



**CITY OF SARATOGA SPRINGS**  
ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY  
SARATOGA SPRINGS, NEW YORK 12866  
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Keith Kaplan  
*Vice Chair*  
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Gary Hasbrouck  
James Helicke  
Susan Steer

**ZBA Meeting – Monday, February 22, 2016**  
**City Council Chambers – 7:00 p.m.**

6:30 P.M. **Workshop**

**Salute The Flag**

**Role Call**

**New Business**

**1. #2807.1 MURPHY LANE SINGLE-FAMILY RESIDENCE**

39 Murphy Lane, area variance modification for proposed changes to a previously approved barn conversion to single-family residence; seeking additional relief from the minimum front yard and rear yard requirements in the Urban Residential – 3 District.

Documents: [2807.1 MURPHYLN BARNRENO\\_39MURPHYLN.PDF](#), [2807.1 MURPHYLN BARNRENO\\_NEIGHBORCORRECTED\\_REDACTED.PDF](#)

**2. #2647.1 NELSON & WILEY PORCH**

317 Nelson Avenue, area variance to construct a screened porch addition to an existing single-family residence; seeking relief from the minimum rear yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.

Documents: [2647.1 NELSONANDWILEYPORCH\\_APPLICATION\\_REDACTED.PDF](#)

**3. #2877 DUGAS POOL HOUSE**

65 York Avenue, area variance to construct a pool house; seeking relief from the minimum side yard setback requirement for an accessory structure in the Urban Residential – 3 District.

Documents: [2877 DUGASPOOLHOUSE\\_APP\\_REDACTED.PDF](#)

**4. #2759.1 ANW HOLDINGS RESIDENTIAL DEVELOPMENT**

27 Jumel Place, area variance to demolish existing structure and build seven-unit condominium project; seeking relief from the maximum principal building coverage, minimum front yard setback and maximum height for a residential fence requirements in the Urban Residential – 3 District.

Documents: [2759.1 ANWHOLDINGCONDOS\\_APP\\_REDACTED.PDF](#)

**5. #2875 PERRON RESIDENTIAL ADDITION**

35 Greenfield Avenue, area variance to construct a three car attached garage to an existing single-family residence; seeking relief from the minimum front yard setback (Woodlawn) and maximum principal building coverage requirements in the Urban Residential – 1 District.

Documents: [2875 PERRONRESIDENCEGARAGE\\_APP\\_REDACTED.PDF](#)

**6. #2878 REED DECK**

12 Clubhouse Drive, area variance to maintain an existing rear deck to an existing single-family residence, seeking relief from the minimum rear yard setback in the Urban Residential – 4 District.

Documents: [2878 REEDRESIDENCEDECK\\_APP\\_REDACTED.PDF](#)

**Old Business**

**1. #2865 BOUGHTON GARAGE**

1 Alger Street, area variance to construct an attached garage with second-story master suite addition to an existing single-family residence; seeking relief from the minimum front yard setback

(Alger), minimum total side yard setback and maximum principal building coverage requirements in the Urban Residential – 3 District.

Documents: [2865 BOUGHTONGGARAGE\\_REVISIONS.PDF](#), [2865 BOUGHTONGGARAGE\\_APP\\_REDACTED.PDF](#)

**Adjourned Items**

**1. #2856 MOORE HALL**

28 Union Avenue/35 White Street, area variance to convert the existing building to a 53-unit apartment building; seeking relief from the minimum lot size and minimum parking requirement in the Urban Residential – 4 District.

**Other Business**

**1. NEXT ZONING BOARD MEETING: March 7, 2016**