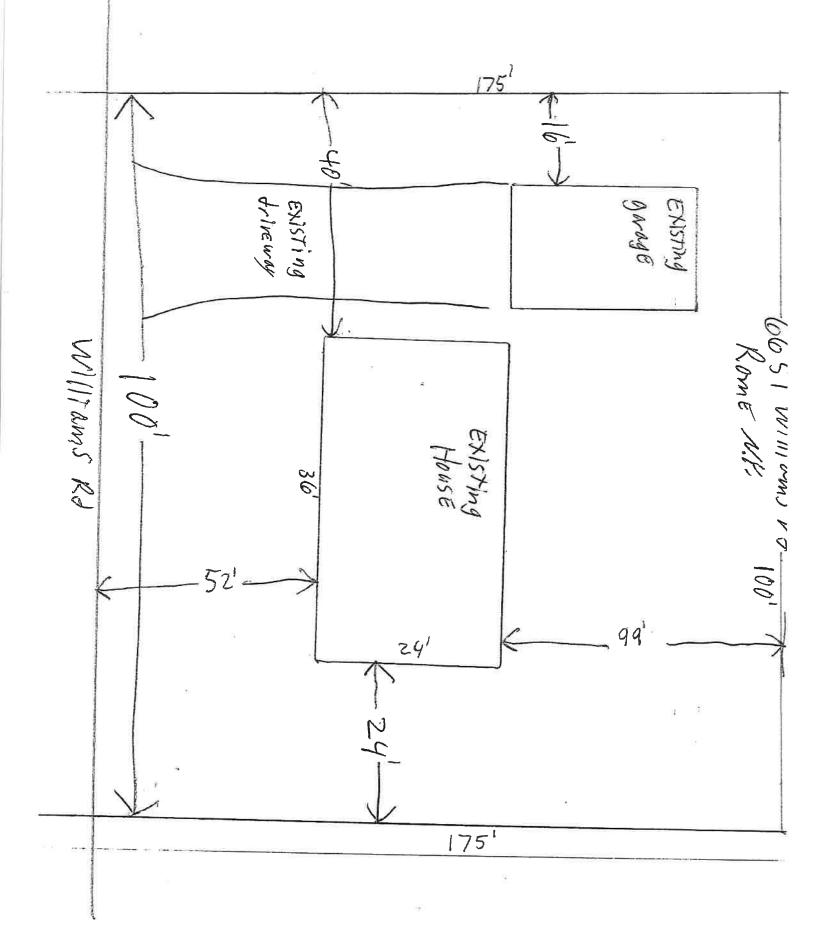
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	П	X	П
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Al If Yes, identify:	rea?	NO X	YES
			-
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		Z	
c. Are any pedestrían accommodations or bicycle routes available on or near site of the proposed act	ion?	X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		NO	YES
	=======================================		X
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:	_		X
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: new septic system	$\underline{\gamma}$	X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
b. Is the proposed action located in an archeological sensitive area?	1	X	\vdash
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	1	NO.	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		区	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a Shoreline Forest Agricultural/grasslands Early mid-succession Wetland Urban Suburban		pply:	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	-	NO	YES
16. Is the project site located in the 100 year flood plain?		NO,	YES
7. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
f Yes, a. Will storm water discharges flow to adjacent properties? NO YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains f Yes, briefly describe:	s)?		
	_		

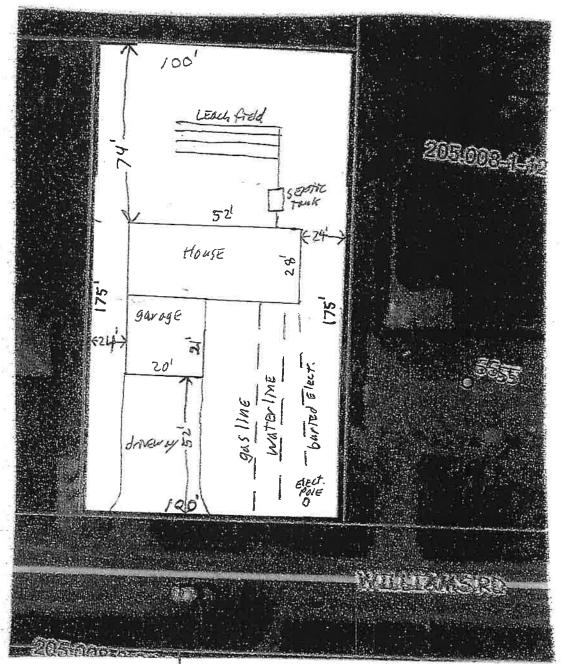
Γ	18. Does the proposed action include construction or other activities that result in the impoundment	of	NO	YES
B	water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:		X	
1	19. Has the site of the proposed action or an adjoining property been the location of an active or clos	ed	NO	YES
I	solid waste management facility? f Yes, describe:		Ø	
2	0. Has the site of the proposed action or an adjoining property been the subject of remediation (ong	oing or	NO	YES
[1	completed) for hazardous waste? f Yes, describe:		X	
A	AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO COMPANY DATE: # Dat	то тне в 2 [ЭЭ	25 25	F MY
		No, or small impact may	to l	lerate arge pact
	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	occur	00	cur
	Will the proposed action result in a change in the use or intensity of use of land?	X	Ī	
	Will the proposed action impair the character or quality of the existing community?	X		
	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X		
	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X		
	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X		
	Will the proposed action impact existing: a. public / private water supplies?			
	b. public / private wastewater treatment utilities?			
	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X		
_				

		No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the poter problems?	ntial for erosion, flooding or drainage	X	
11. Will the proposed action create a hazard to environmental	resources or human health?	X	
element of the proposed action may or will not result in a signil Part 3 should, in sufficient detail, identify the impact, including the project sponsor to avoid or reduce impacts. Part 3 should a may or will not be significant. Each potential impact should be duration, irreversibility, geographic scope and magnitude. Also cumulative impacts.	g any measures or design elements that ilso explain how the lead agency detern assessed considering its setting, probal	have been nined that to bility of oc-	included by he impact curring,
Check this box if you have determined, based on the information that the proposed action may result in one or more pote environmental impact statement is required. Check this box if you have determined, based on the information that the proposed action will not result in any significant.	entially large or significant adverse imp rmation and analysis above, and any su	acts and an	1
Name of Lead Agency	Date		
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Of	ficer	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different fro	m Respons	sible Officer)

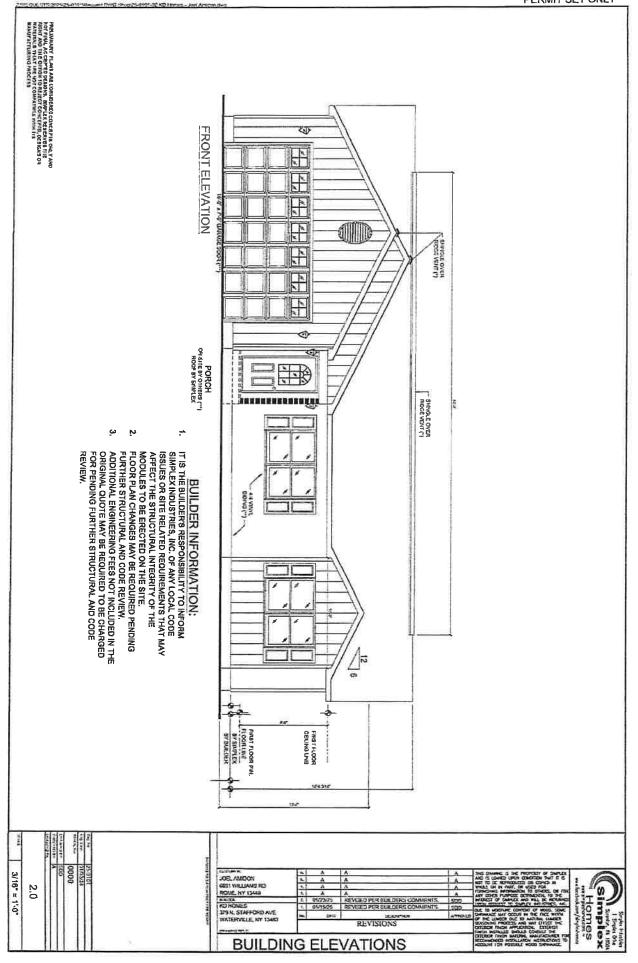
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Page 4 of 4





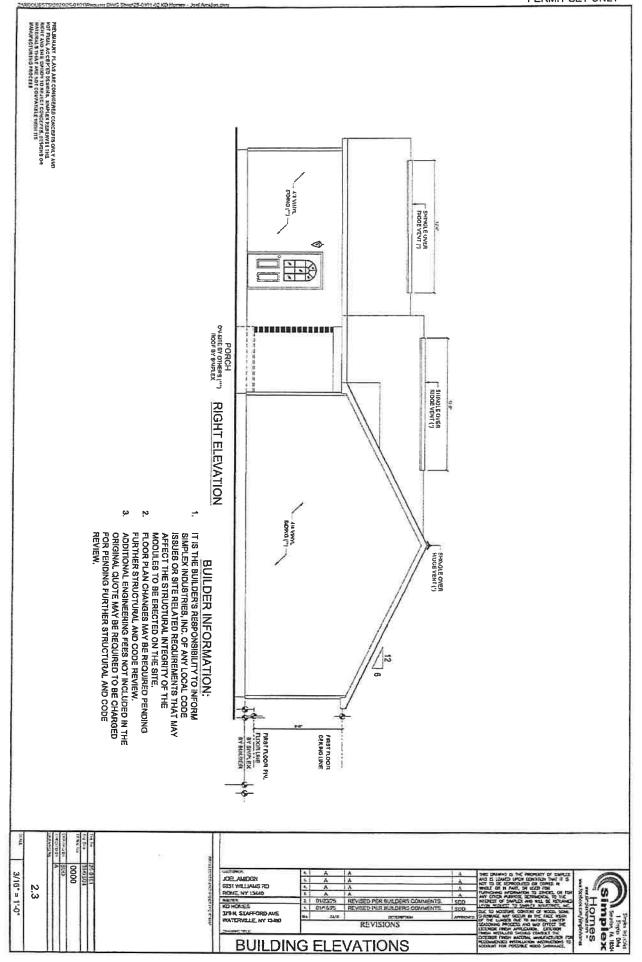
Joel Amidon 6651 Williams Rd PLOT PLAN Rome NY 13440 tax map # 205.008-1-11 2-11-25



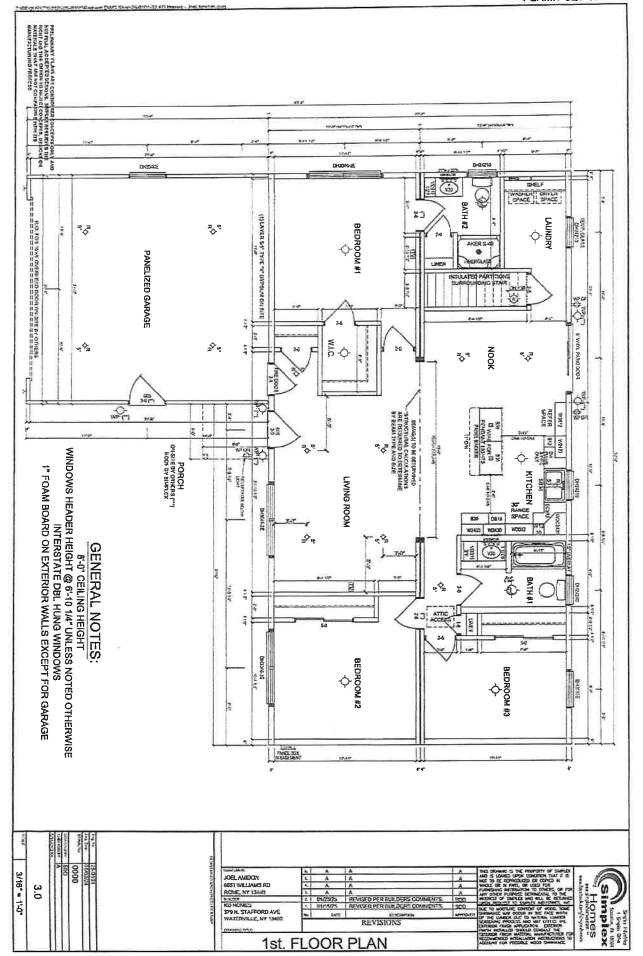
PRIST FLOOR FW.
RY SIMPLEX
WY BUILDEN FIRST FLOOR LEFT ELEVATION ROGE VENT (*) မှ Ņ BUILDER INFORMATION:
IT IS THE BUILDER'S RESPONSIBILITY TO INFORM
SIMPLEX INDUSTRIES, INC. OF ANY LOCAL CODE
ISSUES OR SITE RELATED REQUIREMENTS THAT MAY
AFFECT THE STRUCTURAL INTEGRITY OF THE
MODULES TO BE ERECTED ON THE SITE.
FLOOR PLAN CHANGES MAY BE REQUIRED PENDING
FURTHER STRUCTURAL AND CODE REVIEW.
ADDITIONAL ENGINEERING FEES NOT INCLUDED IN THE
ORIGINAL QUOYE MAY BE REQUIRED TO BE CHARGED
FOR PENDING FURTHER STRUCTURAL AND CODE
REVIEW. BIDGE VEHT (1) TANATA SHINGLE OVER 0000 CONTRACTOR OF THE PROPERTY OF 3/18" = 1'-0" NOT TO BE REPOSSIONED ON CONTO BE WANTED ON THE CONTO TO THE PROMOTE OF THE CONTO THE CONTO THE PROMOTE OF THE PROMOTE OF THE PROMOTE OF THE CONTO 2.2 **BUILDING ELEVATIONS**

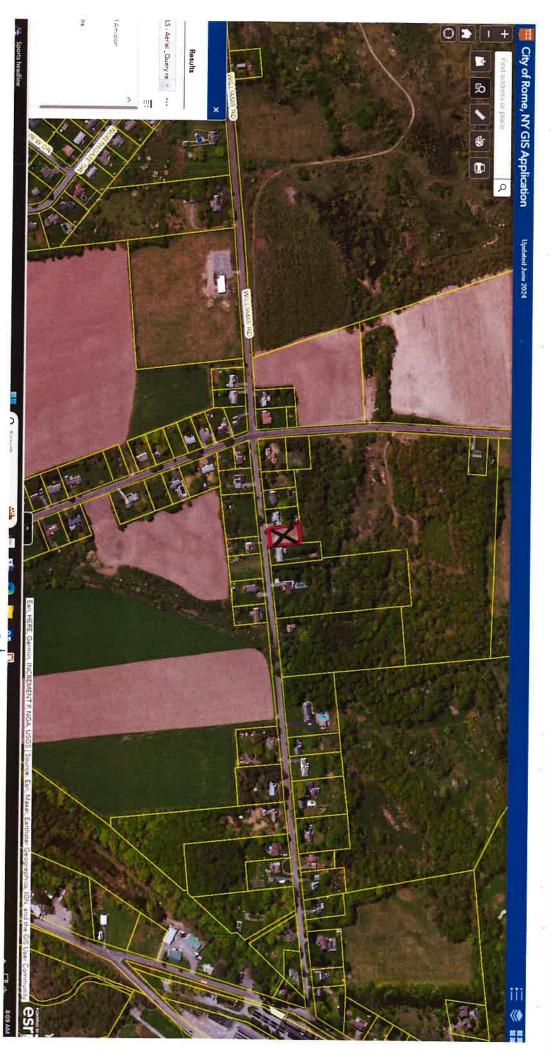
PERMIT SET ONLY FLOOR FM. PHST FLOOR REAR ELEVATION 0 RIOGE VEHT (*) 3/16" = 1'-0" Simplex
Homes
Homes
Homes
Homes
Homes
Homes
Homes
Homes 2.1

BUILDING ELEVATIONS



N.C. p.y





6651 williams Rd.