



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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Terrance Gallogly
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Matthew Gutch
Christopher Mills
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Kathleen O'Connor, *Alternate*

ZONING BOARD OF APPEALS MEETING
6:30 P.M., MONDAY, NOVEMBER 30, 2020

NOTE: THIS MEETING IS BEING HELD VIRTUALLY USING ZOOM VIDEOCONFERENCING

- To view the webcast live, or once recorded, go to www.saratoga-springs.org.
- To participate or provide input during the meeting, [register here](#).
- Input may also be emailed, no later than 12PM of the day of the meeting, to Jennifer.merriman@saratoga-springs.org.

DRAFT AGENDA

Salute the Flag
Roll Call

A. ZBA APPLICATIONS UNDER CONSIDERATION

NEW BUSINESS:

1. [20180185 SCHMIDT SINGLE-FAMILY EXTENSION](#), Cobb Alley Lot 1, extension of an area variance to construct a new single-family residence; seeking relief from the minimum mean lot width and minimum lot size, minimum front and rear yard setbacks, and maximum principal building coverage requirements in the Urban Residential-3 District.
2. [20200733 WAGHORN SHED](#), 27 Central Avenue, area variance to maintain a shed for an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential - 2 (UR-2) District.
3. [20200591 DINES TWO-LOT SUBDIVISION](#), 35 and 37-39 Ash Street, area variance associated with a proposed two-lot subdivision; seeking relief from the minimum and total side yard setbacks, maximum principal building coverage, minimum setback to a patio, and minimum lot size requirements for both lots in the Urban Residential - 3 (UR-3) District.
4. [20200725 RITE AID PHARMACY SIGNAGE](#), 155 Ballston Avenue, area variance to construct a wall sign for an existing commercial building; seeking relief from the maximum height of a logo or lettering and maximum area of a wall sign requirements in the Highway General Business (HGB) District.
5. [20200749 YURKEWICZ MULTI FAMILY](#), 47 White Street, area variance to maintain an existing multi-family residence; seeking relief from the minimum side and total side yard setback requirements in the Urban Residential - 3 (UR-3) District.
6. [20200760 TRIMBLE ACCESSORY STRUCTURE](#), 139 Grand Avenue, area variance to construct an accessory dwelling

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unit for an existing single-family residence; seeking relief to permit finished space in an accessory structure in the Urban Residential - 3 (UR-3) District.

7. [20200760 SHEPANZYK NEW SINGLE-FAMILY](#), 11 Pine Alley, area variance to construct a new single-family residence; seeking relief from the minimum lot size requirements, minimum front and rear yard setbacks, and minimum first floor area requirements in the Urban Residential - 3 (UR-3) District.

CONTINUED BUSINESS:

8. [20200617 GENNETT SINGLE-FAMILY DECK](#), 67 Kaydeross Park Road, area variance to construct a rear deck addition to an existing single-family residence; seeking relief from the minimum rear, side, and total side yard setback requirements in the Suburban Residential - 2 (SR-2) District.
9. [20200345 GUANILL TWO-FAMILY](#), 144 West Circular Street, use variance to maintain a two-family residence; seeking relief from the permitted uses in the Urban Residential-2 (UR-2) District.
10. [20200714 LATERRA SINGLE-FAMILY ADDITION](#), 379 Caroline Street, area variance to construct a one-story addition to an existing single-family residence; seeking relief from the maximum principal building coverage requirement in the Urban Residential - 1 (UR-1) District.
11. [20200713 SOUTHERN NEW SINGLE-FAMILY RESIDENCE](#), 131 Middle Avenue, area variance to construct a new single-family residence with detached garage; seeking relief from the maximum accessory building coverage and minimum patio setback to an adjacent lot line requirements in the Urban Residential - 3 (UR-3) District.

B. APPROVAL OF MEETING MINUTES: 11/9/2020

C. UPCOMING MEETINGS

Workshop: December 7, 6:00 PM via Zoom Meeting: December 14, 6:30 PM via Zoom

GENERAL MEETING GUIDELINES:

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- Applicant presentations to the Board will be limited to 15 minutes.
- Public comments from the audience during public hearings will be limited to 3 minutes.
- All speakers will be timed to ensure compliance.
- Individuals may not donate their allotted time to other speakers.
- Please be respectful to the speakers while they are addressing the Board.
- Comments to the Board should relate specifically to the application under consideration and the review criteria.
- All written comments will be distributed to the Board and made part of the public record.

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