CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

Bill Moore
Chair
Keith Kaplan
Vice Chair
Adam McNeill
Secretary
George "Skip" Carlson
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. **#2876 BENTON SUBDIVISION**
   58 Fifth Avenue, area variance to provide for a two-lot residential subdivision; seeking relief from the minimum average lot width and minimum lot area requirements for each of the proposed lots, and minimum total side yard setback and maximum principal building coverage requirements for the existing house on the proposed new lot in the Urban Residential – 1 District.

   Documents: 2876 BENTONSUBDIVISION_APPREDACTED.PDF, 2876 BENTONSUBDIVISION_ADDTNLINFORECVD2-12-16.PDF, 2876 BENTONSUBDIVISION_NEIGHBORSUPPORTRECVD2-5-16_REDACTED.PDF, 2876 BENTONSUBDIVISION_BUILDINSPECTDENIAL.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, 2647.1 NELSONWILEYPORCH_BUILDINSPECTDENIAL.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, 2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD2-21-16_REDACTED.PDF, 2759.1 ANWHOLDINGS_BUILDINSPECTDENIAL.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, 2875 PERRONRESIDENCEGARAGE_BUILDINSPECTDENIAL.PDF, 2875 PERRONRESIDENCEGARAGE_REVISEDSITEPLANRECVD2-22-16.PDF, 2875 PERRONRESIDENCEGARAGE_SSPFLETTER.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, 2878 REEDRESIDENCEDECK_BUILDINSPECTDENIAL.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 BOUGHTONGARAGE_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**

CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 FAX: 518-580-9480
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[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	The Rosemary H. Benton Trust		Michael J. Toohey, Esq.
Address	[redacted]		P. O. Box 4367, 160 West Avenue
			Saratoga Springs, NY 12866
Tel./Fax		/	518-584-1500 / 518-584-1503
Email			[redacted]

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: ☒ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address (No. & St.) 58 Fifth Avenue Side of St. (north, east, etc.) South

Tax Parcel No.: 166 . 13 - 2 - 45 *(for example: 165.52 – 4 – 37)* Tax District: ☒ Inside ☐ Outside

East Lot - 1949

1. Date acquired by current owner: West Lot - 1950 2. Zoning District when purchased: Zoning did not exist

3. Present use of property: Single Family Residence 4. Current Zoning District: UR-1

5. Has a previous ZBA application/appeal been filed for this property? ☐ Yes (when? _____ for what? _____) ☒ No

6. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District ☐ 500' of a State Park, city boundary, or county/state highway?

7. Brief description of proposed action: The property has been in the Benton family for 65 years. It was acquired with a house on the western most lot. The Application is to break up the lots again and be allowed to place a single family residence on the eastern most lot.

8. Is there a written violation for this parcel that is not the subject of this application? ☐ Yes ☒ No

9. Has the work, use or occupancy to which this appeal relates already begun? ☐ Yes ☒ No

10. Identify the type of appeal you are requesting *(check all that apply)*:

☐ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☒ AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance" and attach to top of original application. Fees are cumulative and required for each request below.

☐ Interpretation	$ 400
☐ Use variance	$1,000
☒ Area variance	
-Residential use/property:	$ 150
-Non-residential use/property:	$ 500
☐ Extensions:	$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

_____

_____

_____

3. If interpretation is denied, do you wish to request alternative zoning relief? ☐ Yes ☐ No

4. If the answer to #3 is "yes," what alternative relief do you request? ☐ Use Variance ☐ Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? ☐ Use ☐ Area

3. Date original variance expired: _____ 4. Length of extension requested: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?: _____

_____

_____

_____

_____

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

_____

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

   A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

   1) Date of purchase: _____ Purchase amount: $_____

   2) Indicate dates and costs of any improvements made to property after purchase:

Date	Improvement	Cost

3) Annual maintenance expenses: $_____ 4) Annual taxes: $_____

5) Annual income generated from property: $_____

6) City assessed value: $_____ Equalization rate:_____ Estimated Market Value: $_____

7) Appraised Value: $_____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

_____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☐ Yes ☐ No If "yes", for how long? _____

1) Original listing date(s):_____ Original listing price: $_____

If listing price was reduced, describe when and to what extent: _____

_____

2) Has the property been advertised in the newspapers or other publications? ☐ Yes ☐ No

If yes, describe frequency and name of publications: _____

_____

3) Has the property had a "For Sale" sign posted on it? ☐ Yes ☐ No

If yes, list dates when sign was posted: _____

_____

4) How many times has the property been shown and with what results? _____

_____

_____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) Bulk Schedule.

Dimensional Requirements	From	To
See Exhibit C showing all area variances needed for the two parcels		

Other:

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

As specified in the Narrative, this property was historically two lots. The land to the north is a public street, the land to the south is the "Oklahoma Track" owned by New York State. There are existing homes to the east and west that I believe already are in violation of the existing side yard setbacks. As a result, there is no additional land that can be acquired.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

As shown on Exhibit "C", the resulting lots will be consistent in size with the the surrounding properties. This is a neighborhood that was developed prior to the implementation of the Zoning Code's Bulk requirements and, as a result, there are few, if any, parcels that meet the Area Bulk requirements established under the Zoning Code.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The purpose for the Bulk/Area Schedule in the Zoning Code is to create a uniform placement and sizing of structures within a Zone. The placement of the existing house was pre-zoning and on the separate lot there is room for a home to be built with proper setbacks. As a result, the request is not substantial in the context of the existing lots and single family structures within this neighborhood.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

The placement of the existing house, while predating zoning, is consistent with the existing lot sizes of homes and placement of residences in this neighborhood. Lot 2 in the re-division of these lots will be the same size as five lots on the south side of Fifth Avenue and will be wider than twelve lots in the vicinity of this parcel (See Exhibit B). As a result, the existence and creation of these two residential parcels will have no adverse physical or environmental effect on the neighborhood.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

When you recognize that this property was historically two lots and all we are asking is for the Zoning Board to recognize and accept that historic fact, I do not believe this request is self-created.

In accord with Article 240-14.4A(1)(b)(6) of the Zoning Ordinance, "any request for an area variance, which shall effect a change in density, shall be applied for and considered as a use variance and decided under criteria for the same". A request that involves any of the following relief will require an application for a use variance and will be decided under the use variance criteria:

(1) Dimensional relief from minimum lot size requirements that would allow additional permitted units and/or uses
(2) Relief from on site parking requirements
(3) Reduction in land area requirements for multi-family units

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☒ No ☐ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

(applicant signature)
Authorized Agent of the Applicant

(applicant signature)

Sworn to before me this date:

Date: 1/8/16

Notary Public

CHRISTA BURDICK
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN SARATOGA COUNTY
REG. #01BU6206723
MY COMM. EXP. MAY 26, 2017

Short Environmental Assessment Form
Part 1 - Project Information

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

The Rosemany H. Benton Trust

Name of Action or Project:
Division of Property

Project Location (describe, and attach a location map):
58 Fifth Avenue

Brief Description of Proposed Action:
To re-divide the two parcels owned by the Trust so that they both can be used for single family residences.

Name of Applicant or Sponsor:	Telephone: [redacted]
The Rosemary H. Benton Trust	E-Mail: [redacted]

Address:
58 Fifth Avenue

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Possible Subdivision Approval, Planning Board, City of Saratoga Springs	☐	☑

3.a. Total acreage of the site of the proposed action? .382 acres
b. Total acreage to be physically disturbed? .172 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .382 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
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: _____	☑	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☑	☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
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?	☑	☐
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: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Michael J. Tooley Authorized agent

Applicant/sponsor name: Son Pine Times

Date: 1/8/16

Signature: Michael J. Tooley

PRINT FORM

NARRATIVE

The Benton Family has owned two contiguous lots on the south side of Fifth Avenue east of East Avenue for approximately 65 years. The western parcel, upon which the house is located, was purchased in 1950 from Fern K. Benton, the then owner's sister. The second lot, which is located adjacent to the first lot was purchased from Williard J. Grande and Madeline C. Grande in 1949. W.J. Grande & Son, Inc. built most of the homes of that era that existed on the south side of Fifth Avenue and the north of the "Oklahoma" track property. In 1994 it appears that the two parcels were place on one deed, although they continues to be shown as two distinct parcels, with the parcel to the west being 83 ft. in width and the parcel to the east being 83 ½ ft. in width. *(See Exhibit A – Deed Book 1401, Page 224)*

The present property owner is seeking to have the property brought back to its original state as two parcels.

In the time period that the Benton's have owned these two parcels, the City of Saratoga Springs adopted its first modern Zoning Code (July 1961) and imposed on this area of Fifth Avenue a designation of "R-1 Single Family Residence" which then had a requirement of 100 ft. wide lots, consisting of 12,500 sq. ft. It appears that the actual configuration of the parcels in the area of Fifth Avenue did not complying with the then newly instituted Zoning Code. The actual configuration of the Lots in 1961 was not a controlling factor when the Zoning Area requirements were imposed on the existing parcels.

As a result, eight (8) tax parcels (10 including the two Benton parcels), on the south side of Fifth Avenue did not comply with the Zoning Lot Width and Lot Area requirements. This lack of conformance pertaining to lot width can also be seen in the 13 tax parcels on the north side of Fifth Avenue going in an easterly direction from East Avenue. *(See Attached Exhibit B)*

As a result, the area variances that are requested in this Application are consistent with the pre-Zoning Code history of this section of the City and with what actually exists with regard to the neighboring parcels to the property that is the subject of this Application.

EXHIBIT A

SARATOGA COUNTY CLERK
COUNTY CLERK'S RECORDING PAGE

RECEIPT NO.: 033909

INDEXED BY:

SCANNED BY:

BOOK OF DEEDS
BOOK 01401 PAGE 00224
NO. PAGES 2
INSTRUMENT CODE: DED
INSTRUMENT NO.: 9502577

RECORDING:	
RECORDING DEED FEES	14.00
EDUCATION FEE	5.00
DEEDS - EA-5217	25.00
FILING FEE	6.00
TOTAL:	50.00

STATE OF NEW YORK
SARATOGA COUNTY CLERK

RECORDED ON 12/05/94 AT 10:28 AM

IN BOOK DEEDS PAGE 00224 OF 01401

TRANSFER TAX

Transfer Tax	0.00
Transfer Tax#	9502577

Rosemarie A. Corbett,
SARATOGA COUNTY CLERK

THIS PAGE IS PART OF THE INSTRUMENT

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 23RD day of November, 1994, between **ROSEMARY H. BENTON**, hereinafter the "GRANTOR", residing at 58 Fifth Avenue, Saratoga Springs, New York 12866 and **THE ROSEMARY H. BENTON TRUST**, hereinafter the "GRANTEE", c/o 58 Fifth Avenue, Saratoga Springs, New York 12866.

WITNESSETH, the GRANTOR, in consideration of ONE and 00/100 DOLLAR ($1.00) lawful money of the United States and other good and valuable consideration paid by the GRANTEE, does hereby grant and release unto the GRANTEE, its successors heirs and assigns forever:

PARCEL I:

ALL THAT TRACT OR PARCEL OF LAND beginning at a point one hundred (100) feet east of the intersection of the south lot line of Fifth Avenue and the east lot line of East Avenue and going east along Fifth Avenue eighty-three (83) feet, thence at right angles to Fifth Avenue south one hundred (100) feet to the southern boundary line of party of first part; thence west along said boundary line eighty-three (83) feet; thence north at right angles to the last mentioned line one hundred (100) feet to the place of beginning. It is intended to convey the west eighty-three (83) feet of lot G-1 as designated on a map of the property of William H. Moran, Inc., Fifth Avenue, Saratoga Springs, N. Y., made by Samuel J. Mott, licensed land surveyor, No. 7888, July , 1939, and filed in the office of the Saratoga County Clerk July, 1939.

BEING the same premises conveyed to JAMES E. BENTON and ROSEMARY H. BENTON, his wife, by deed dated October 9th, 1950, and recorded in the Saratoga County Clerk's Office on October 23rd, 1950, in Book 526 of Deeds at Page 440. **SAID** JAMES E. BENTON died a resident of Saratoga County on April 21, 1981, leaving said ROSEMARY H. BENTON as the surviving tenant by the entirety.

PARCEL II:

ALL THAT TRACT OF LAND situate in the City of Saratoga Springs, Saratoga County, New York, described as follows: BEGINNING at a point on the south line of Fifth Avenue, as extended, 183 feet easterly of the intersection of the east line of East Avenue and the south line of Fifth Avenue, and running thence easterly along the south line of Fifth Avenue 83 ½ feet; thence southerly on a line at right angles with the south line of Fifth Avenue 100 feet to the north line of premises of the Saratoga Association for the Improvement of the Breed of Horses; thence westerly along the north line of said Saratoga Association lands 83 ½ feet to the east line of lands formerly owned by William E. Benton, and thence northerly along the east line of said lands 100 feet to the point of beginning.

BEING the same premises conveyed to ROSEMARY H. BENTON by deed dated March 10th, 1992 and recorded in the Saratoga County Clerk's Office on March 20th, 1992, in Book 1330 of Deeds at Page 406.

SUBJECT TO all enforceable covenants, conditions, restrictions and easements of record, if any, affecting the premises described hereinabove.

TOGETHER with the appurtenances and all the estate and rights of the GRANTOR in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the GRANTEE, her heirs and assigns forever. **AND** the said GRANTOR covenants as follows:

FIRST: That the GRANTEE shall quietly enjoy the said premises;

SECOND: That the GRANTOR will forever warrant the title to said premises;

THIRD: That, in compliance with Section 13 of the Lien Law, the GRANTOR will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal the day and year first above written.

Rosemary H. Benton
ROSEMARY H. BENTON

Saratoga County Clerk
D 9502577
VOL 01401 PAGE 0224
FILED 12/05/94 10:28 AM

STATE OF NEW YORK)
COUNTY OF SARATOGA) ss.:

On this 23rd day of November, 1994, before me personally came ROSEMARY H. BENTON, to me known to be the individual described in, and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

Notary Public

PETER BISHKO
Notary Public, State of New York
Qualified in Albany County
No. 9822971
My Commission Expires 8/31/96

RECORD AND RETURN TO:

TATE, BISHKO & ASSOCIATES
1716 CENTRAL AVENUE
ALBANY, NEW YORK 12205

ATTN: PETER BISHKO

EXHIBIT B

58 Fifth Avenue
Tax Parcel 166.13-2-45

As Subdivided:

Lot 1	86.37 ft. wide	**Lot 2**	80.13 ft wide
Lot 1	9.149 sq ft	**Lot 2**	7500 sq ft

Southside Fifth Avenue, going east from East Avenue

SBL	Width	Area/Sq Ft
166.13-2-35	100 ft	10,000 sq ft
166.13-2-45	Subject property to be subdivided	
166.13-2-32	83.5 ft	8,350 sq ft
166.13-2-31	75 ft	7,500 sq ft
166.13-2-30	75 ft	7,500 sq ft
166.13-2-29	75 ft	7,500 sq ft
166.13-2-28	75 ft	7,500 sq ft
166.13-2-27	80 ft	8,000 sq ft
166.13-2-26	75 ft	7,500 sq ft
Average	638.5/8 = 79.81 ft	63,850/8 = 7,981.25 sq ft

The two parcels that are to be created are both wider than the average lot width in this sampling. Lot 1 has a larger area than the average and Lot 2 is the same size as five (5) lots in this area.

North side of Fifth Avenue going east from East Avenue to Schuyler Drive

SBL	Width
166.13-2-41	88.16 ft
166.13-2-40	85 ft
166.13-2-39	15 ft
166.13-2-38	60 ft
166.13-2-37	54.62 ft
166.13-2-36	50 ft
166.13-2-19	72.92 ft
166.13-2-20	60 ft
166.13-2-21	50 ft
166.13-2-22	60 ft
166.13-2-23	90 ft
166.13-2-24	60 ft
166.13-2-25	60 ft
Average	805.7/13 = 61.97 ft
Estimate Tax Parcel 39	790.7/12 = 65.89 ft

EXHIBIT C

AREA VARIANCES
UR-1 Residential Zone

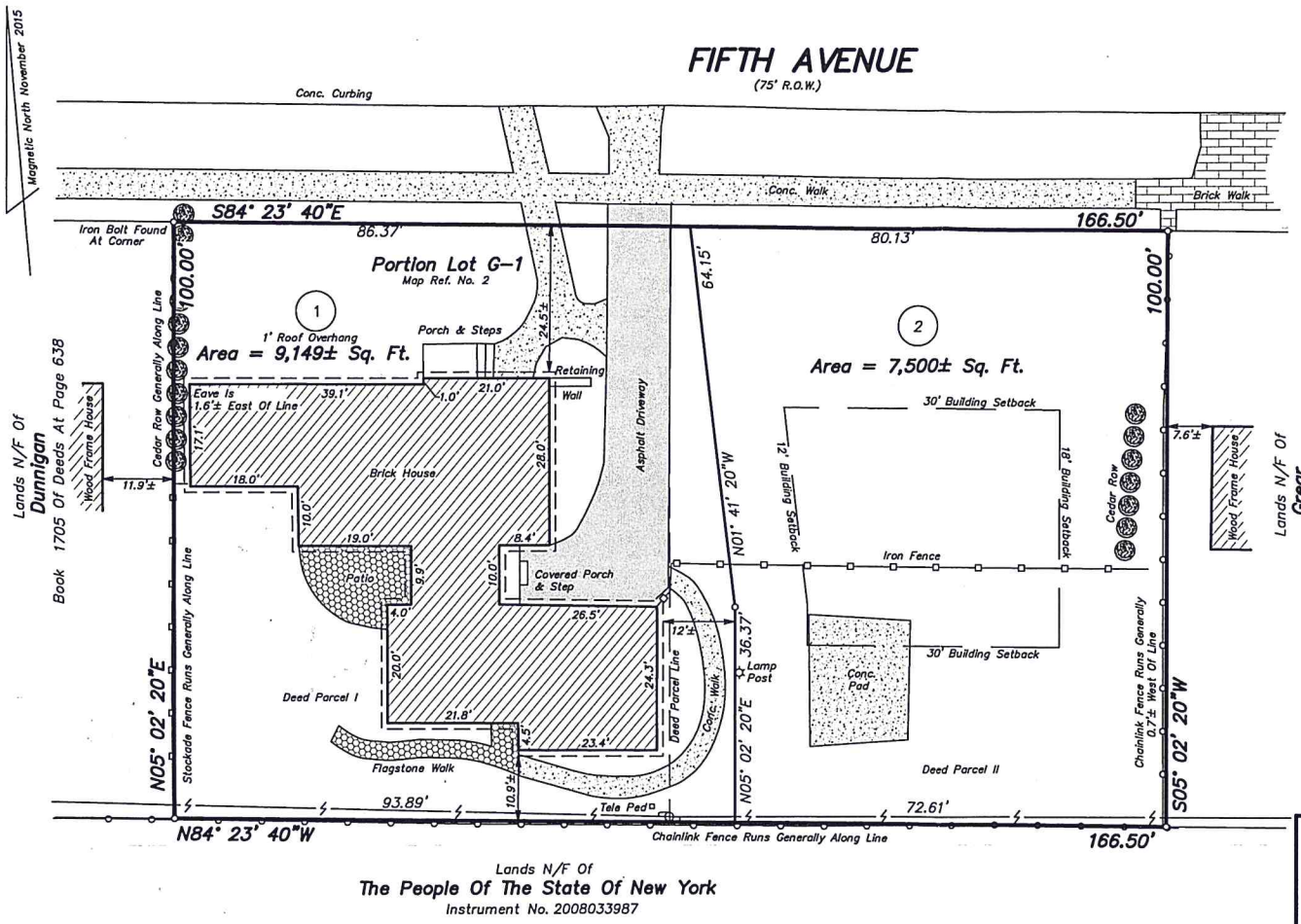
Subdivided Parcel 1 (Western Most Lot)

Average	Requirement	Existing	Variance
Lot Width	100 ft	86.37 ft	13.63 ft
Lot Area	12,500 sq ft	9,149 sq ft	3,315 sq ft
Lot Front	30 ft	24.5 ft existing	5.5 ft
Lot Rear	30 ft	10.9 ft existing	19.1 ft
Side	12 ft	1.6 ft existing	10.4 ft
Total Side	30 ft	13.6 ft	16.4 ft
Principal Building Coverage	20%	28.6%	8.6%

Subdivided Parcel 2

	Requirement	Existing	Variance
Lot Average Width	100 ft	75.7 ft.	24.3 ft
Lot Area	12,500 sq ft	7,500 sq ft	5,000 sq ft

Tax Map 166.13-2



DEED REFERENCE:

CONVEYANCE TO THE ROSEMARY H. BENTON TRUST BY DEED DATED NOVEMBER 23, 1994 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1401 OF DEEDS AT PAGE 224.

MAP REFERENCES:

1. MAP ENTITLED, "SUBDIVISION #1 OF A PORTION OF THE PROPERTY OF WILLIAM H. MORAN, INC. SITUATED ON THE SPEEDWAY" DATED MARCH 1937 PREPARED BY S.J. MOTT, C.E. AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP M-9.
2. MAP ENTITLED, "MAP OF THE PROPERTY OF WILLIAM H. MORAN, INC. FIFTH AVENUE SARATOGA SPRINGS, N.Y." DATED JULY 5, 1939 PREPARED BY SAMUEL J. MOTT, L.S. AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP M-14.

SITE STATISTICS:

ZONING: UR-1 URBAN RESIDENTIAL-1
MINIMUM LOT AREA - 12,500 SQ. FT.(WITH WATER & SEWER)
MINIMUM LOT AVG. WIDTH - 100'
MAXIMUM BUILDING HEIGHT - 60'
SETBACKS:
FRONT - 30'
SIDE - 12' TOTAL SIDE - 30'
REAR - 30'
PRINCIPAL BLDG. COVERAGE - 20%

Total Area = 16,649± Sq. Ft.

PROPOSED STATISTICS:

LOT 1
LOT AREA - 9,149 SQ. FT.
AVERAGE WIDTH - 90.8'
SETBACKS:
EXISTING FRONT - 24.5'
PROPOSED EAST SIDE - 12'
EXISTING WEST SIDE - 1.6'
TOTAL SIDE - 13.6'
EXISTING REAR - 10.9'
PRINCIPAL BLDG. COVERAGE - 28.6%

LOT 2
LOT AREA - 7,500 SQ. FT.
MINIMUM LOT AVG. WIDTH - 75.7'

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

TODD WESTERVELD, P.L.S. No. 50,319

SURVEY
LANDS OF
THE ROSEMARY H. BENTON TRUST

CITY OF SARATOGA SPRINGS	SARATOGA COUNTY, NEW YORK
SCALE: 1" = 20'	DATE: DECEMBER 1, 2015
TELEPHONE NO.: (518) 383-0634	MAP NO.: 15 - 11 - 101

Gilbert VanGuilder
Land Surveyor, PLLC
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
gvglandsurveyors.com

SNYDER, KILEY, TOOHEY, CORBETT & COX, LLP
ATTORNEYS AT LAW
PLEASE REPLY TO:
P.O. BOX 4367
SARATOGA SPRINGS, N.Y. 12866
STREET ADDRESS: 160 WEST AVENUE

TELEPHONE (518) 584-1500
FACSIMILE (518) 584-1503

HARRY D. SNYDER
MICHAEL J. TOOHEY
KATHLEEN A. CORBETT
JAMES G. SNYDER
JAMES S. COX

ANNE MARIE ZSAMBA

OF COUNSEL
LOREN N. BROWN*

*RETIRED JUSTICE
NEW YORK STATE
SUPREME COURT

Sharie T. Walerstein
Paralegal

February 12, 2016

Ms. Susan Barden, Planner
City of Saratoga Springs
City Hall, 473 Broadway
Saratoga Springs, New York 12866

RE: Area Variance – Benton Trust Application
58 Fifth Avenue, Tax Parcel 166.13-2-45

Dear Susan,

Please accept this letter as additional information to be distributed to the Board as it pertains to the Area Variance Application for 58 Fifth Avenue.

As part of our Application it is our contention that the property has historically been two separate lots.

In that regard, I enclose to you a deed from the Estate of William Benton dated March 10, 1992 to Rosemary Benton. This is the first time that the eastern lot was placed in the Rosemary Benton name.

I also enclose a deed dated October 9, 1950 from Fern K. Benton to James E. and Rosemary H. Benton which places the westernmost of the two lots in the name of Rosemary H. Benton.

Finally, I enclose a deed dated November 25, 1994 from Rosemary H. Benton to the Rosemary H. Benton Trust. You will note within this deed that two parcels are represented which are the parcels from the above specified deeds. This deed is the first time these two parcels have appeared on the same deed and owned by the same party.

As a result, I believe we have two parcels of land that were in separate ownership, both on July 6, 1961 and January 19, 1970, and as a result, pursuant to Section 5.5 "Non-conforming Lots", the two parcels should, in fact, be considered independent and non-conforming lots with all of the rights that result from that Zoning designation.

This would be a portion of the argument we plan to make before the Zoning Board.

Very truly yours,

Michael J. Toohey

MJT/cb

Enclosures

Died in 1932

DEED

THIS INDENTURE is made the 10th day of March, 1992

BETWEEN William E. Benton, II, of Saratoga Springs, New York, as the Administrator c.t.a. of the Estate of William E. Benton, Deceased, by virtue of the Last Will and Testament of William E. Benton, late of the City of Saratoga Springs (hereinafter called the "Grantor"), and Rosemary Benton, of Saratoga Springs, New York (hereinafter called the "Grantee").

WITNESSETH: That the Grantor by virtue of the power and authority to him given in and by such Last Will and Testament, and in consideration of One Dollar ($1.00) lawful money of the United States, and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged by the Grantor, does hereby grant and release unto the Grantee, her heirs and assigns forever,

ALL THAT TRACT OF LAND situate in the City of Saratoga Springs, Saratoga County, New York, described as follows:

East Lot

BEGINNING at a point on the south line of Fifth Avenue, as extended, 183 feet easterly of the intersection of the east line of East Avenue and the South line of Fifth Avenue, and running thence easterly along the south line of Fifth Avenue 83½ feet; thence southerly on a line at right angles with the south line of Fifth Avenue 100 feet to the north line of premises of the Saratoga Association for the Improvement of the Breed of Horses; thence westerly along the north line of said Saratoga Association lands 83½ feet to the east line of lands formerly owned by William E. Benton, and thence northerly along the east line of said lands 100 feet to the point of beginning (hereinafter called the "Premises"),

BEING THE SAME PREMISES as were conveyed to William E. Benton, Deceased, by deed dated the 14th day of January, 1949, and recorded in the Saratoga County Clerk's Office on the 15th day of November, 1951 in Liber 545 of Deeds at Page 64.

SUBJECT to all easements, restrictions, covenants and conditions of record affecting the Premises.

TOGETHER with the appurtenances, and also all the estate which the said testator had at the time of his decease, in the Premises, and also the estate therein which the Grantor has power to convey or dispose of, whether individually, or by virtue of such Last Will and Testament or otherwise.

TO HAVE AND TO HOLD the Premises unto the Grantee, her heirs and assigns forever.

SUBJECT to the Trust Fund provisions of Section Thirteen of the New York State Lien Law.

And the GRANTOR COVENANTS that he has not done or suffered anything whereby the Premises have been incumbered in any way whatever.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument all on the day and year first above written.

ESTATE OF WILLIAM E. BENTON

By: William E. Benton II
William E. Benton, II,
Administrator c.t.a.

STATE OF NEW YORK)
) ss:
COUNTY OF Albany)

On the 10th day of March, 1992, before me, the subscriber, personally appeared WILLIAM E. BENTON, II, the Administrator c.t.a. of the Last Will and Testament of William E. Benton, to me personally known and known to me to be the same person described in, and who, executed the within instrument, and he duly acknowledged to me that he executed the same, as such Administrator c.t.a. as aforesaid, for the purposes therein mentioned.

Thomas Mazzotta
Notary Public - State of New York
My Commission Expires: 3/9/93

THOMAS G. MAZZOTTA
Notary Public, State of New York
Qualified in Saratoga County
No. 4888420
Commission Expires

92-4002

Record and Return:

Miller, Seeley & Segel, P.C.
5 Washington Square
Washington Avenue Extension
Albany, New York 12205

TATE, BISHKO & ASSOC
1716 CENTRAL AVE
ALBANY, N.Y. 12205

STATE OF NEW YORK
SARATOGA COUNTY CLERK'S OFFICE
RECORDED ON THE 20th DAY
OF March 1992 AT 10:32
O'CLOCK am IN BOOK 1330
OF Deeds
AT PAGE 2 406

Kenneth J. Blummer Jr.
COUNTY CLERK

LIBER 1330 PAGE 407

West Lot

FORM 553 N. Y. DEED—WARRANTY
(Laws of 1917, Chap. 681,)

TUTBLANK REGISTERED U.S.PAT.OFFICE
Tuttle Law Print, Publishers, Rutland Vt.

BOOK 526 PAGE 480

This Indenture,

Made the Ninth *day of* October *Nineteen Hundred and* Fifty

Sister

Between FERN K. BENTON, 105 Circular Street, Saratoga Springs, N. Y.

party of the first part, and

JAMES E. and ROSEMARY H. BENTON, his wife, 58 Fifth Avenue, Saratoga Springs, N. Y.

parties of the second part,

Witnesseth, that the party of the first part, in consideration of One and 00/100********** *Dollar* ($ 1.00) *lawful money of the United States, paid by the parties of the second part, do es hereby grant and release unto the parties of the second part, and* their heirs *and assigns forever, all* THAT TRACT OR PARCEL OF LAND beginning at a point one hundred feet (100) east of the intersection of the south lot line of Fifth Avenue and the east lot line of East Avenue and going east along Fifth Avenue eighty-three (83) feet, thence at right angles to Fifth Avenue south one hundred (100) feet to the southern boundary line of party of first part; thence west along said boundary line eighty-three (83) feet; thence north at right angles to the last mentioned line one hundred (100) feet to the place of beginning.

It is intended to convey the west eighty-three (83) feet of lot G-1 as designated on a map of the property of William H. Moran, Inc., Fifth Avenue, Saratoga Springs, N. Y., made by Samuel J. Mott, licensed land surveyor, No. 7888, July 5, 1939, and filed in the office of the Saratoga County Clerk July 1939.

This conveyance is made upon the following conditions and restrictions:

First, the facade of any building erected on said

premises shall be at least 46 feet distant from the south curb line in front of said premises.

Second, the driveway shall be located on the east side of the premises hereby conveyed and the driveway to each lot on the south side of Fifth Avenue shall be located on the east side of the premises so conveyed.

Third, no building or porch shall be erected on any of the lots on the south side of Fifth Avenue within eight feet of the east and west boundary lines of each of said lots. The intent of this provision is that there shall be a space of 16 feet between the buildings erected on adjoining lots.

Fourth, only a one family house and a private garage not exceeding three cars capacity, shall be erected on the premises hereby conveyed to party of the second part by this deed.

Fifth, no part of said premises shall ever be used for trade, manufacture or business of any kind whatsoever.

Sixth, any dwelling house erected upon said premises shall be a two story building which shall cost at least $6,000.00 and shall front on Fifth Avenue.

Seventh, these covenants shall run with the land.

Eighth, the said grantee does by the acceptance of this conveyance for himself, his heirs and assigns agree to the covenants, conditions and restrictions hereinbefore in this deed specified.

Ninth, the grantor hereby agrees to place the same restrictions in every deed which it shall give to premises located on the south side of Fifth Avenue.

Tenth, there is included in this deed all rights which party of the first part has in and to the highway and street in front of said premises.

BOOK 526 PAGE 462

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said FERN K. BENTON covenants as follows:

First. That the parties of the second part shall quietly enjoy the said premises;

Second. That said FERN K. BENTON will forever Warrant the title to said premises.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Fern K. Benton L S

L S

L S

L S

BOOK 526 PAGE 443

State of New York
County of Saratoga } ss..
of

On this ninth *day of* October *Nineteen Hundred and* Fifty *before me, the subscriber, personally appeared*

FERN K. BENTON

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same

Reba E. Ryan
Notary Public

REBA E. RYAN
Notary Public in the State of New York
Saratoga County No. 482
My Commission expires March 30, 1951

RECORDED
OCT 23 9 26 AM '50
SARATOGA
COUNTY CLERK'S OFFICE
SARATOGA SPRINGS, N.Y.

142

Deed
WARRANTY

FERN K. BENTON 160

TO

JAMES E. &ROSEMARY H. BENTON 159

Dated Oct. 9 1950.

STATE OF NEW YORK
County of Saratoga ss.

RECORDED ON THE
23 day of Oct. A.D. 1950
at 9:26 o'clock A.M.
in LIBER 526 of DEEDS
at PAGE 440 and examined

[signature]
CLERK

LEARY, PULLERTON & NEDDO
10 CITY HALL
SARATOGA SPRINGS, N.Y.

EXHIBIT A

SARATOGA COUNTY CLERK
COUNTY CLERK'S RECORDING PAGE

RECEIPT NO.: 033909

INDEXED BY:

SCANNED BY:

BOOK OF DEEDS
BOOK 01401 PAGE 00224
NO. PAGES 2
INSTRUMENT CODE: DED
INSTRUMENT NO.: 9502577

RECORDING:	
RECORDING DEED FEES	14.00
EDUCATION FEE	5.00
DEEDS - EA-5217	25.00
FILING FEE	6.00
TOTAL:	50.00

STATE OF NEW YORK
SARATOGA COUNTY CLERK

RECORDED ON 12/05/94 AT 10:28 AM

IN BOOK DEEDS PAGE 00224 OF 01401

TRANSFER TAX

Transfer Tax	0.00
Transfer Tax#	9502577

Rosemarie A. Corbett,
SARATOGA COUNTY CLERK

THIS PAGE IS PART OF THE INSTRUMENT

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 23RD day of November, 1994, between **ROSEMARY H. BENTON**, hereinafter the "GRANTOR", residing at 58 Fifth Avenue, Saratoga Springs, New York 12866 and **THE ROSEMARY H. BENTON TRUST**, hereinafter the "GRANTEE", c/o 58 Fifth Avenue, Saratoga Springs, New York 12866.

WITNESSETH, the GRANTOR, in consideration of ONE and 00/100 DOLLAR ($1.00) lawful money of the United States and other good and valuable consideration paid by the GRANTEE, does hereby grant and release unto the GRANTEE, its successors heirs and assigns forever:

PARCEL I:

ALL THAT TRACT OR PARCEL OF LAND beginning at a point one hundred (100) feet east of the intersection of the south lot line of Fifth Avenue and the east lot line of East Avenue and going east along Fifth Avenue eighty-three (83) feet, thence at right angles to Fifth Avenue south one hundred (100) feet to the southern boundary line of party of first part; thence west along said boundary line eighty-three (83) feet; thence north at right angles to the last mentioned line one hundred (100) feet to the place of beginning. It is intended to convey the west eighty-three (83) feet of lot G-1 as designated on a map of the property of William H. Moran, Inc., Fifth Avenue, Saratoga Springs, N. Y., made by Samuel J. Mott, licensed land surveyor, No. 7888, July , 1939, and filed in the office of the Saratoga County Clerk July, 1939.

BEING the same premises conveyed to JAMES E. BENTON and ROSEMARY H. BENTON, his wife, by deed dated October 9th, 1950, and recorded in the Saratoga County Clerk's Office on October 23rd, 1950, in Book 526 of Deeds at Page 440. **SAID** JAMES E. BENTON died a resident of Saratoga County on April 21, 1981, leaving said ROSEMARY H. BENTON as the surviving tenant by the entirety.

PARCEL II:

ALL THAT TRACT OF LAND situate in the City of Saratoga Springs, Saratoga County, New York, described as follows: BEGINNING at a point on the south line of Fifth Avenue, as extended, 183 feet easterly of the intersection of the east line of East Avenue and the south line of Fifth Avenue, and running thence easterly along the south line of Fifth Avenue 83 ½ feet; thence southerly on a line at right angles with the south line of Fifth Avenue 100 feet to the north line of premises of the Saratoga Association for the Improvement of the Breed of Horses; thence westerly along the north line of said Saratoga Association lands 83 ½ feet to the east line of lands formerly owned by William E. Benton, and thence northerly along the east line of said lands 100 feet to the point of beginning.

BEING the same premises conveyed to ROSEMARY H. BENTON by deed dated March 10th, 1992 and recorded in the Saratoga County Clerk's Office on March 20th, 1992, in Book 1330 of Deeds at Page 406.

SUBJECT TO all enforceable covenants, conditions, restrictions and easements of record, if any, affecting the premises described hereinabove.

TOGETHER with the appurtenances and all the estate and rights of the GRANTOR in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the GRANTEE, her heirs and assigns forever. **AND** the said GRANTOR covenants as follows:

FIRST: That the GRANTEE shall quietly enjoy the said premises;

SECOND: That the GRANTOR will forever warrant the title to said premises;

THIRD: That, in compliance with Section 13 of the Lien Law, the GRANTOR will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal the day and year first above written.

Rosemary H. Benton

ROSEMARY H. BENTON

Saratoga County Clerk
D 9502577
VOL 01401 PAGE 00224
FILED 12/05/94 10:28 AM

STATE OF NEW YORK)
COUNTY OF SARATOGA) ss.:

On this 23rd day of November, 1994, before me personally came ROSEMARY H. BENTON, to me known to be the individual described in, and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

Notary Public

PETER BISHKO
Notary Public, State of New York
Qualified in Albany County
No. 9822971
Commission Expires 8/31/96

RECORD AND RETURN TO:

TATE, BISHKO & ASSOCIATES
1716 CENTRAL AVENUE
ALBANY, NEW YORK 12205

ATTN: PETER BISHKO

Date (to be determined once application is on agenda)

Dear Neighbors

As we are sure you know the Benton Family Trust has listed 58 Hill Avenue for sale. The home and adjacent lot have been in our family since 1939 when our grandfather bought the two vacant lots and built the house on the westernmost lot for his family.

We have applied to the Zoning Board of Appeals for area variance(s) for the vacant parcel which is shown on the enclosed survey map. Although the parcel is comparable in width and size to a dozen home lots along our street, changes in zoning over the years require us to obtain several variances.

You will be receiving an official notice of our application but we wanted to let our neighbors know in advance of our intentions. We obviously have a self-interest here but having grown up in the neighborhood we all recognize how special it is and how fortunate we all were to be raised here. Three of the twelve children are homeowners and neighbors as you know.

We believe approval and the future construction of a home on the lot (if that occurs) would only enhance the neighborhood and we hope for your support. If you have any questions for us please let us know. If you are willing to express your support we'd be very appreciative.

Sincerely,

Trustees: Rosemary H. Benton Trust

Maureen Benton Colonell

Victoria Benton

Agatha Benton

Encl

I give my support - Kate Petronio

Date (to be determined once application is on agenda)

Dear Neighbors:

As we are sure you know the Benton Family Trust has listed 58 Fifth Avenue for sale. The home and adjacent lot have been in our family since 1939 when our grandfather bought the two vacant lots and built the house on the westernmost lot for his family.

We have applied to the Zoning Board of Appeals for area variance(s) for the vacant parcel which is shown on the enclosed survey map. Although the parcel is comparable in width and size to a dozen home lots along our street, changes in zoning over the years require us to obtain several variances.

You will be receiving an official notice of our application but we wanted to let our neighbors know in advance of our intentions. We obviously have a self-interest here but having grown up in the neighborhood we all recognize how special it is and how fortunate we all were to be raised here. Three of the twelve children are homeowners and neighbors as you know.

We believe approval and the future construction of a home on the lot (if that occurs) would only enhance the neighborhood and we hope for your support. If you have any questions for us please let us know. If you are willing to express your support we'd be very appreciative.

Sincerely,

Trustees: Rosemary H. Benton Trust

Maureen Benton Colonell

Victoria Benton

Agatha Benton

Encl.

We are in full support of this.

Bernice Grear, [redacted] Fifth Ave.

[redacted] FIFTH AVE

Date to be determined once application is on agenda

Dear Neighbors

As we are sure you know the Benton Family Trust has listed 98 Little Avenue for sale. The home and adjacent lot have been in our family since 1939 when our grandfather bought the two vacant lots and built the house on the westernmost lot for his family.

We have applied to the Zoning Board of Appeals for area variance(s) for the vacant parcel which is shown on the enclosed survey map. Although the parcel is comparable in width and size to a dozen home lots along our street changes in zoning over the years require us to obtain several variances.

You will be receiving an official notice of our application but we wanted to let our neighbors know *in advance of* our intentions. We obviously have a sufficient stake, but having grown up in the neighborhood we all recognize how special it is and how fortunate we all were to be raised here. Three of the twelve children are homeowners and neighbors as you know.

We believe approval and the future construction of a home on the lot of that record would only enhance the neighborhood and we hope for your support. If you have any questions for us please let us know. If you are willing to express your support we'd be very appreciative.

Sincerely,

Trustees: Rosemary H. Benton Trust

Maureen Benton Colonell

Victoria Benton

Agatha Benton

Encl

We support the Benton family in this matter.
Arnold Redland, Diane Redlord

Date (to be determined once application is on agenda)

Dear Neighbors

As we are sure you know the Benton Family Trust has listed 58 Fifth Avenue for sale. The home and adjacent lot have been in our family since 1939 when our grandfather bought the two vacant lots and built the house on the westernmost lot for his family.

We have applied to the Zoning Board of Appeals for area variance(s) for the vacant parcel which is shown on the enclosed survey map. Although the parcel is comparable in width and size to a dozen home lots along our street, changes in zoning over the years require us to obtain several variances.

You will be receiving an official notice of our application but we wanted to let our neighbors know in advance of our intentions. We obviously have a self-interest here but having grown up [illegible] we know how special it is and how fortunate we all were to be raised here. Three of the [illegible] are homeowners and neighbors as you know.

We believe approval and the future construction of a home on the [illegible] enhance the neighborhood and we hope for your support. If you have any questions for us please let us know. If you are willing to express your support we'd be very appreciative.

Sincerely,

Trustees: Rosemary H. Benton Trust

Maureen Benton Colonell

Victoria Benton

Agatha Benton

Encl

We trust that the Benton Family has the Fifth Avenue neighborhood enhancement at the forefront of their requested intention - as stated above. We Support their decision. Having grown up in the house we own on Fifth Avenue & currently, we encourage anything that will improve the quality and the value of this treasured city street.

In Concurrence -
The Tarantino-Jeffreys Family
Sue Jeffreys Bill Jeffreys

Date (to be determined once application is on agenda)

Dear Neighbors:

As we are sure you know the Benton Family Trust has listed 58 Fifth Avenue for sale. The home and adjacent lot have been in our family since 1939 when our grandfather bought the two vacant lots and built the house on the westernmost lot for his family.

We have applied to the Zoning Board of Appeals for area variance(s) for the vacant parcel which is shown on the enclosed survey map. Although the parcel is comparable in width and size to a dozen home lots along our street changes in zoning over the years require us to obtain several variances.

You will be receiving an official notice of our application but we wanted to let our neighbors know in advance of our intentions. We obviously have a self-interest here but having grown up in the neighborhood we all recognize how special it is and how fortunate we all were to be raised here. Three of the twelve children are homeowners and neighbors as you know.

We believe approval and the future construction of a home on the [illegible] since the neighborhood and we hope for your support. If you have any questions for us please let us know. If you are willing to express your support we'd be very appreciative.

Sincerely,

Trustees: Rosemary H. Benton Trust

Maureen Benton Colonell

Victoria Benton

Agatha Benton

Encl

Jim Bunby & Angela Rella

[redacted] 5th Ave.

2/1/16

ZONING AND BUILDING INSPECTOR DENIAL
OF APPLICATION FOR LAND USE AND/OR BUILDING

APPLICANT: THE ROSEMARY H. BENTON TRUST TAX PARCEL NO.: 166.13-2-45

PROPERTY ADDRESS: 58 FIFTH AVENUE
ZONING DISTRICT: URBAN RESIDENTIAL – 1

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

Proposed two-lot subdivision with maintenance of existing home on one of the new lots.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation

☐ Use Variance to permit the following: _____

☒ Area Variance seeking the following relief:

Dimensional Requirements	From	To
Minimum average lot width: lot 1	100 feet	90.8 feet
Minimum lot size: lot 1	12,500 sq. ft.	9,149 sq. ft.
Minimum average lot width: lot 2	100 feet	75.7 feet
Minimum lot size: lot 2	12,500 sq. ft.	7,500 sq. ft.
Minimum total side yard setback: existing house on lot 1	30 feet	13.6 feet
Maximum principal building coverage: existing house on lot 1	20%	28.6%

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR 2/22/16 DATE

CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Howard Nelson, Jeanne Wiley		
Address	[redacted]		
Tel./Fax	[redacted]	/	/
Email	[redacted]		

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: ☐ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address (No. & St.) 317 Nelson Avenue Side of St. (north, east, etc.) West

Tax Parcel No.: 166.37 - 1 - 22 *(for example: 165.52 – 4 – 37)* Tax District: ☒ Inside ☐ Outside

1. Date acquired by current owner: 2/18/2003 2. Zoning District when purchased: UR-3

3. Present use of property: home 4. Current Zoning District: UR-3

5. Has a previous ZBA application/appeal been filed for this property? ☒ Yes (when? January 2012 for what? porch - same as this Never built) ☐ No

6. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District ☐ 500' of a State Park, city boundary, or county/state highway?

7. Brief description of proposed action: To build a screened porch addition to our home.

8. Is there a wi

9. Has the wo

10. Identify th

☐ INTERF

JEANNE L WILEY

50-288/213

337

DATE 1/12/2016

PAY TO THE ORDER OF Commissioner of Finance $ 150.00

One Hundred + Fifty Dollars + no 00/100 DOLLARS

THE ADIRONDACK TRUST COMPANY
SARATOGA SPRINGS, NY 12866-0326

MEMO Zone Variance

Jeanne L Wiley

(rev. 6-7)

Revised 01/05/20..

CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Howard Nelson, Jeanne Wiley		
Address	[redacted]		
Tel./Fax	[redacted]	/	/
Email	[redacted]		

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: ☐ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address (No. & St.) 317 Nelson Avenue Side of St. (north, east, etc.) West

Tax Parcel No.: 166.37 - 1 - 22 *(for example: 165.52 – 4 – 37)* Tax District: ☒ Inside ☐ Outside

1. Date acquired by current owner: 2/18/2003 2. Zoning District when purchased: UR-3

3. Present use of property: home 4. Current Zoning District: UR-3

5. Has a previous ZBA application/appeal been filed for this property? ☒ Yes (when? January 2012 for what? porch - same as this Never built) ☐ No

6. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District ☐ 500' of a State Park, city boundary, or county/state highway?

7. Brief description of proposed action: To build a screened porch addition to our home.

8. Is there a written violation for this parcel that is not the subject of this application? ☐ Yes ☒ No

9. Has the work, use or occupancy to which this appeal relates already begun? ☐ Yes ☒ No

10. Identify the type of appeal you are requesting *(check all that apply)*:

☐ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☒ AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance" and attach to top of original application. Fees are cumulative and required for each request below.

☐ Interpretation	$ 400
☐ Use variance	$1,000
☐ Area variance	
-Residential use/property:	$ 150
-Non-residential use/property:	$ 500
☐ Extensions:	$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

_____

_____

_____

3. If interpretation is denied, do you wish to request alternative zoning relief? ☐ Yes ☐ No

4. If the answer to #3 is "yes," what alternative relief do you request? ☐ Use Variance ☐ Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? ☐ Use ☐ Area

3. Date original variance expired: _____ 4. Length of extension requested: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?: _____

_____

_____

_____

_____

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

_____

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: $_____

2) Indicate dates and costs of any improvements made to property after purchase:

Date	Improvement	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) Annual maintenance expenses: $_____ 4) Annual taxes: $_____

5) Annual income generated from property: $_____

6) City assessed value: $_____ Equalization rate:_____ Estimated Market Value: $_____

7) Appraised Value: $_____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

_____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☐ Yes ☐ No If "yes", for how long? _____

1) Original listing date(s):_____ Original listing price: $_____

If listing price was reduced, describe when and to what extent: _____

_____

2) Has the property been advertised in the newspapers or other publications? ☐ Yes ☐ No

If yes, describe frequency and name of publications: _____

_____

3) Has the property had a "For Sale" sign posted on it? ☐ Yes ☐ No

If yes, list dates when sign was posted: _____

_____

4) How many times has the property been shown and with what results? _____

_____

_____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) 2.6B Table 2.

Dimensional Requirements	From	To
Building on lot	978 sq. ft. (9%)	1,138 sq. ft. (33.5%)
minimum rear	25 ft.	20.2 ft.

Other:

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

See attached typed response to questions 1-5. They follow this page.

Five Considerations for Area Zoning Variance

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

The planned covered porch dimensions are 10' by 16' (see survey map for placement or porch). The porch would extend 10 feet out from west side of the house (including roof overhang) and it would cover 16 feet directly across the back face of the house (also including roof overhang). The porch is designed to offer sufficient size for sitting as well as dining during the summer months. Currently our home has no areas that enable us to enjoy the outdoors along with the shelter of roof and screen.

Orienting the porch so that it comes out 16' from the house doesn't work because it would create a roofline with an undesirable pitch for snow loading. A higher roof is blocked by the location of the second story window.

Purchasing additional land from a neighbor is not an option. Three of the contiguous lots sit well below a retaining wall, and a fourth, abutting the northern side of the property, has a deck and small goldfish pond just beyond a fence that acts as a property line. The property owner to the south is not interested in selling any of property that sits between the hedge and their garage.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood for the following reasons:

The neighborhood is characterized by small residential lots. The contiguous property to the north (319 Nelson Avenue – see photo 7) has a backyard deck that required a zoning variance. Residential additions are common throughout this neighborhood, including one across the street at 314 Nelson Avenue (see photo 5) built since we occupied this home in 2003.

3. Whether the variance is substantial. The variance is not substantial for the following reasons:

The zoning statute permits the construction of a non-detached building (such as a garage) equal to 10% of the property area, for a total of 40% area coverage of the lot. When the proposed porch is added, the total lot coverage for this property will be 33.5%, a smaller percentage of area coverage. This is also a more desirable use than a garage. Given the size and neighborhood character, this is not a substantial variance.

The requested rear setback is 20.2 feet, to the west of the house. Because the land falls away substantially beyond where the porch will end, the neighbors will not experience visual encroachment (see photo 4).

Note: four years ago we sought and received a zoning variance for a screened porch on this site that was 33% larger (16' x20'). At that time, the larger porch was sought to accommodate a ping

pong table and room for robust play. That porch was never constructed because an injury has curtailed my ability to play this sport.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have adverse physical or environmental effect on the neighborhood or district for the following reasons:

The proposed covered porch will be built in the backyard; it will be barely visible from the street and will not be easily perceived, if at all, by passing automobiles. The porch will not obstruct any views, nor does it change access to the property. The property to the south has a home with an attached garage on its north side, so there are no views of our backyard from inside the home. The property owner to the north currently has a view of our shed (see survey map); this will not change. The three contiguous lots to the west (houses that face onto Circular Street) sit well below the level of the porch's proposed location.

Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

The situation is self-created in the sense that we purchased a home on a small inner city lot and now wish to add on to it. Our backyard is small and much of the land slopes down to a retaining wall. The space does not lend itself to backyard recreation and there has been little use of the yard for the twelve plus years we have lived at 317 Nelson Avenue.

1. Front of 317 Nelson

2. Back of 317 Nelson, where the screened porch would go.

3. View looking north from property line with 315 Nelson

4. View looking south from property line with 319 Nelson Ave. Note the portion of backyard descending to the west.

5. 314 Nelson Ave., recent addition to the right.

6. 309 Nelson Avenue. Note addition behind which extends to back property line.

7. Deck on 319 Nelson Avenue that required a zoning variance. Note that the fence is the property line between 317 Nelson and 319 Nelson.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

In accord with Article 240-14.4A(1)(b)(6) of the Zoning Ordinance, "any request for an area variance, which shall effect a change in density, shall be applied for and considered as a use variance and decided under criteria for the same". A request that involves any of the following relief will require an application for a use variance and will be decided under the use variance criteria:

(1) Dimensional relief from minimum lot size requirements that would allow additional permitted units and/or uses
(2) Relief from on site parking requirements
(3) Reduction in land area requirements for multi-family units

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☐ No ☐ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

Jeanne L Wiley
(applicant signature)

Howard Nelson
(applicant signature)

Sworn to before me this date:

Date: 01/11/16

Paula Bogachie
Notary Public

Revised: January 2011

617.20

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR: Howard Nelson

2. PROJECT NAME: Back porch

3. PROJECT LOCATION:
Municipality: Saratoga Springs County: Saratoga

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
317 Nelson Avenue, Saratoga Springs, NY 12866

5. PROPOSED ACTION IS: ☐ New ☒ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
Adding a back porch to my home

7. AMOUNT OF LAND AFFECTED: Initially: _____ (acres) Ultimately: _____ (acres) 10 feet x 16 feet

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☐ Yes ☒ No If No, describe briefly
An area zoning variance must be received

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☒ Residential ☐ Industrial ☐ Commercial ☐ Agriculture ☐ Park/Forest/Open Space ☐ Other
Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☒ Yes ☐ No If Yes, list agency(s) name and permit/approvals:
Saratoga Springs building permit, zoning board approval

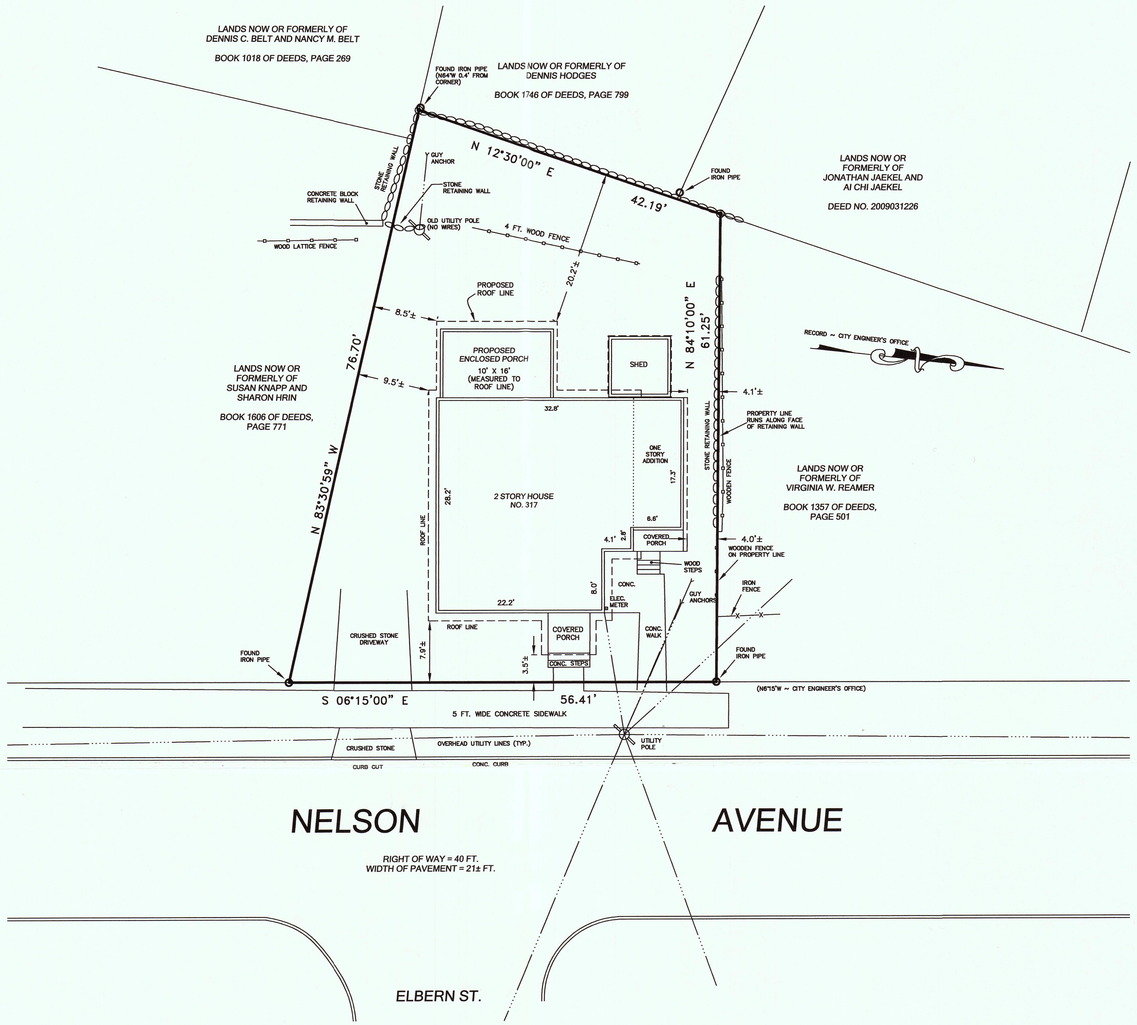
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☒ No If Yes, list agency(s) name and permit/approvals:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Howard Nelson Date: 1/11/2016

Signature: Howard Nelson



ZONING INFORMATION:

(BASED ON SINGLE FAMILY RESIDENCE)
ZONING DISTRICT: UR–3
MINIMUM LOT SIZE: 6,600 SQ. FT.
MINIMUM MEAN LOT WIDTH: 60 FT.
MINIMUM PERCENT OF LOT TO BE OCCUPIED BY:
PRINCIPAL BUILDING: 30%
ACCESSORY BUILDING: 10%
MINIMUM YARD DIMENSIONS:
FRONT: 10 FT.
REAR: 25 FT.
ONE SIDE: 4 FT.
TOTAL SIDE: 12 FT.
PRINCIPAL BUILDINGS:
MINIMUM 1st FLOOR AREA:
1 STORY: 1,200 SQ. FT.
2 STORY: 800 SQ. FT.
MAX. BUILDING HEIGHT: 60 FT.
MINIMUM DISTANCE FROM ACCESSORY BUILDING TO:
PRINCIPAL BUILDING: 5 FT.
FRONT LOT LINE: 10 FT.
SIDE LOT LINE: 5 FT.
REAR LOT LINE: 5 FT.
MINIMUM PERCENT OF LOT TO BE PERMEABLE: 25%

LOT COVERAGE INFORMATION:

PRINCIPAL BLDG. (INCLUDING PROPOSED ADDITION) = 1,117± SQ. FT. OR 33.5% OF LOT (MEASURED TO ROOF LINE)

SHED = 67± SQ. FT. OR 2% OF LOT (MEASURED TO ROOF LINE)

PERMEABLE AREA = 2,029± SQ. FT. OR 61%

SITE LOCATION MAP

NOT TO SCALE

ZONING VARIANCES REQUESTED

DIMENSIONAL REQUIREMENTS	FROM	TO	RELIEF REQUESTED
MIN. REAR SETBACK	25 FT.	20.2 FT.	4.8 FT. (19%)
MAX. LOT COVERAGE	30%	33.5%	3.5% (12%)

SITE STATISTICS:

PROPERTY OWNER: HOWARD S. NELSON AND JEANNE L. WILEY

TAX MAP PARCEL NO. 166.37–1–22

LOT SIZE:..... 3,336± SQ. FT.

NOTES:

1.) OFFSET DIMENSIONS ARE MEASURED TO ROOF LINES.

I HEREBY CERTIFY TO:

1.) HOWARD S. NELSON AND JEANNE L. WILEY

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DANIEL C. WHEELER, L.S. LIC. NO. 50,137

DEED REFERENCE:

1.) DEED DATED FEBRUARY 18, 2003 FROM MARY LISA BAKER n/k/a MARY LISA COPE TO HOWARD S. NELSON AND JEANNE L. WILEY AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE ON MARCH 4, 2003 IN BOOK 1639 OF DEEDS AT PAGE 165.

REVISIONS:

1.) SURVEY UPDATE AND PROPOSED ADDITION REVISED ON DECEMBER 20, 2015.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB–PARAGRAPH (2) OF THE NEW YORK STATE EDUCATION LAW.

STATE OF NEW YORK · DANIEL C. WHEELER · 50137 · LICENSED LAND SURVEYOR

DANIEL C. WHEELER
P.L.S. LIC. NO. 50,137

SURVEY ASSOCIATES, LLC
DANIEL C. WHEELER, LS
PROFESSIONAL LAND SURVEYING
432 BROADWAY, SUITE 5, SARATOGA SPRINGS, NY 12866
PH. (518) 583–7302 FAX (518) 583–7303

TITLE:

SURVEY OF LANDS OF HOWARD S. NELSON AND JEANNE L. WILEY

LOCATION:
CITY OF SARATOGA SPRINGS (INSIDE DISTRICT)
SARATOGA COUNTY, NEW YORK

DATE:
NOVEMBER 2, 2011

SCALE:
1 INCH = 10 FEET

MAP NO. 2011–13–03

ZONING AND BUILDING INSPECTOR DENIAL OF APPLICATION FOR LAND USE AND/OR BUILDING

APPLICANT: HOWARD NELSON & JEANNE WILEY

TAX PARCEL NO.: 166.37-1-22

PROPERTY ADDRESS: 317 NELSON AVENUE
ZONING DISTRICT: URBAN RESIDENTIAL – 3

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

Proposed construction of a screened porch addition to an existing single-family residence.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation

☐ Use Variance to permit the following: _____

☒ Area Variance seeking the following relief:

Dimensional Requirements	From	To
Minimum rear yard setback:	25 feet	20.2 feet
Maximum principal building coverage:	30%	33.5%

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

2/22/16
DATE

CITY OF SARATOGA SPRINGS

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480

[FOR OFFICE USE]

_____ (Application #)

_____ (Date received)

APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Mark Dugas		
Address	[redacted]		
Tel./Fax	[redacted]	/	/
Email	[redacted]		

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: ☒ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address (No. & St.) 65 York Avenue Side of St. (north, east, etc.) north

Tax Parcel No.: 166.45 - 2 - 71 *(for example: 165.52 – 4 – 37)* Tax District: ☒ Inside ☐ Outside

1. Date acquired by current owner: 4/19/2003 2. Zoning District when purchased: UR-3
3. Present use of property: Main residence 4. Current Zoning District: UR-3
5. Has a previous ZBA application/appeal been filed for this property? ☐ Yes (when? _____ for what? _____) ☒ No
6. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District ☐ 500' of a State Park, city boundary, or county/state highway?
7. Brief description of proposed action: Construct pool house within the 5' side yard setback of adjoining property at 63 York Ave.
8. Is there a written violation for this parcel that is not the subject of this application? ☒ Yes ☐ No
9. Has the work, use or occupancy to which this appeal relates already begun? ☒ Yes ☐ No
10. Identify the type of appeal you are requesting *(check all that apply)*:

☐ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☑ AREA VARIANCE (pp. 6-7)

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

_____

_____

_____

___

3. If interpretation is denied, do you wish to request alternative zoning relief? ☐ Yes ☐ No

4. If the answer to #3 is "yes," what alternative relief do you request? ☐ Use Variance ☐ Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? ☐ Use ☐ Area

3. Date original variance expired: _____ 4. Length of extension requested: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?: _____

_____

_____

_____

_____

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

_____

_____

_____

_____

_____

_____

USE VARIANCE -- PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

_____

_____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

_____

_____

_____

_____

_____

_____

_____

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: $_____

2) Indicate dates and costs of any improvements made to property after purchase:

Date	Improvement	Cost
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) Annual maintenance expenses: $_____ 4) Annual taxes: $_____

5) Annual income generated from property: $_____

6) City assessed value: $_____ Equalization rate:_____ Estimated Market Value: $_____

7) Appraised Value: $_____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

_____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☐ Yes ☐ No If "yes", for how long? _____

1) Original listing date(s):_____ Original listing price: $_____

If listing price was reduced, describe when and to what extent: _____

_____

2) Has the property been advertised in the newspapers or other publications? ☐ Yes ☐ No

If yes, describe frequency and name of publications: _____

_____

3) Has the property had a "For Sale" sign posted on it? ☐ Yes ☐ No

If yes, list dates when sign was posted: _____

_____

4) How many times has the property been shown and with what results? _____

_____

_____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

_____

_____

_____

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_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) Side yard setback.

Dimensional Requirements	From	To
Offset to adjacent property (63 York Ave)	5'	2'

Other:

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

   No feasible means available because the pool house has already been built.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

   No undesirable changes to the character of neighborhood because of the location of the structure and design. Not very visible from the street and it is a small structure.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

Not substantial because it is a small structure and complies with percentage of lot coverage.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

The pool house is not large in size and has an appealing look. Concrete slab foundation makes it impossible for undesirable wild life / rodents to demand populate.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

This difficulty was self created due to the lack of knowledge of off-set requirements by the city when it was built.

In accord with Article 240-14.4A(1)(b)(6) of the Zoning Ordinance, "any request for an area variance, which shall effect a change in density, shall be applied for and considered as a use variance and decided under criteria for the same". A request that involves any of the following relief will require an application for a use variance and will be decided under the use variance criteria:

(1) Dimensional relief from minimum lot size requirements that would allow additional permitted units and/or uses
(2) Relief from on site parking requirements
(3) Reduction in land area requirements for multi-family units

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☐ No ☐ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

(applicant signature)

(applicant signature)

Sworn to before me this date:

Date: January 19 2016

Notary Public

KAREN A. STETKAR
NOTARY PUBLIC
STATE OF NEW YORK
SARATOGA COUNTY
Reg. No. 01ST4969612
COMM. EXP. 07/23/18

Revised: September 2005

617.20

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR

2. PROJECT NAME

3. PROJECT LOCATION:

Municipality County

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)

5. PROPOSED ACTION IS: ☐ New ☐ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:

7. AMOUNT OF LAND AFFECTED: Initially: _____ (acres) Ultimately: _____ (acres)

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☐ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☐ Residential ☐ Industrial ☐ Commercial ☐ Agriculture ☐ Park/Forest/Open Space ☐ Other
Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☐ Yes ☐ No If Yes, list agency(s) name and permit/approvals:

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☐ No If Yes, list agency(s) name and permit/approvals:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☐ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
☐ Yes ☐ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

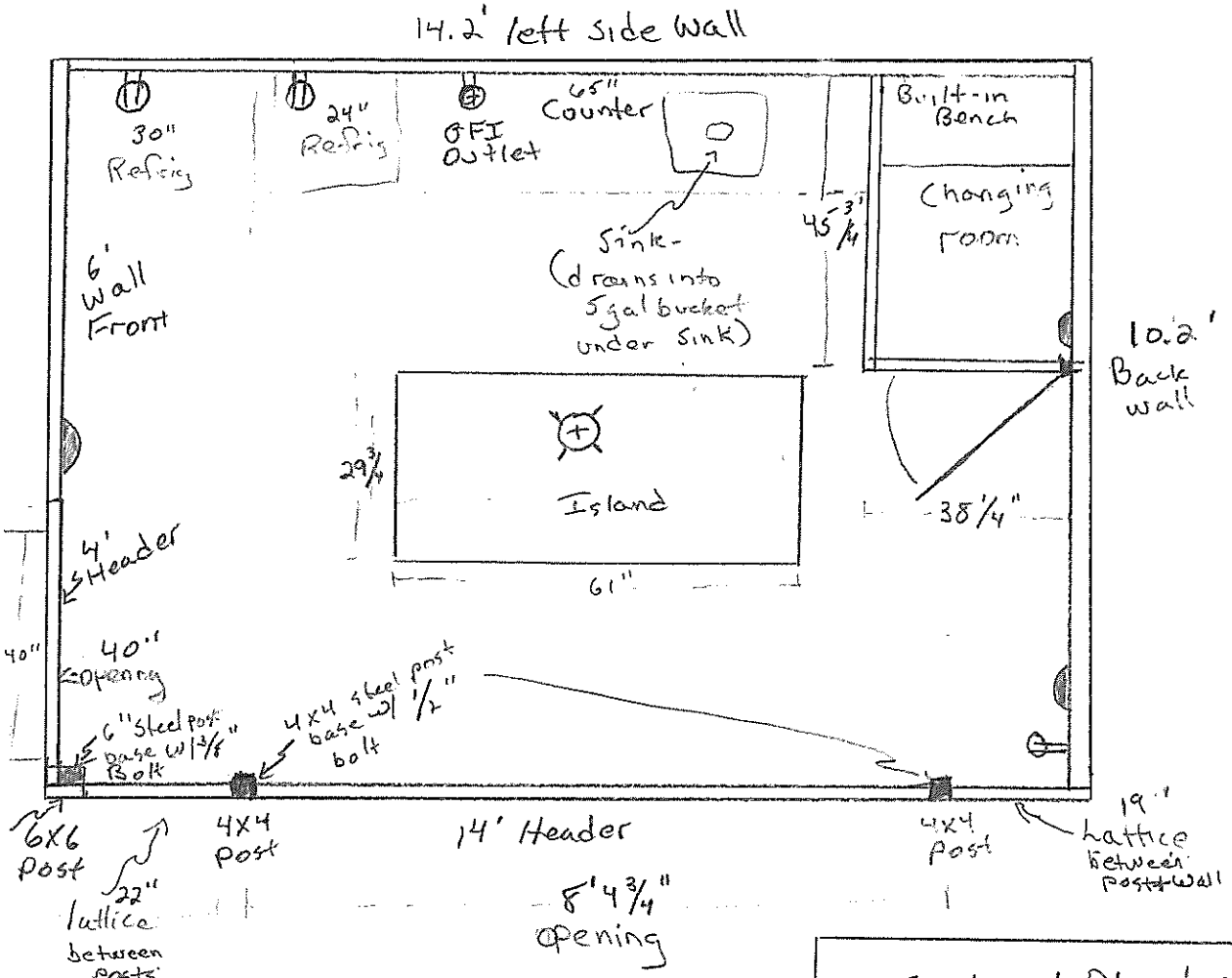
INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts that **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Floor plan - 65 York Ave, Saratoga Springs, NY



QTY	Electrical Plan Legend
(1)	ceiling mounted light fixture
(4)	electrical outlet 110
(3)	Wall-mounted light fixture

Main Building and Swimming Pool

Patio

65 York Ave, Saratoga Springs NY Pool House

View from top of driveway

View from middle of driveway

65 York Ave, Saratoga Springs NY Pool House

View from right side of back yard 1

View from right side of back yard 2

65 York Ave, Saratoga Springs NY Pool House

View from behind building

View from left side of yard

65 York Ave, Saratoga Springs NY Pool House

View from yard of 63 York Ave

View from behind building on North Street

CITY OF SARATOGA SPRINGS
BUILDING DEPARTMENT
PH. 587-3550 FAX 580-9480

INSPECTOR REPORT

PAGE 1 OF 1

JOB SITE 65 York St. PERMIT # 21984 FILE # 21984

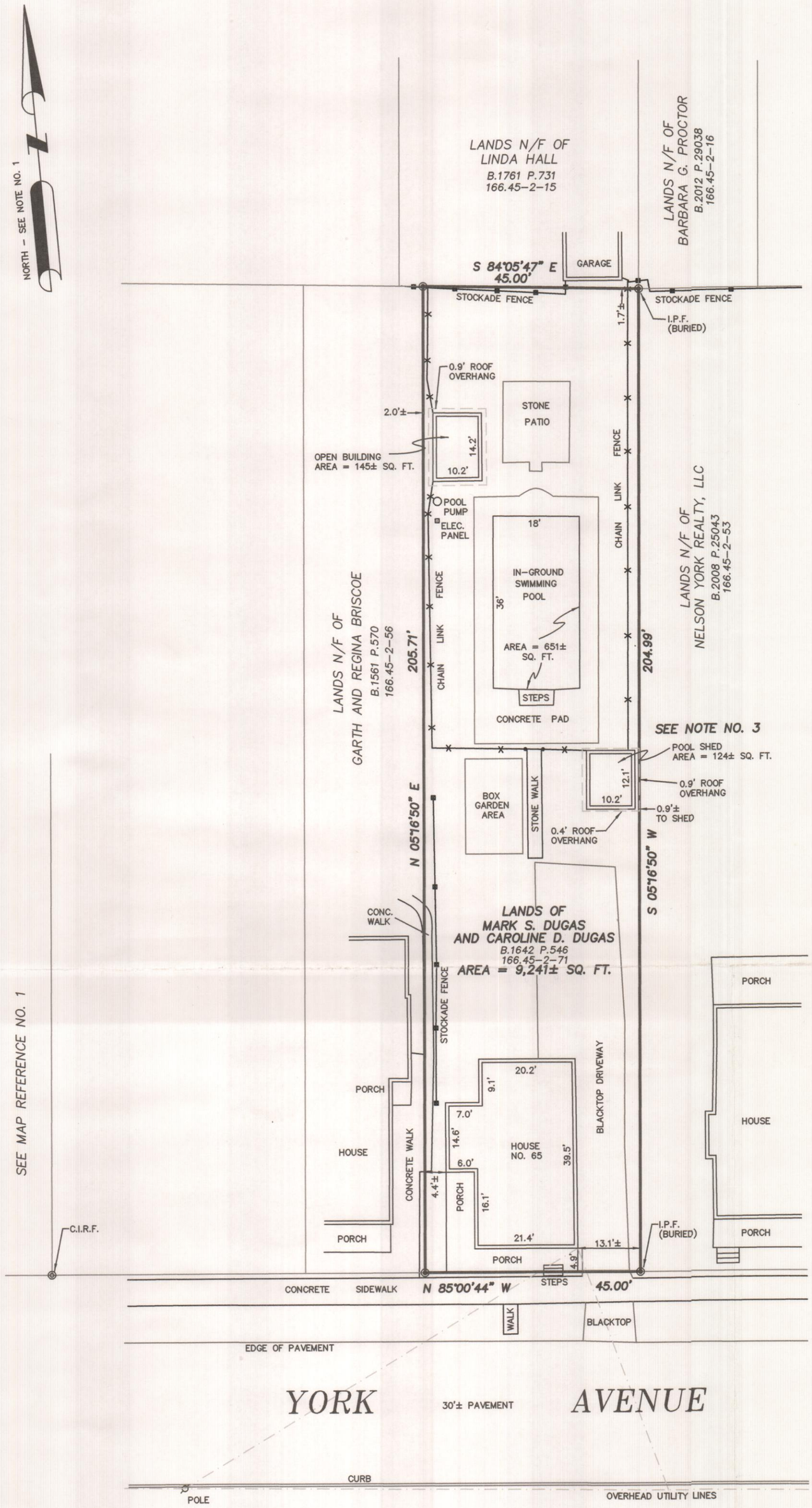
FOOTINGS BEFORE CONCRETE	FOUND. REBAR BEFORE CONCRETE	FOUND. BEFORE BACKFILL	FLOOR SLAB BEFORE CONCRETE	ROUGH FRAME BEFORE INSUL.	ROUGH PLUMB BEFORE INSUL.	HVAC BEFORE INSUL.	INSUL. BEFORE COVER	SEPTIC BEFORE BACKFILL	OTHER Stop Work	FINAL

Notice of Violation

- Pool permit has expired, no certificate of occupancy to use.
- Fence incomplete, poses safety hazzard to neighborhood
- No permit on file for pool house, do not use, stop work.

PASSED CONDITIONS AS NOTED REINSPECTION REQUIRED FAILED STOP WORK

INSPECTION DATE 8/3/15 INSPECTOR [signature]



MAP REFERENCE:

1.) MAP ENTITLED "MAP OF LANDS TO BE CONVEYED TO PAUL AND PHYLLIS TORPEY SITUATE AT 53 YORK AVENUE", DATED MAY 11, 2012 AND MADE BY THOMPSON FLEMING LAND SURVEYORS, P.C.

MAP NOTES:

1.) NORTH ORIENTATION IS MAGNETIC AS OBSERVED DURING AUGUST OF 2015.

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACT SUCH DOCUMENTS MAY DISCLOSE.

3.) THE POOL SHED (124 SQ. FT.) AND OPEN BUILDING (145 SQ. FT.) HAVE A TOTAL AREA OF 269 SQ. FT. AND THE AREA OF THE POOL IS 651 SQ. FT. THUS, THE TWO BUILDINGS AND POOL EQUAL 9.95% ± OF THE TOTAL AREA OF LANDS OF DUGAS AS SHOWN HEREON.

LEGEND

N/F	NOW OR FORMERLY
— — — — —	OVERHEAD UTILITY LINES
C.I.R.S	CAPPED IRON ROD SET
I.P.F.	IRON PIPE FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
I.R.F.	IRON ROD FOUND
116.00-2-39	TAX MAP SECTION-BLOCK-LOT
B.769 P.986	DEED BOOK & PAGE
◉	POINT
⌀	UTILITY POLE

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

Survey of Lands of MARK S. DUGAS AND CAROLINE D. DUGAS

DONALD E. ALBRECHT
P.L.S. NO. 50,302

DATE	RECORD OF WORK	DRN	CHK	APPR

CITY OF: SARATOGA SPRINGS (I.D.)

COUNTY OF: SARATOGA

SCALE: 1" = 20'

DRAWN BY: DEA

CHECKED BY: DEA

APPROVED BY: DEA

Albrecht & Willson Land Surveyors, PLLC

63 GRAY AVENUE
GREENWICH, N.Y. 12834
(518) 281-0046 or (518) 925-1719
awlandsurveyors.com

DATE: 08-03-2015 | PROJ. NO. 15-021 | DWG. NO. 15-021 | SHEET 1 OF 1

CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	AMV Holdings Inc.		
Address	563 North Broadway Saratoga Springs NY 12866		
Tel./Fax	587-4113 / 587-0260	/	/
Email	[redacted]		

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: ☐ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address (No. & St.) 27 Jumel Place Side of St. (north, east, etc.) North

Tax Parcel No.: 166.13-50-2 *(for example: 165.52-4-37)* Tax District: ☒ Inside ☐ Outside

1. Date acquired by current owner: Under Contract 2. Zoning District when purchased: UR3

3. Present use of property: Multi Family - Ballet Studio 4. Current Zoning District: UR3

5. Has a previous ZBA application/appeal been filed for this property? ☑ Yes (when? 10/31/13 for what?) ☐ No

6. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District ☐ 500' of a State Park, city boundary, or county/state highway?

7. Brief description of proposed action: Tear down existing building and build seven unit single family condominium project.

8. Is there a written violation for this parcel that is not the subject of this application? ☐ Yes ☒ No

9. Has the work, use or occupancy to which this appeal relates already begun? ☐ Yes ☒ No

10. Identify the type of appeal you are requesting *(check all that apply)*:

☐ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☒ AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance" and attach to top of original application. Fees are cumulative and required for each request below.

☐ Interpretation	$ 400
☐ Use variance	$1,000
☑ Area variance	
-Residential use/property:	$ 150
-Non-residential use/property:	$ 500
☐ Extensions:	$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

3. If interpretation is denied, do you wish to request alternative zoning relief? ☐ Yes ☐ No

4. If the answer to #3 is "yes," what alternative relief do you request? ☐ Use Variance ☐ Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: 5/1/14
2. Type of variance granted? ☐ Use ☑ Area
3. Date original variance expired: 11/1/15
4. Length of extension requested: _____
5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?: We were unable to close on the property due to it being held up in probate for the last several months. We are anticipating to close within the next few weeks.

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

Nothing has changed to this area & no new development

on or near this site.

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: $_____

2) Indicate dates and costs of any improvements made to property after purchase:

Date	Improvement	Cost

3) Annual maintenance expenses: $_____ 4) Annual taxes: $_____

5) Annual income generated from property: $_____

6) City assessed value: $_____ Equalization rate:_____ Estimated Market Value: $_____

7) Appraised Value: $_____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

_____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☐ Yes ☐ No If "yes", for how long? _____

1) Original listing date(s):_____ Original listing price: $_____

If listing price was reduced, describe when and to what extent: _____

_____

2) Has the property been advertised in the newspapers or other publications? ☐ Yes ☐ No

If yes, describe frequency and name of publications: _____

_____

3) Has the property had a "For Sale" sign posted on it? ☐ Yes ☐ No

If yes, list dates when sign was posted: _____

_____

4) How many times has the property been shown and with what results? _____

_____

_____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) _____.

Dimensional Requirements	From	To	→ To
Fencing (exterior fence only)	6'	8'	
Lot Coverage	30%	(Prev. Appr.) 43.5%	46.0%
Front Yard Setback	10'	(Pre. Appr.) 5'	1'

Other: _____

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

   Our fencing request is new, asking for the height limit to go from 6 – 8' (exterior fence only). This creates privacy along the perimeter, a benefit to both sides of the fence. What is currently there is dilapidated and run down, hence aesthically a great improvement. Our modified request for front setback of 1' is what currently exists and consistent with surrounding homes. The 5' granted does not allow for our (2) front porches to be placed on the unit. This style entry fits with the street scape. Finally, the area coverage request of 46% is what was originally asked for, and necessary for the option of adding additional back porches on the homes; an opportunity for our clients to enjoy their backyards, since their fronts are quite limited in size. These variance alternatives are reasonable and contiguous with the urban feel of downtown.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

Granting the area variance will enhance the neighborhood by creating privacy, align the two front porches with the neighboring homes, and allow only 2.5% more in area coverage which was originally requested.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

This request is minimal and less than what currently exists on the property. The fence height increase is not substantial and benefits both the current and new homeowners.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

This is one lot, seven homes, a singular curb cut and permissable use of the land in lieu of its current nonconforming commercial use. Permeability exceeds the minimum, peaking at 35.10%, parking accommodations are onsite and traffic is reduced due to the applicable Urban Residential 3 zone. The lot will be properly cleaned and abated, a favorable influence both physically and environmentally on the neighborhood.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

The difficulty was created by the need to change a non-conforming structure to a residential economically feasible solution. A win for all involved; neighbors, city, and a proper sustainable usage by City Standards.

In accord with Article 240-14.4A(1)(b)(6) of the Zoning Ordinance, "any request for an area variance, which shall effect a change in density, shall be applied for and considered as a use variance and decided under criteria for the same". A request that involves any of the following relief will require an application for a use variance and will be decided under the use variance criteria:

(1) Dimensional relief from minimum lot size requirements that would allow additional permitted units and/or uses
(2) Relief from on site parking requirements
(3) Reduction in land area requirements for multi-family units

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☑ No ☐ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

_____
(applicant signature)

Sworn to before me this date:

Date: _____

_____
(applicant signature)

_____
Notary Public

617.20

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR: ANW Holdings
2. PROJECT NAME:

3. PROJECT LOCATION: 27 Sumner Place
   Municipality: Saratoga Springs, NY County: Saratoga
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)

5. PROPOSED ACTION IS: ☒ New ☐ Expansion ☐ Modification/alteration
6. DESCRIBE PROJECT BRIEFLY: 7 Individual Condominiums
7. AMOUNT OF LAND AFFECTED: Initially: _____ (acres) Ultimately: _____ (acres)
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
   ☒ Yes ☐ No If No, describe briefly
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
   ☒ Residential ☐ Industrial ☐ Commercial ☐ Agriculture ☐ Park/Forest/Open Space ☐ Other
   Describe:
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
    ☒ Yes ☐ No If Yes, list agency(s) name and permit/approvals: Bldg Dept - Saratoga Springs
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
    ☐ Yes ☒ No If Yes, list agency(s) name and permit/approvals:
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
    ☐ Yes ☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
☐ Yes ☐ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

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☐ Check this box if you have identified one or more potentially large or significant adverse impacts that **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Res + App

CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

BILL MOORE
CHAIR
KEITH B. KAPLAN
VICE CHAIR
ADAM MCNEILL
SECRETARY
GARY HASBROUCK
GEORGE "SKIP" CARLSON
SHIRLEY POPPEL
OKSANA LUDD

RECEIVED
OCT 31 2013
ACCOUNTS DEPARTMENT

IN THE MATTER OF THE APPEAL OF
ANW Holdings, Inc. of 564 Broadway
Saratoga Springs, NY 12866

from the Building Inspector's Denial of Application for Land Use and/or Building for the premises at 27 Jumel Place, Saratoga Springs, New York, identified as Tax Parcel No.: 166.13-1-50.2 in the inside district of the City.

The Applicant has applied for an area variance for relief from the current City Zoning Ordinance applicable to the Urban Residential - 3 zoning district to construct a seven unit condominium development seeking relief from the maximum principal buildings permitted on one lot, maximum principal building coverage, the minimum front yard setback requirements for the two units fronting on Jumel Place, and from the minimum rear yard setback requirements for the two units located at the rear of the property, and public notice having been duly given of a hearing on said application on July 9, 2013 and October 28, 2013.

In consideration of the balance between the benefit to the Applicant with the detriment to the health, safety and welfare of the community, the Board makes the following resolution that the requested area variance for the following relief or such lesser amount, as described in the submitted application, BE APPROVED:

Type of Requirement	Required	Existing	Proposed	Total Relief Requested
Maximum Principal Buildings on one lot	One (1)	One (1)	Seven (7)	6 (600)%
Maximum Building Coverage	30%	49.4%	43.5%	13.5% (45%)
Minimum Front Yard Setback for the 2 units fronting on Jumel Place	10 feet	1 foot	5 feet	5 feet (50%)
Minimum Rear Yard Setback for the 2 units located at the rear	25 feet	.7 foot	6 feet	19 feet (76%)

1. The Applicant has demonstrated that this benefit cannot be achieved by other means feasible. This Board has been asked to consider several prior applications to redevelop this property. It is currently used for mixed commercial and residential purposes with a large cement structure, formerly a manufacturing facility, located on the property. The current use is not conducive to a residential neighborhood and the noise and traffic generated by the current use has been an issue of concern for many of the neighbors. The unique nature

of this property and the prior failed attempts to arrive at a use for this property that is acceptable to neighbors, conforming with the neighborhood and economically feasible has demonstrated that the redevelopment of this property raises unusual and distinct issues. Not only has the Applicant explored alternate means to achieve the requested benefit including a smaller number of units which were evaluated and found to be economically unfeasible, but prior applicants have also attempted to use the structure for varied uses, all of which demonstrates that other alternatives have not been shown to be practical or economically feasible. The applicant has demonstrated that redeveloping this property from an unsightly cement structure used for commercial purposes into a seven unit residential condominium development is the best economically feasible use as shown on the proposed site plan for this property.

2. The Applicant has demonstrated that granting these variances will not create an undesirable change in neighborhood character or a detriment to nearby properties. Applicant had shown that removal of the current cement structure and construction of a seven unit condominium will result in a development that substantially conforms with the residential homes in the neighborhood. The Applicant has demonstrated, and several neighbors have testified in support, that this redevelopment will have a very beneficial impact on the neighborhood. The granting of these variances will result in the removal of a varied use (ballet school), unauthorized use (karate school) and prior nonconforming use (manufacturing facility) and result in a conforming use which is in keeping with the character of the neighborhood. We note that the City Planning Board issued a favorable advisory opinion identifying that "This site can adequately accommodate development of this scale, and that the overall density proposed is compatible with the surrounding neighborhood." Based on the foregoing, the granting the variances will improve the appearance of the property and will not create an undesirable change in neighborhood character or impact on nearby properties, but rather a desirable and valuable change.

3. The relief requested may be considered substantial, but is mitigated by the fact that the current existing structure is non-conforming and by the fact that the lot, at 34,765.50 square feet, would accommodate either five single-family lots or four two-family buildings for total of eight residences. The requested variance, for seven units, is one less than the permitted 8 residences. In order to develop this property in a manner that is most conducive to current needs of our citizens, creating smaller free standing condominiums is beneficial. The construction of one continuous unit would have eliminated the need for a variance for seven units, but would not have resulted in a project that meets the current needs of some members of the community. The minimum front and rear setback variances are necessary to maximize the available parking and the need for service vehicles to access the property. Due to the non-conformance of the current structure and some of the existing structures in the neighborhood, these variances will not have a substantial impact on the neighborhood and therefore mitigates the substantial nature of the variances.

4. The Applicant has demonstrated that the variance will not have a significant adverse physical or environmental effect on the neighborhood. The Applicant has demonstrated, and several neighbors have testified in support, that this redevelopment will have a significant beneficial physical impact on the neighborhood. Not only will the current commercial use with resulting traffic and noise generated by such use no longer interfere with the quiet residential neighborhood, but the physical change to the property will be a significant improvement to the appearance of the neighborhood. Additionally, the proposed construction will improve the permeability of the lot to 35.1%, in excess of the required 25%.

5. The alleged difficulty may be considered self-created in that the Applicant desires to re-develop this property in a manner that will meet the needs of residents of Saratoga Springs who are looking to down size and still create a development that conforms to the neighborhood as a residential development in an economic

manner, however, this is not necessarily fatal to the application.

Notifications/Approvals/Conditions of Approval:
Prior variances are discontinued.
Saratoga Springs City Planning Board site plan review is required – the Planning Board will address local concerns as identified by the Saratoga County Planning Board.
Saratoga County Planning Board issued a finding of no significant county side or inter community impact.

Adopted by the following vote:

AYES: 6 (B. Moore, K. Kaplan, A. McNeill, G. Hasbrouck, S. Carlson, O. Ludd)

NAYES: 0

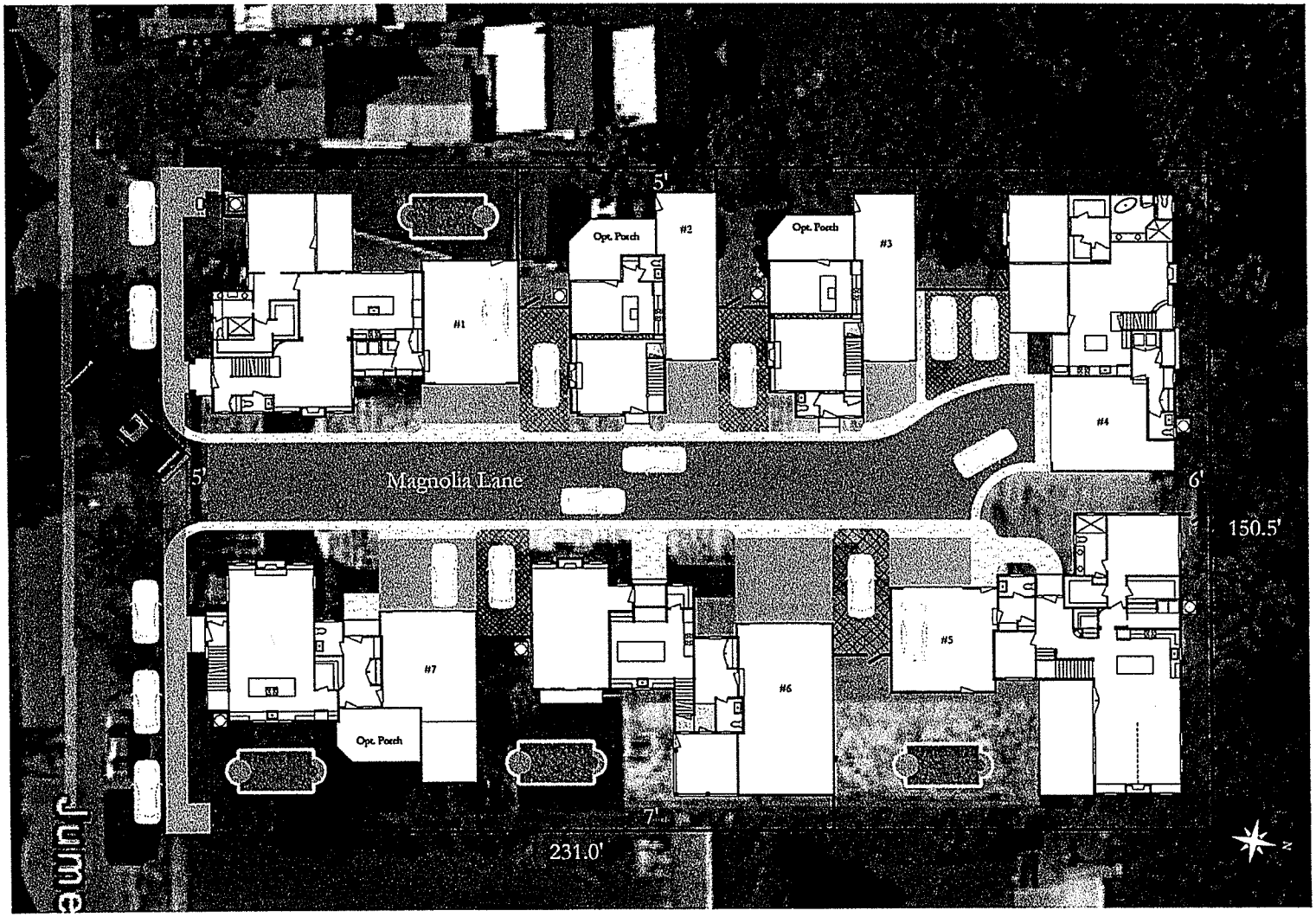
Dated: October 28, 2013

This variance shall expire 18 months following the filing date of such decision unless the necessary building permit has been issued and actual construction begun as per 240-8.5.1.

10/30/13
Date

Chair

I hereby certify the above to be a full, true and correct copy of a resolution duly adopted by the Zoning Board of Appeals of the City of Saratoga Springs on the date above mentioned, six members of the Board being present.



MAP OF the Neighborhood of MAGNOLIA LANE in SARATOGA SPRINGS

Witt Construction

2013

Lot Coverage			
Residence	Footprint	Roof OH	Coverage
#1	2,449	284	2,733
#2	1,357	159	1,516
#3	1,472	160	1,632
#4	2,079	159	2,238
#5	2,759	228	2,987
#6	2,340	223	2,563
#7	2,070	220	2,290
	14,526	1,433	15,959
			34,766
			46.0%

Permeability Statistics	
Size of Development (Sq. Ft.)	34,766

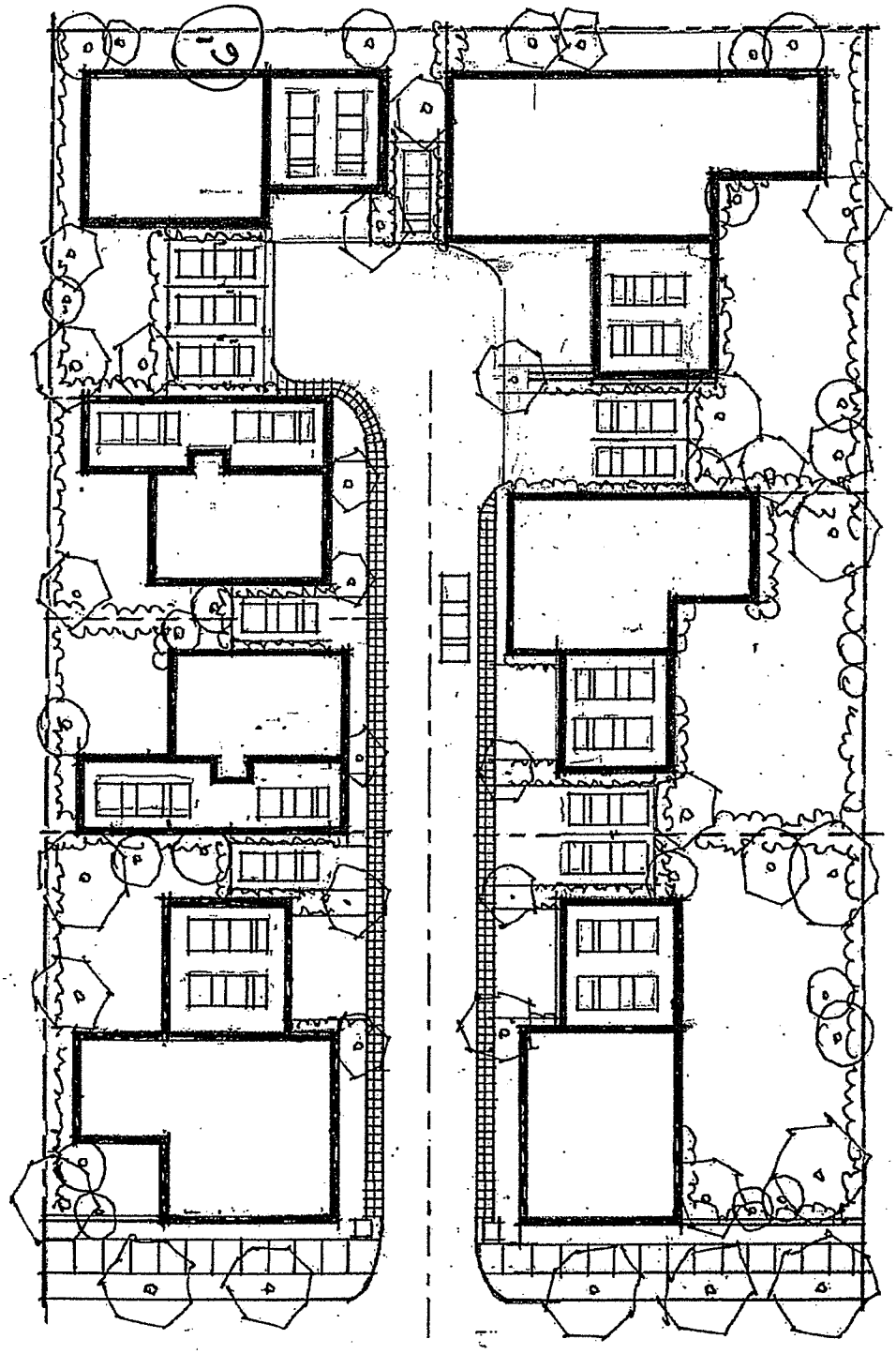
Non-Permeable Areas (Sq. Ft)		
Road	3,305	
Driveways	1,338	
Patios	1,740	
Living	5,665	
Porches	1,656	
Garages	4,175	
Total Non-Permeable	21305	61.3%

Permeable Areas (Sq. Ft.)		
Turf Paved	1,588	
Landscaped	11,870	
Total Permeable	13458	38.7%

Scale of Feet

1 5 10 25 50 100

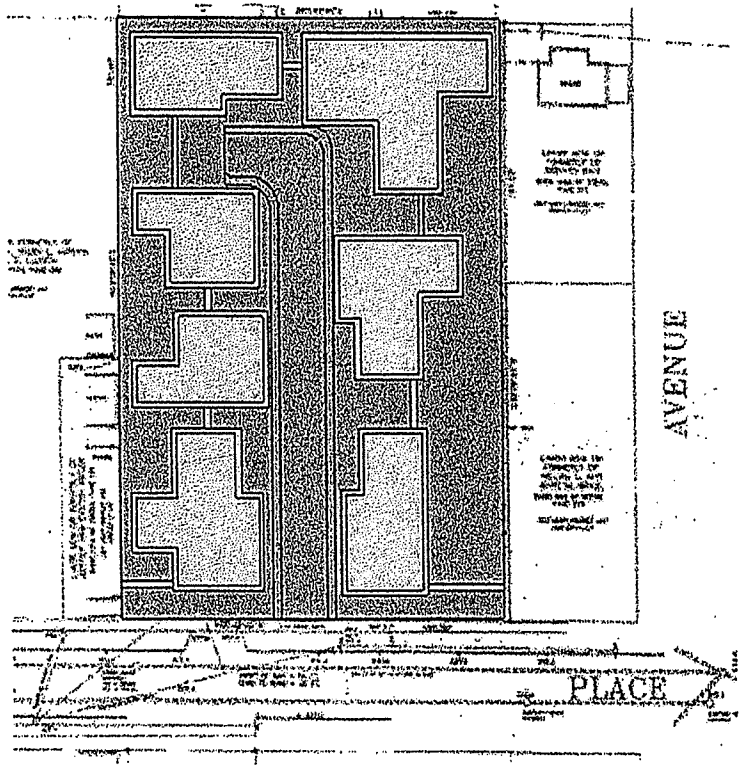
REAR



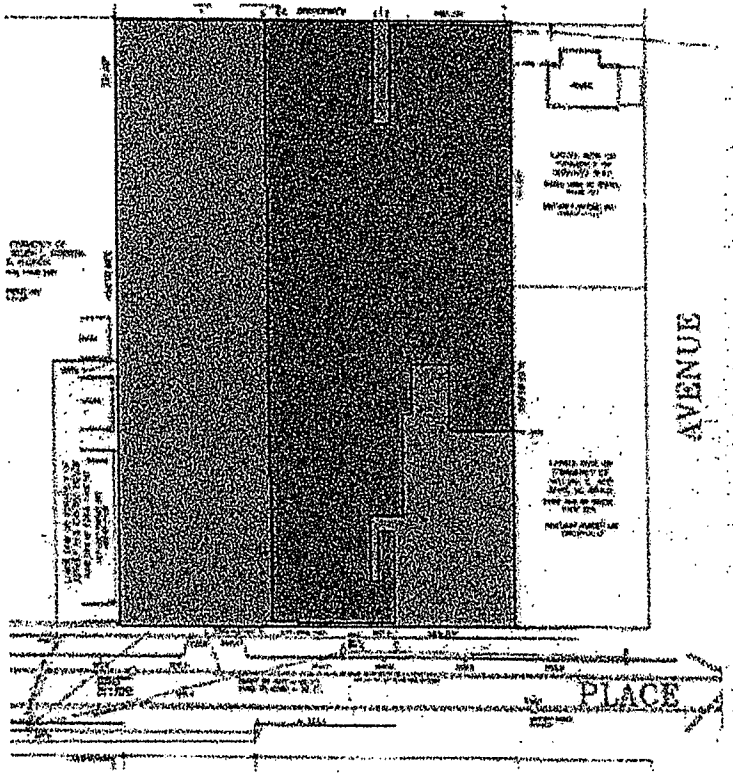
SIDE

SIDE

FRONT



Concept Site Plan



Site Plan with Existing Building

27 Jumel Place
Saratoga Springs NY

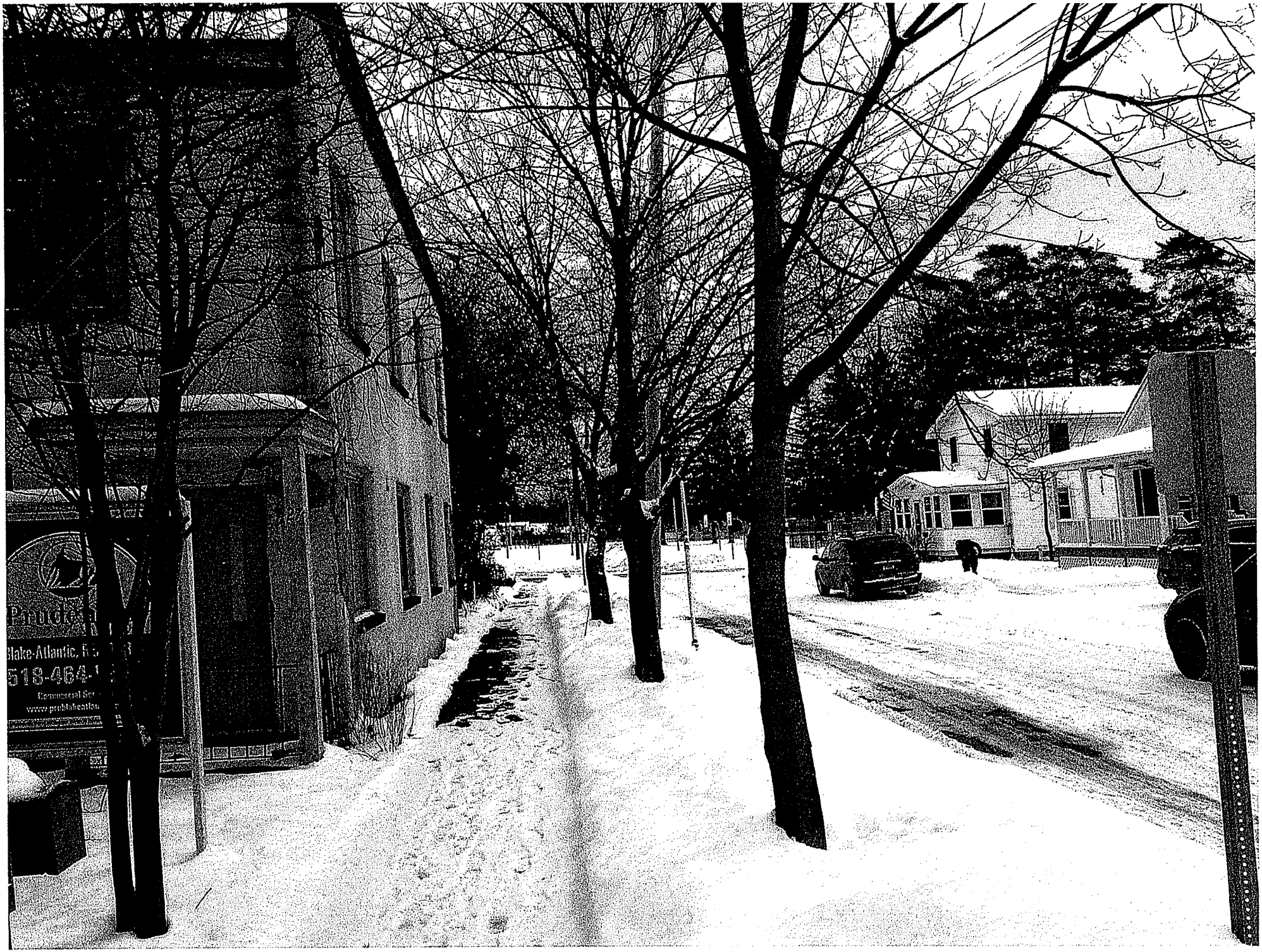
Witt Construction
3/10/2014

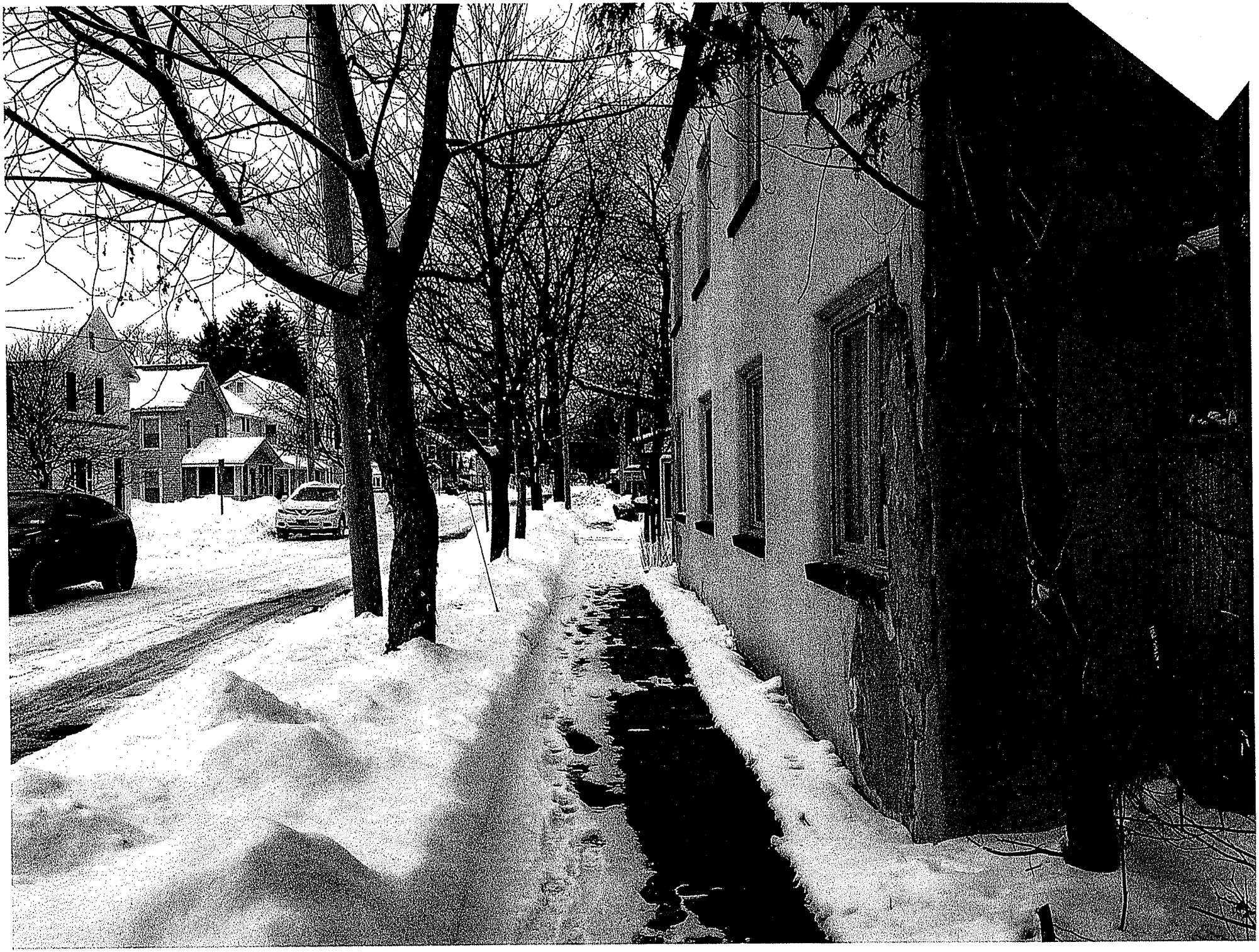
	Depth	Width	Area (sq. ft.)
Lot Size	231	150.5	34,765.50

Area	Existing	% of Lot	As Drawn	% of Lot
Principle Building and Overhang	17,161	49.4%	15,589	46.00%
Accessory Building	160	0.5%		
Total				46.00%
Driveways/Road	6,357	18.3%	7,157	20.60%
Permeable Areas	11,088	31.9%	12,191	35.10%

Setbacks	To the overhangs
Front	1
Rear	6
Right Side	7
Left Side	5

NO PARKING
24 HRS
STARTING
9AM
MON-WED
FRI





Witt Construction

563 N Broadway Saratoga Springs, NY 12866

February 27.2014, 2013

Magnolia Lane

Street Views

Witt Construction

563 N Broadway Saratoga Springs, NY 12866

February 27.2014, 2013

Magnolia Lane

Street Views

Witt Construction

563 N Broadway Saratoga Springs, NY 12866

February 27.2014, 2013

Magnolia Lane

Street Views

Short Environmental Assessment Form
Part 1 - Project Information

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

Jumel/Downton Walk - Witt Construction, Inc.

Name of Action or Project:
Downton Walk

Project Location (describe, and attach a location map):
27 Jumel Place

Brief Description of Proposed Action:
7 Individual Family Condominiums

Name of Applicant or Sponsor:	Telephone: 518-587-4113
John Witt	E-Mail: [redacted]

Address:
563 N. Broadway

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Department	☐	☑

3.a. Total acreage of the site of the proposed action? .791 acres
b. Total acreage to be physically disturbed? .791 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .791 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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 Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑

	NO	YES
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
Per site plan approval we need to add a new water-main that runs from Jumel up the private drive.		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐

	NO	YES
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?	☑	☐
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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
17. Will the proposed action create storm water discharge, either from point or non-point sources?		
If 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)?		
If Yes, briefly describe: ☐ NO ☐ YES		
_____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ There as been asbestos found on location. We have an asbestos report and working with Cristo Demolition who is licensed and experienced in moving this hazardous waste properly. _____	☐	☑

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS
CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

Bill Moore
Chair
Keith B. Kaplan
Vice Chair
Adam McNeill
Secretary
Gary Hasbrouck
George "Skip" Carlson
Oksana Ludd
James Helicke

Appeal #2759
IN THE MATTER OF THE APPEAL OF
ANW Holdings, Inc.
564 Broadway
Saratoga Springs, NY 12866

from the Building Inspector's Denial of Application for Land Use and/or Building for the premises at 27 Jumel Place, Saratoga Springs, New York, identified as Tax Parcel No.: 166.13-1-50.2 in the inside district of the City.

The Applicant has applied for modification to Appeal # 2714, a variance granted October 23, 2013, seeking modification of the relief from the maximum principal building coverage and the minimum front yard setback requirements for the two units fronting on Jumel Place, and for additional relief from maximum height of a residential fence, all as provided in the current City Zoning Ordinance applicable to the Urban Residential - 3 zoning district, and public notice having been duly given of a hearing on said application on April 21, 2014 and April 28, 2014.

In consideration of the balance between the benefit to the Applicant with the detriment to the health, safety and welfare of the community, the Board makes the following resolution that the requested area variance for the following relief or such lesser amount, as described in the submitted application, BE APPROVED:

Type of Requirement	Required/ Permitted	Previously Approved	Proposed	Total Relief Requested
Maximum Building Coverage	30%	43.5%	46%	16% (53%)
Minimum Front Yard Setback for the 2 units fronting on Jumel Place	10 feet	5 foot	1 feet	9 feet (90%)
Maximum Height residential fence	6 feet	N/A	8 feet	2 feet (33%)

1. The Applicant has demonstrated that this benefit cannot be achieved by other means feasible. This Board has previously determined in Appeal #2714 that the Applicant has demonstrated that redeveloping this property from an unsightly cement structure used for commercial purposes into a seven unit residential condominium development is the best economically feasible use as shown on the proposed site plan for this property. The modifications to the maximum principal building coverage and the minimum front yard setback requested by Applicant, subject to the conditions provided below, do not change the Board's prior determinations. The request to increase the maximum height of the residential fence is requested to ensure added privacy for the units and for adjacent neighbors. Providing this privacy cannot be achieved by other means due to the limited size of the property.

2. The Applicant has demonstrated that granting the modification to these variances will not create an undesirable change in neighborhood character or a detriment to nearby properties. In granting variance #2714, the Board concluded the granting the variances will improve the appearance of the property and will not create an undesirable change in

neighborhood character or impact on nearby properties, but rather a desirable and valuable change. The modifications do not change this conclusion. Additionally, granting the variance for an increased height in the fence will enhance the character of the neighborhood.

3. The modifications to the relief requested may be considered substantial. However, due to the proximity of the proposed developed structures to the neighbors and to one another, the Board finds the benefit of privacy fencing to offset the adverse impact.

4. The Applicant has demonstrated that the modification of the variances will not have a significant adverse physical or environmental effect on the neighborhood. In the prior Appeal, the Applicant demonstrated and several neighbors testified in support, that this redevelopment will have a significant beneficial physical impact on the neighborhood. The modifications requested in this application do not alter the conclusions reached by this Board in Appeal #2714. Additionally, the request for an increase in the height of the fence does not have an adverse physical or environmental effect on the neighborhood.

5. The alleged difficulty may be considered self-created, however, this is not necessarily fatal to the application.

Notifications/Approvals/Conditions of Approval:
The minimum front yard setback of 5 feet previously approved in Appeal #2714 is modified only to permit front stoops or stairways within the 5 foot setback to the 1 foot setback.

No eight (8) foot fence shall be permitted to be constructed along Jumel Place or extending beyond the front foundation line along Jumel Place.

County Planning Board issued a decision of "No Significant County Impact" on April 17, 2014.

Adopted by the following vote:

AYES: 7 (B. Moore, K. Kaplan, A. McNeill, G. Hasbrouck, S. Carlson O. Ludd and J. Helicke)

NAYES: 0

Dated: April 28, 2014

This variance shall expire 18 months following the filing date of such decision unless the necessary building permit has been issued and actual construction begun as per 240-8.5.1.

5-1-14
Date

Chair

I hereby certify the above to be a full, true and correct copy of a resolution duly adopted by the Zoning Board of Appeals of the City of Saratoga Springs on the date above mentioned, seven members of the Board being present.

RECEIVED
MAY 06 2014
ACCOUNTS DEPARTMENT

From: "Tracy Miller" [redacted] >
To: "Susan Barden" <susan.barden@saratoga-springs.org>
Cc: [redacted]
Sent: Sunday, February 21, 2016 10:28:43 PM
Subject: ANW Holdings "Downton Walk"

Dear Ms. Barden -

My husband and I live at [redacted] Jumel Place, [redacted] across the street from 27 Jumel Place. We received the notice of public hearing for the above mentioned project. It is unlikely that we will be able to attend the meeting on Monday February 22 in person, but wanted to make a statement for the record.

We are in support of the project. The project is an enormous improvement over the existing structure, and its previous uses.

We understand the request for variance from the front yard setback, and agree it will maintain a similar look to what exists on the street.

Thank you.

Sincerely,
Tracy and Johnny Miller

Confidentiality/Privilege Notice: This e-mail communication and any files transmitted with it contain privileged and confidential information from the City of Saratoga Springs and are intended solely for the use of the individual(s) or entity to which it has been addressed. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking any other action with respect to the contents of this message is strictly prohibited. If you have received this e-mail in error, please delete it and notify the sender by return e-mail. Thank you for your cooperation.

ZONING AND BUILDING INSPECTOR DENIAL OF APPLICATION FOR LAND USE AND/OR BUILDING

APPLICANT: ANW HOLDINGS, INC. TAX PARCEL NO.: 166.13-1-50.2

PROPERTY ADDRESS: 27 JUMEL PLACE
ZONING DISTRICT: URBAN RESIDENTIAL-3

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

Proposed construction of a seven-unit condominium project (detached single-family residences).

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s)

240-2.3 A., Table 3 and 6.4.5 A. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation

☐ Use Variance to permit the following: _____

☒ Area Variance seeking the following relief:

Dimensional Requirements	From	To
Max principal building coverage: 7 units combined	30%	46%
Max principal buildings on one lot:	1	7
Minimum front yard setback:	10 ft.	1 ft.
Minimum rear yard setback:	25 ft.	6 ft.
Maximum height residential fence:	6 ft.	8 ft.

☒ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR 2/22/16 DATE

SD ATELIER
ARCHITECTURE L.L.C.
511 BROADWAY, 2ND FLOOR SARATOGA SPRINGS, N.Y. 12866
P.H. 518 587 3385 / FAX 518 306 6048 SDATELIER.COM

January 21, 2015

City of Saratoga Springs
474 Broadway
Saratoga Springs, NY
12866

Re: 35 Greenfield Ave

Attn: Zoning Board Members

The zoning district is UR-1 which requires a 30 front yard setback and 20 percent lot coverage for the principal structure and 8 percent for an accessory structure. The house is located on the corner and therefore is subject to 2 front yards. The intent of the applicant is to restore the residence back to its original character (Historically as a Second French Empire Style known for mansard roofs and dormers) and thus remove the existing rear portion of the house which is not original or historically significant to the main residence. The front main house will remain and be restored.

There is presently a carriage house on the lot that is considered a contributing historic structure. It also has structural concerns and does not display the same extent of detailing and character as the original house. The client has considered the idea of re-locating the structure however it would affect the lot coverage percentage. The client is willing to re-locate and retain the structure provided that approval for a new 3 car garage is not compromised. However, it cannot stay where it presently is located with the location of the new proposed 3 car garage.

This application is a request to remove the rear addition that is not original and replace it with a new kitchen/mudroom addition and an attached garage. This will integrate architecturally with the house and provide the owner's desire to have an attached garage/mudroom and master bedroom suite.
The increase in lot coverage in order to do this will exceed the 20% allowable maximum, and be at 27.2% lot coverage. There is a precedent with large homes in this neighborhood that have 3 car garages. The 30' front yard setback is technically infeasible to comply with as the setback presently cuts through the original house- thus the existing house is already non-conforming. Any expansion at the rear cannot possibly comply along Woodlawn avenue (as the side of the house that is subject to front yard setback requirements.

There has been extensive time and effort put in to considering design options to meet the program needs and desires of the applicant/client. The proposed submission reflects the preferred option after considering many alternatives.

I trust that this will help clarify.

Susan L Davis – Principal Architect

CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	JEAN PIERRE PERRON		SD Atelier Architecture
Address	[redacted]		511 Broadway Saratoga Springs, NY
Tel./Fax			587-3385 1306-6048
Email			[redacted]

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: ☒ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address (No. & St.) 35 Greenfield Avenue Side of St. (north, east, etc.) North

Tax Parcel No.: _____.____ - _____ - _____ *(for example: 165.52 – 4 – 37)* Tax District: ☐ Inside ☐ Outside

1. Date acquired by current owner: _____ 2. Zoning District when purchased: UR-1

3. Present use of property: Single family 4. Current Zoning District: UR-1

5. Has a previous ZBA application/appeal been filed for this property? ☑ Yes (when? 12/2014 for what? LOT LINE ADJUSTMENT LOT WIDTH - ADJACENT LOT.) ☑ No

6. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District ☐ 500' of a State Park, city boundary, or county/state highway?

7. Brief description of proposed action: NEW 3 CAR GARAGE ADDITION - 2 STORIES TO REPLACE AN EXIST. DETACHED GARAGE

8. Is there a written violation for this parcel that is not the subject of this application? ☐ Yes ☑ No

9. Has the work, use or occupancy to which this appeal relates already begun? ☐ Yes ☑ No

10. Identify the type of appeal you are requesting *(check all that apply)*:

☐ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☑ AREA VARIANCE (pp. 6-7)

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) _____

Dimensional Requirements	From	To
FRONT YARD SETBACK	30'-0"	4'
% LOT COVERAGE	20%	27.2%

Other: _____

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

THE APPLICANT HAS EXPLORED NUMEROUS DESIGNS OVER THE LAST YEAR. ALL OF THE DESIGNS WILL EXTEND OVER THE 30'-0 SETBACK SINCE IT IS ALREADY NON-CONFORMING. THE APPLICANT CANNOT PURCHASE ADDITIONAL LAND AS THE ADJACENT LOT HAS BEEN SUBDIVIDED and SOLD.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

- THE ADDITION IS DESIGNED TO BE ARCHITECTURALLY COMPATIBLE W/ THE EXIST. HISTORIC HOUSE.
- THE NEW GARAGE WILL BE LOCATED WHERE IT IS LEAST VISIBLE and AVOID SOME OF THE EXIST. TREES TO REMAIN.
- THERE ARE OTHER LARGE HOMES IN THE VICINITY and THIS HOUSE WILL BE SIGNIFICANTLY LARGER THAN OTHER HOMES IN THE NEIGHBORHOOD.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

- THE TOTAL LOT COVERAGE WILL BE 27.2% WHEN IT COULD BE 28% (W/ A PRINCIPAL STRUCTURE and ACCESSORY STRUCTURE)
- THE PRESENT HOUSE CURRENTLY HAS A 30' SETBACK THAT GOES THRU IT, - THE CORNER LOT MAKES IT DIFFICULT (OR TECHNICALLY INFEASIBLE) TO COMPLY.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

- THE ADDITION IS LOCATED ON THE LOT WHERE IT WILL BE LEAST VISIBLE.
- THE ADDITION WILL BE ARCHITECTURALLY COMPATIBLE TO THE MAIN HOUSE
- THE INTENT IS TO LEAVE AS MANY TREES AS POSSIBLE

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

YES, DUE THE OWNERS REQUEST TO HAVE AN ATTACHED 3 CAR GARAGE, - and IMPROVED KITCHEN, MUD ROOM and MASTER BEDROOM SUITE.

In accord with Article 240-14.4A(1)(b)(6) of the Zoning Ordinance, "any request for an area variance, which shall effect a change in density, shall be applied for and considered as a use variance and decided under criteria for the same". A request that involves any of the following relief will require an application for a use variance and will be decided under the use variance criteria:

(1) Dimensional relief from minimum lot size requirements that would allow additional permitted units and/or uses
(2) Relief from on site parking requirements
(3) Reduction in land area requirements for multi-family units

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☐ No ☐ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

_____
(applicant signature)

_____
(applicant signature)

Sworn to before me this date:

Date: _____

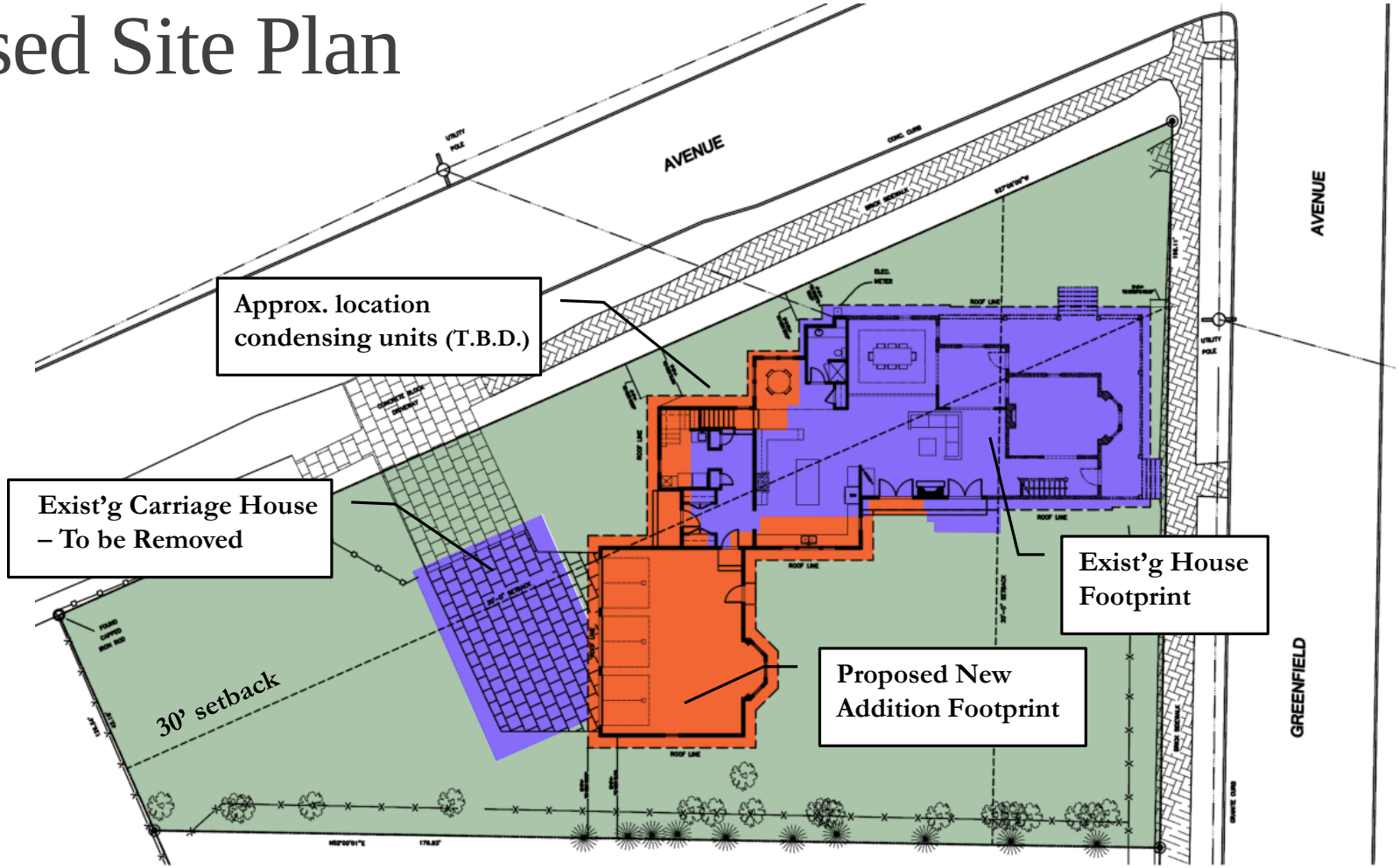
_____
Notary Public

Perron’s Residence
Zoning Board of Review
35 Greenfield Avenue

CITY OF SARATOGA SPRINGS

January 22, 2016

Proposed Site Plan



	Existing	Allowed UR-1:	Proposed:	Requested Relief:
Lot Size:	16,289 +/- sq.ft.	12,500 sq. ft.		
Principle Struct. (overhang)	2,740 +/- sq.ft.	3,257.8 sq. ft. (20% Coverage)	4,427 +/- sq.ft. (27.2%)	7.2% total
Principle Struct. (footprint):	2,424 +/- sq.ft.	-	3,869.5+/- sq.ft. (23.8%)	-
Accessory Structure:	943 +/- sq.ft.	1,303.2 sq. ft. (8% Coverage)	-	-
Setbacks: Front (Woodlawn)	4.4 ft.	30'-0" min	4.4 ft. (closet point)	25.8'
Front (Greenfield)	3.6 ft.	30'-0" min.	-	To allow exist'g to remain
Total Coverage:	22.6% +/-	28%	27.2%+/-	7.2% (principle structure after removal access. Struct.)

Aerial View – Comparing Surrounding Building

2 Clement Ave.
3 car garage

53 Greenfield Ave:
3 car attached garage

Proposed Residence: 4,427 sq.ft.
Including overhangs (27.2%)

203 Woodlawn Ave.
Principle struct: 3,763 sq.ft. (27%)
Access. (pool) 360 sq.ft. (3%)

649 N Broadway:
3 car garage

655 N Broadway:
3 car garage

Surrounding calculations based on Tax maps and Google Earth

Perron's exist'g Residence

Front Facing Greenfield Ave.

Side yard – garage(to be removed)

Front Corner

Side – Indicating later addition

Surrounding Views

Woodlawn Ave Facing Greenfield Ave.

Greenfield Ave Facing West

Greenfield Ave. Facing East

Greenfield Ave Facing South

Neighboring Homes

203 Woodlawn Ave

2 Clement Ave.

637 N Broadway

53 Greenfield Ave

Proposed Elevations

West (Front – towards Greenfield Ave.)

North (Side)

Proposed Elevations

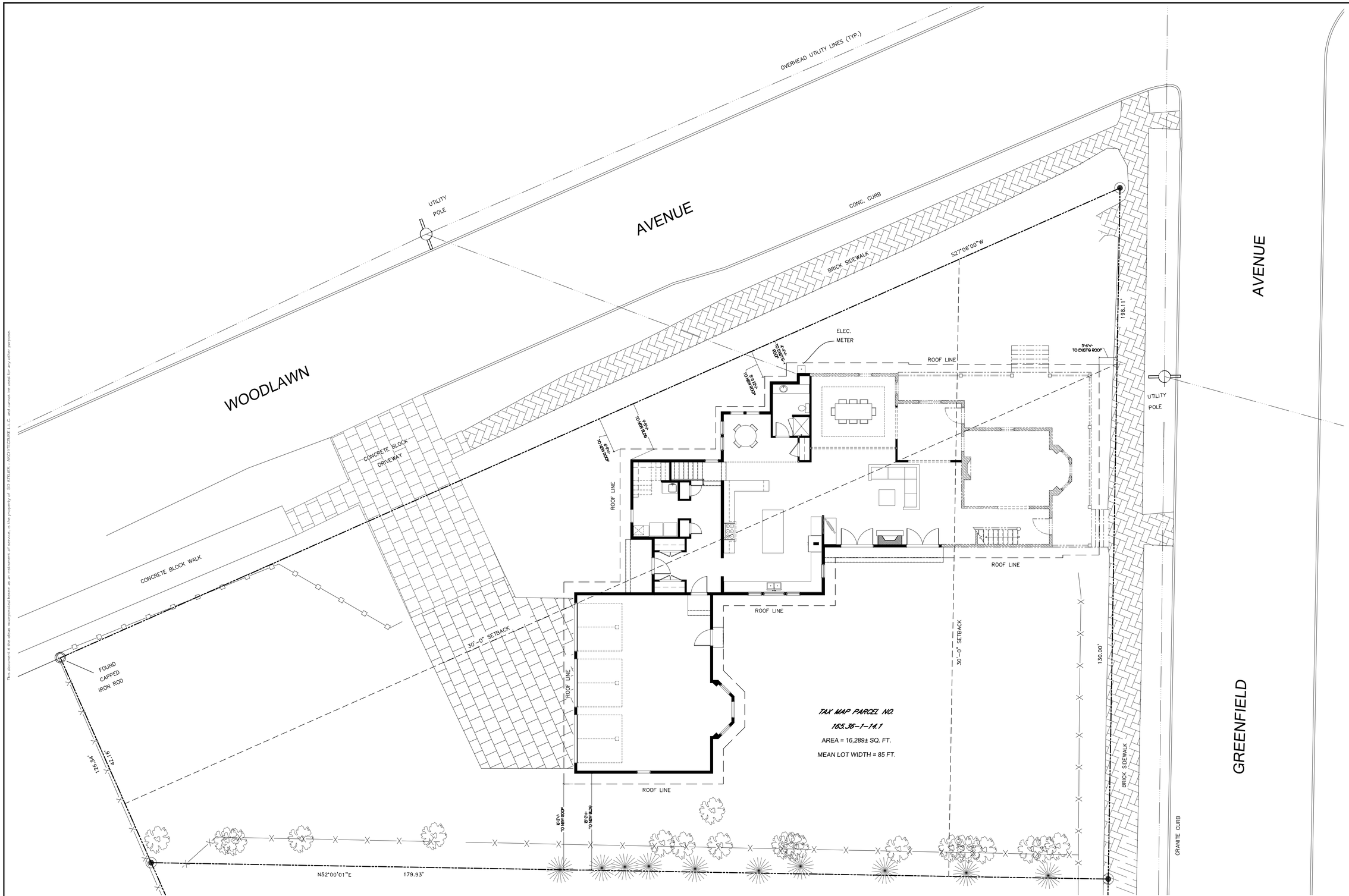
East (Back – towards Woodlawn Ave.)

South (Front – towards Woodlawn Ave.)

Proposed Renderings

Front – from Greenfield Ave (existing bldg. shown white)

Back (towards Woodlawn Ave. – tress not shown for clarity)
(existing bldg. shown white)



1 DD-S ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

GROSS AREAS:

ALLOWED:		EXISTING:		PROPOSED:	
SITE:	16,289 +/- SQ. FT.				
20%: (PRINCIPLE STRUCTURE)	3,257 +/- SQ. FT.	16.8% +/- (PRINCIPLE STRUCTURE)	2,740 +/- SQ. FT.	27.2% +/- (PRINCIPLE STRUCTURE W/ OVERHANG)	4,427 +/- SQ. FT.
8%: (ACCESS. STRUCTURE)	1,303 +/- SQ.FT.	5.8% +/- (ACCESS. STRUCTURE)	943 +/- SQ.FT.	23.8% +/- (PRINCIPLE STRUCTURE W/O OVERHANG)	3,869.5 +/- SQ. FT.

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ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

ADDITION AND RENOVATION FOR :
JEAN PIERRE PERRON
35 GREENFIELD AVENUE
SARATOGA SPRINGS, NEW YORK 12866

ARCHITECTURAL SITE PLAN NOT to be used for construction

NORTH

DATE: 1/20/2016
SCALE: AS NOTED
REVISIONS:

WARNING
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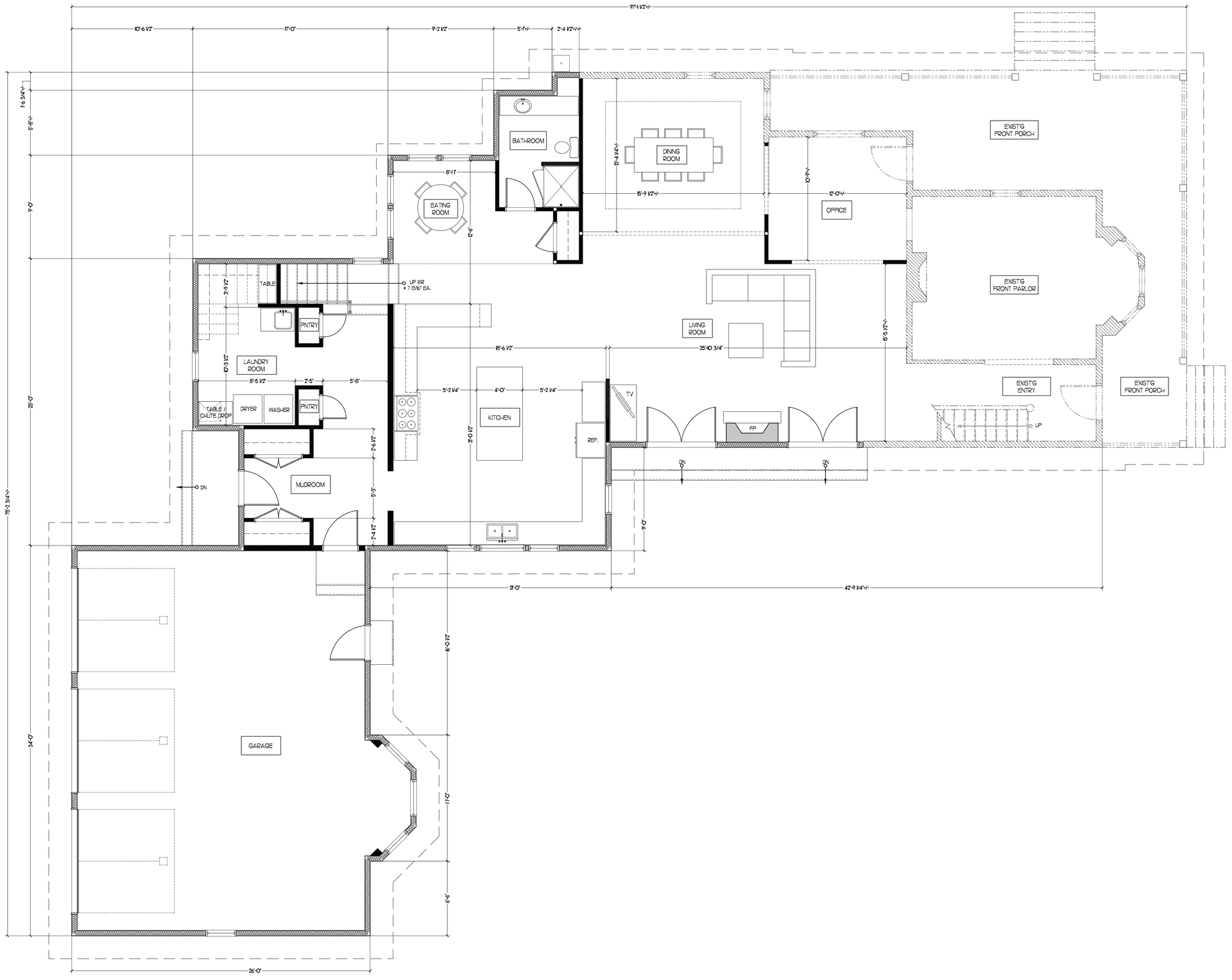
ARCHITECTURAL SITE PLAN

DD-S

PROJECT
2015-25



1 DD-1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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ADDITION AND RENOVATION FOR :

JEAN PIERRE PERRON
35 GREENFIELD AVENUE
SARATOGA SPRINGS, NEW YORK 12866

DESIGN DEVELOPMENT SET
NOT TO BE used for construction

NORTH

DATE 1/20/2016
SCALE AS NOTED
REVISIONS:

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PROPOSED
FIRST FLOOR PLAN

DD-1

PROJECT
2015-25

1 DD-3 PROPOSED WEST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

1 DD-3 PROPOSED NORTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

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ADDITION AND RENOVATION FOR :

JEAN PIERRE PERRON

35 GREENFIELD AVENUE
SARATOGA SPRINGS, NEW YORK 12866

DESIGN DEVELOPMENT SET
NOT TO be used for construction

DATE: 1/20/2016
SCALE: AS NOTED
REVISIONS:

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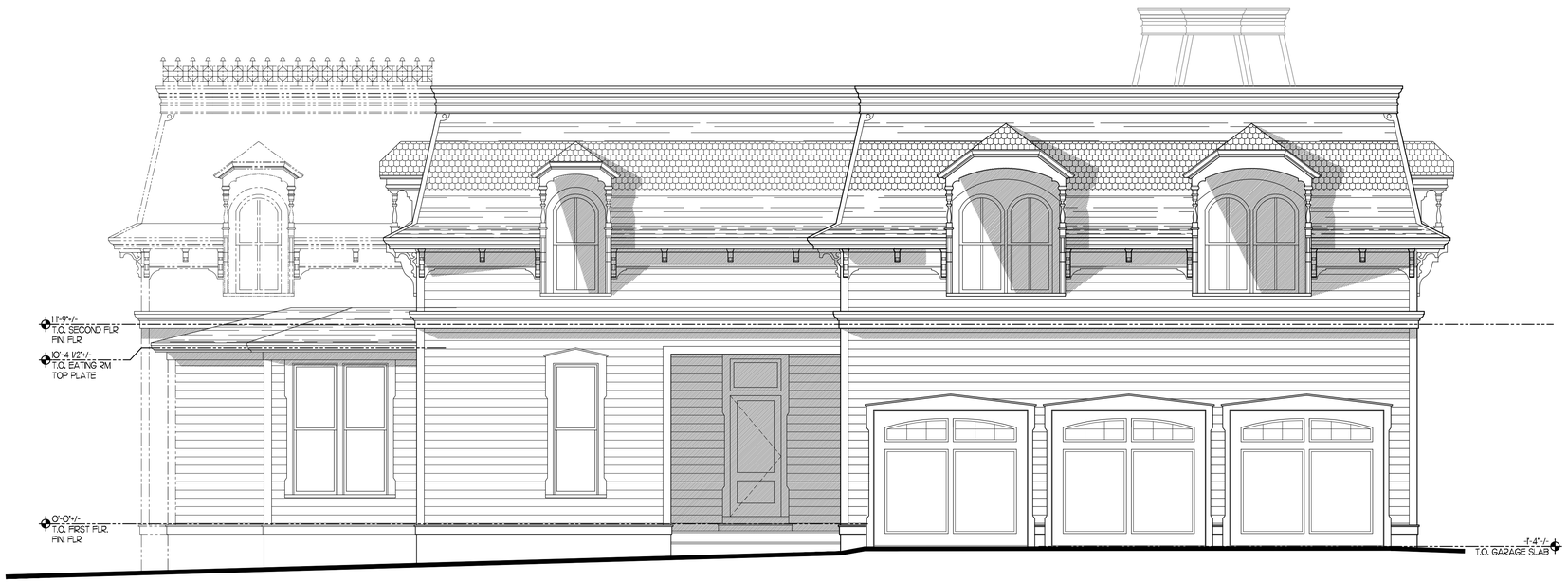
EXTERIOR ELEVATIONS

DD-3

PROJECT
2015-25



1 DD-4 PROPOSED EAST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

1 DD-4 PROPOSED SOUTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

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ADDITION AND RENOVATION FOR :

JEAN PIERRE PERRON

35 GREENFIELD AVENUE
SARATOGA SPRINGS, NEW YORK 12866

DESIGN DEVELOPMENT SET
NOT TO be used for construction

DATE: 1/20/2016
SCALE: AS NOTED
REVISIONS:

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EXTERIOR ELEVATIONS

DD-4

PROJECT
2015-25

ZONING AND BUILDING INSPECTOR DENIAL
OF APPLICATION FOR LAND USE AND/OR BUILDING

APPLICANT: JEAN PIERRE PERRON

TAX PARCEL NO.: 165.36-1-14

PROPERTY ADDRESS: 35 GREENFIELD AVENUE
ZONING DISTRICT: URBAN RESIDENTIAL – 1

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

Proposed construction of an attached garage with second-story master suite addition to an existing single-family residence.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation

☐ Use Variance to permit the following: _____

☒ Area Variance seeking the following relief:

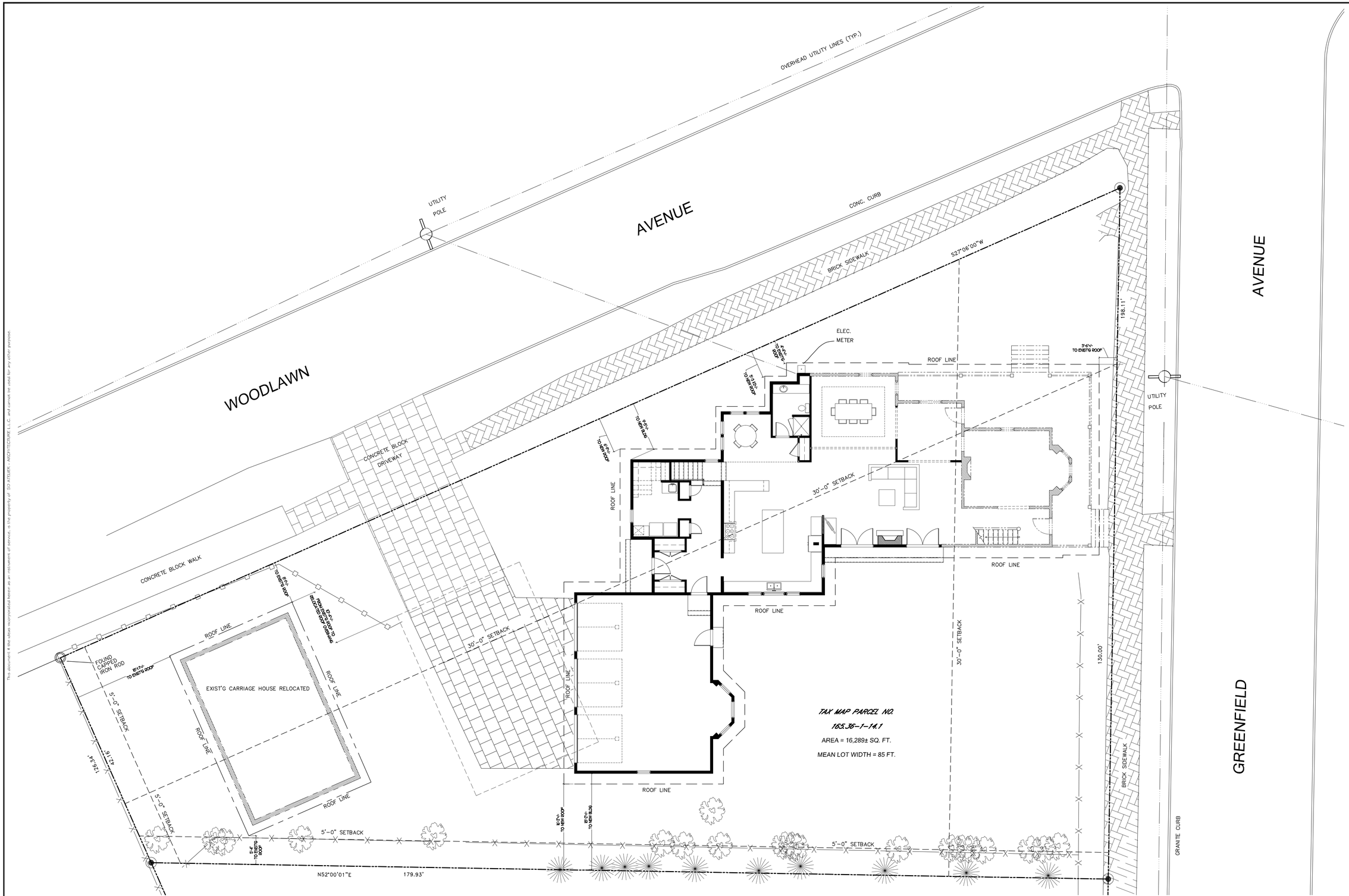
Dimensional Requirements	From	To
Minimum front yard setback:	30 feet	5 feet
Maximum principal building coverage:	20%	27.2%

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

2/22/16
DATE



1 DD-S ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

GROSS AREAS:

ALLOWED:		EXISTING:		PROPOSED:	
SITE:	16,289 +/- SQ. FT.				
20%: (PRINCIPLE STRUCTURE)	3,257 +/- SQ. FT.	16.8% +/- (PRINCIPLE STRUCTURE)	2,740 +/- SQ. FT.	27.2% +/- (PRINCIPLE STRUCTURE W/ OVERHANG	4,427 +/- SQ. FT.
				23.8% +/- (PRINCIPLE STRUCTURE W/O OVERHANG)	3,869.5 +/- SQ. FT.
8%: (ACCESS. STRUCTURE)	1,303 +/- SQ.FT.	5.8% +/- (ACCESS. STRUCTURE)	943 +/- SQ.FT.	EXISTING STRUCTURE TO BE RELOCATED ON PEOPORTY	

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ADDITION AND RENOVATION FOR :

JEAN PIERRE PERRON

35 GREENFIELD AVENUE
SARATOGA SPRINGS, NEW YORK 12866

ARCHITECTURAL SITE PLAN NOT to be used for construction

NORTH

DATE: 1/20/2016
SCALE: AS NOTED
REVISIONS:

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ARCHITECTURAL SITE PLAN

DD-S

PROJECT
2015-25

Saratoga Springs
Preservation Foundation

February 22, 2016

A Voice FOR PRESERVATION

Mr. Bill Moore, Chair
Zoning Board of Appeals
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: 35 Greenfield Avenue – Area Variance

Dear Mr. Moore,

The Saratoga Springs Preservation Foundation has reviewed the application for an area variance for 35 Greenfield Avenue to allow for the construction of an addition.

The house located at 35 Greenfield Street was built circa 1870. It is an excellent example of the Second Empire style. Research indicates that the house historically had two accessory stable structures. The house and a stable structure located at the far north of the property first appear on the 1876 Beers & Cramer Atlas Map. The second accessory structure first appears on the 1888 Burleigh Bird's Eye View Map. Please see enclosed documentation. The first accessory structure no longer exists, but the second one still remains on the property. The house and carriage house are "contributing buildings" to the Broadway Historic District listed on the National Register of Historic Places.

The Foundation has no objection to the proposed removal and addition to the house. The Foundation is supportive of an area variance that would allow for the retention and relocation of the historic carriage house. Carriage houses throughout Saratoga Springs are threatened with demolition-by-neglect and removal. They are important cultural resources of the history and development of our community.

The Foundation appreciates the investment that the homeowner is making into his historic house and commends him for being willing to retain and relocate the historic carriage house rather than demolish the structure. The Foundation respectfully requests that the Zoning Board of Appeals approve an area variance that will allow for the retention of this historic structure.

Thank you in advance for your thoughtful consideration.

Sincerely,

Linda Harvey-Opiteck
Vice-President

Samantha Bosshart
Executive Director

Cc: Jean Pierre Perron
Susan Davis, Agent
Susan Barden, Senior Planner

Board of Directors

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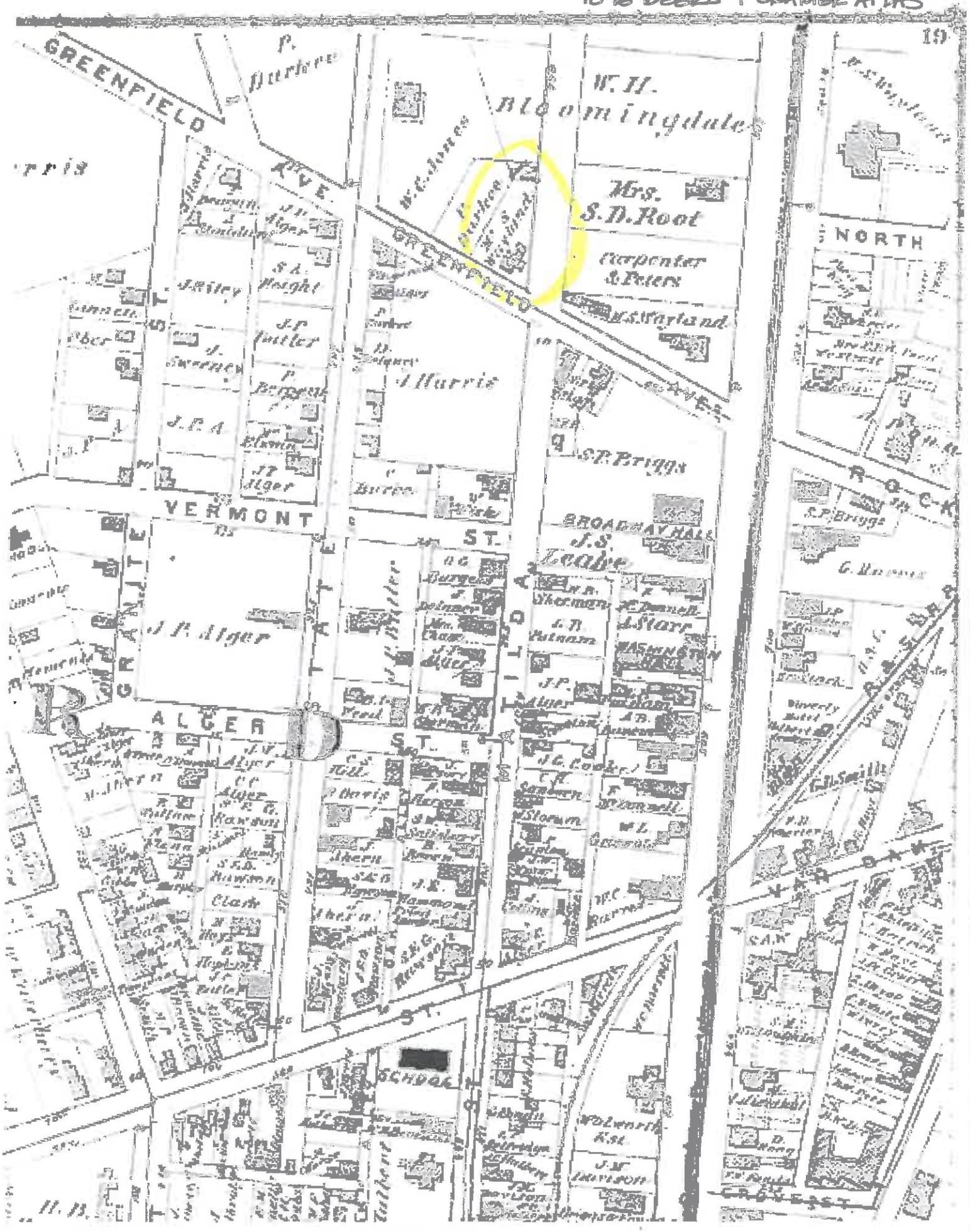
emeritus

Samantha Bosshart
Executive Director

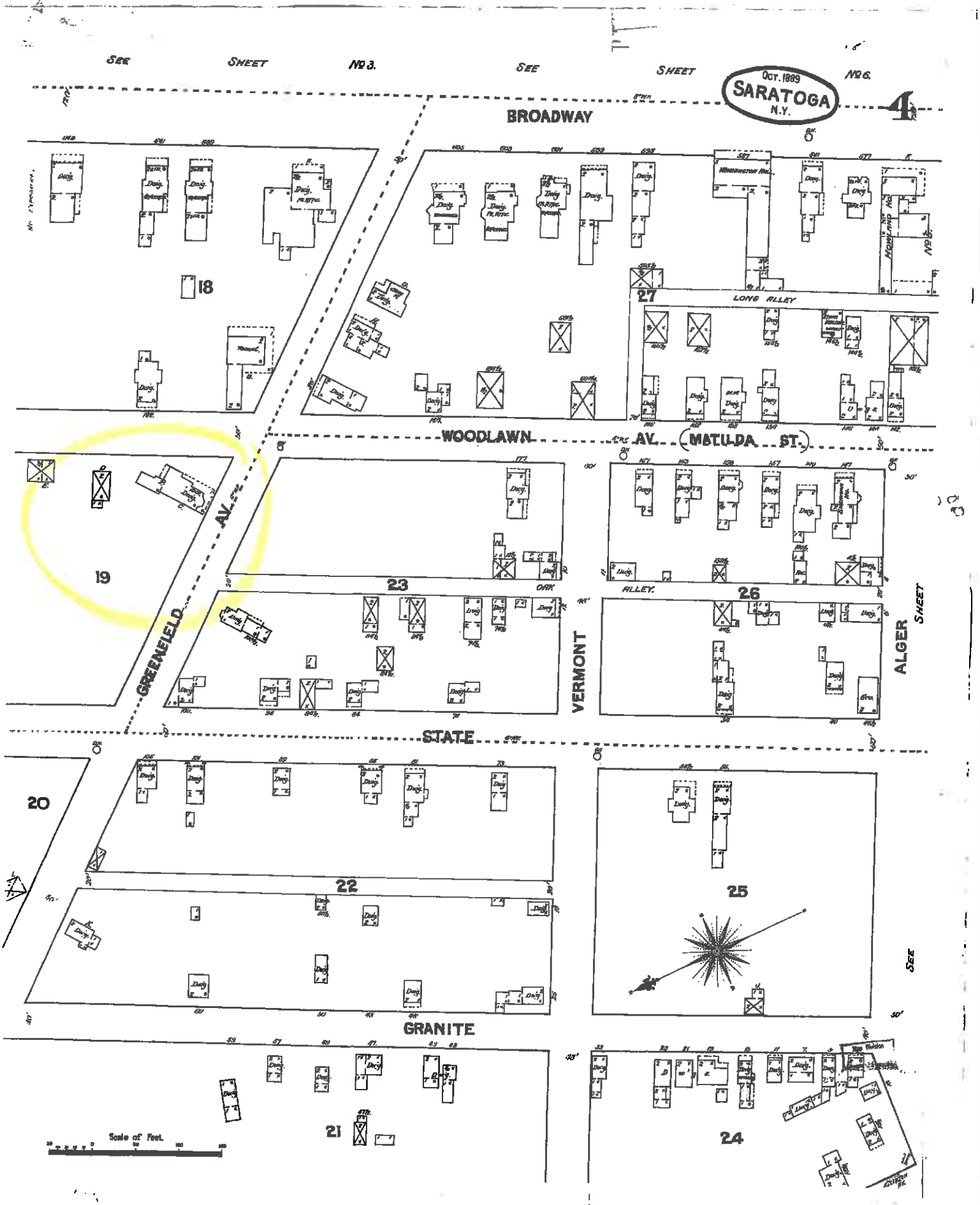
112 Spring Street, Suite 203
Saratoga Springs, NY 12866
P 518-587-5030 F518-581-1448
www.saratogapreservation.org

1876 BEERS & CRAMER ATLAS



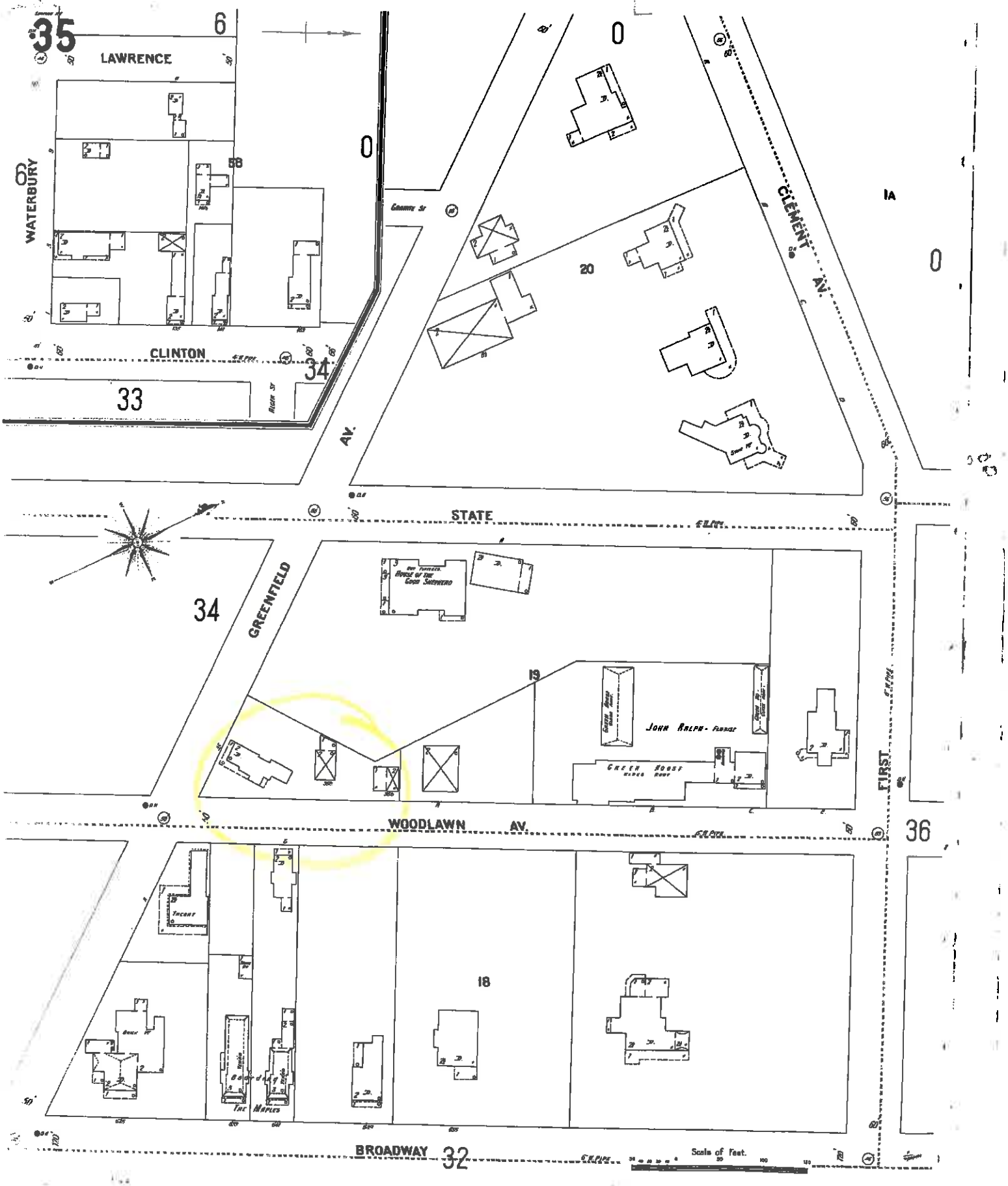
GREENFIELD
1888 BUILDING MAP

1889 SANBORN MAP

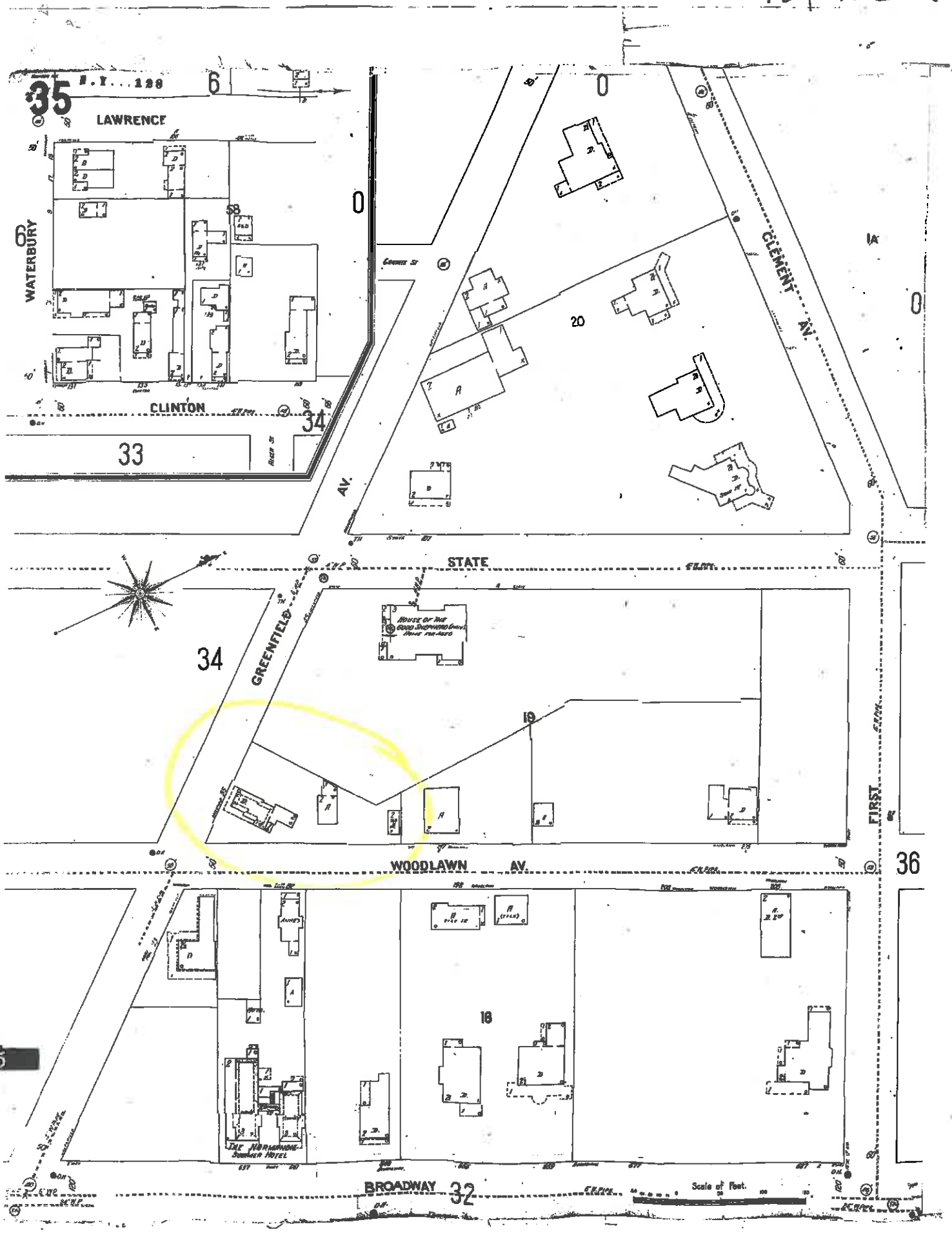


1895
SANBORN MAP

1900
SANBORN MAP



1954 SANBORN MAP



February 2, 2016

City of Saratoga Springs

474 Broadway

REC'D FEB 02 2016

Saratoga Springs, NY 12866

RE: 12 Clubhouse Drive

Attn: Zoning Board Members

The zoning district for the application is UR-4 which requires a total rear yard setback of 25 feet.

This situation was brought to my attention during the zoning appeal process for a bedroom/bathroom addition to my single family townhome in January 2016..

The deck existing at the time of townhome purchase in 1985 is not in compliance with rear building line. Area variance is sought. Area variance is submitted as directed by ZBA decision #2874 residential addition, on 1/26/16.

Thank you for your cooperation.

Patricia K. Reed

Property owner

CITY OF SARATOGA SPRINGS

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480

[FOR OFFICE USE]

(Application #)

REC'D FEB 02 2016

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	PAT REED		
Address	[redacted]		
Phone	[redacted]	/	/
Email	[redacted]		

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in the premises: ☒ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

1. Property Address/Location: 12 CLUBHOUSE DR Tax Parcel No.: 179.53-1-16 (for example: 165.52 – 4 – 37)

2. Date acquired by current owner: 5/85 3. Zoning District when purchased: UR4

4. Present use of property: SINGLE FAMILY TOWNHOUSE 5. Current Zoning District: UR4

6. Has a previous ZBA application/appeal been filed for this property?
☒ Yes (when? 1/6/2016 For what? MASTER BEDROOM/BATH ADDITION)
☐ No

7. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District
☐ 500' of a State Park, city boundary, or county/state highway?

8. Brief description of proposed action: REQUESTING AN AREA VARIANCE FOR EXISTING BACKYARD DECK.

9. Is there a written violation for this parcel that is not the subject of this application? ☐ Yes ☒ No

10. Has the work, use or occupancy to which this appeal relates already begun? ☐ Yes ☒ No

11. Identify the type of appeal you are requesting *(check all that apply)*:

☐ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☒ AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance". Fees are cumulative and required for each request below.

☐ Interpretation	$ 400
☐ Use variance	$1,000
☒ Area variance	
-Residential use/property:	$ 150
-Non-residential use/property:	$ 500
☐ Extensions:	$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

3. If interpretation is denied, do you wish to request alternative zoning relief? ☐Yes ☐No

4. If the answer to #3 is "yes," what alternative relief do you request? ☐ Use Variance ☐ Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? ☐ Use ☐ Area

3. Date original variance expired: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

USE VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1) Date of purchase: _____ Purchase amount: $_____

2) Indicate dates and costs of any improvements made to property after purchase:

Date	Improvement	Cost

3) Annual maintenance expenses: $_____ 4) Annual taxes: $_____

5) Annual income generated from property: $_____

6) City assessed value: $_____ Equalization rate:_____ Estimated Market Value: $_____

7) Appraised Value: $_____ Appraiser: _____Date: _____

Appraisal Assumptions:_____

B. Has property been listed for sale with the Multiple Listing Service (MLS)? ☐Yes ☒No If "yes", for how long? _____

1) Original listing date(s):_____ Original listing price: $_____

If listing price was reduced, describe when and to what extent: _____

_____

2) Has the property been advertised in the newspapers or other publications? ☐Yes ☐No

If yes, describe frequency and name of publications: _____

_____

3) Has the property had a "For Sale" sign posted on it? ☐Yes ☐No

If yes, list dates when sign was posted: _____

_____

4) How many times has the property been shown and with what results? _____

_____

_____

2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

DECK IS PART OF TOWNHOUSE AT PURCHASE IN 1985.
YARD IS FENCED. VISIBILITY TO NEIGHBORHOOD IS MINIMAL.

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) ARTICLE II - AREA REQUIREMENTS

Dimensional Requirements	From	To
MINIMUM REAR YARD	25'	19'

Other: _____

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

THE DECK IS EXISTING SINCE 1985 WHEN I TOWNHOUSE WAS PURCHASED. EXITING DECK WAS EXTENDED BY OWNER OVER 25 YRS. AGO. DECK PROVIDES ACCESS TO REAR YARD VIA PATIO DOOR.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

THE ENTIRE YARD IS FENCED AND DECK IS MINIMALLY VISIBLE.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

THE GRANTING OF A VARIANCE WILL NOT ALTER THE CHARACTER OF THE NEIGHBORHOOD. ALL TOWNHOUSES ON CLUBHOUSE DR HAVE A DECK.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

NO. ALL TOWNHOMES ON CLUBHOUSE DR HAVE A DECK IN REAR YARDS.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

NO. THE DECK EXISTED WHEN THE TOWNHOUSE WAS PURCHASED. DECK WAS EXTENDED OVER 25 YRS AGO BY OWNER. OWNER WAS NOT AWARE OF SETBACK REQUIREMENTS.

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? [X] No [ ] Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

Patricia Reed Date: 2/2/16
(applicant signature)

_____ Date: _____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date: _____

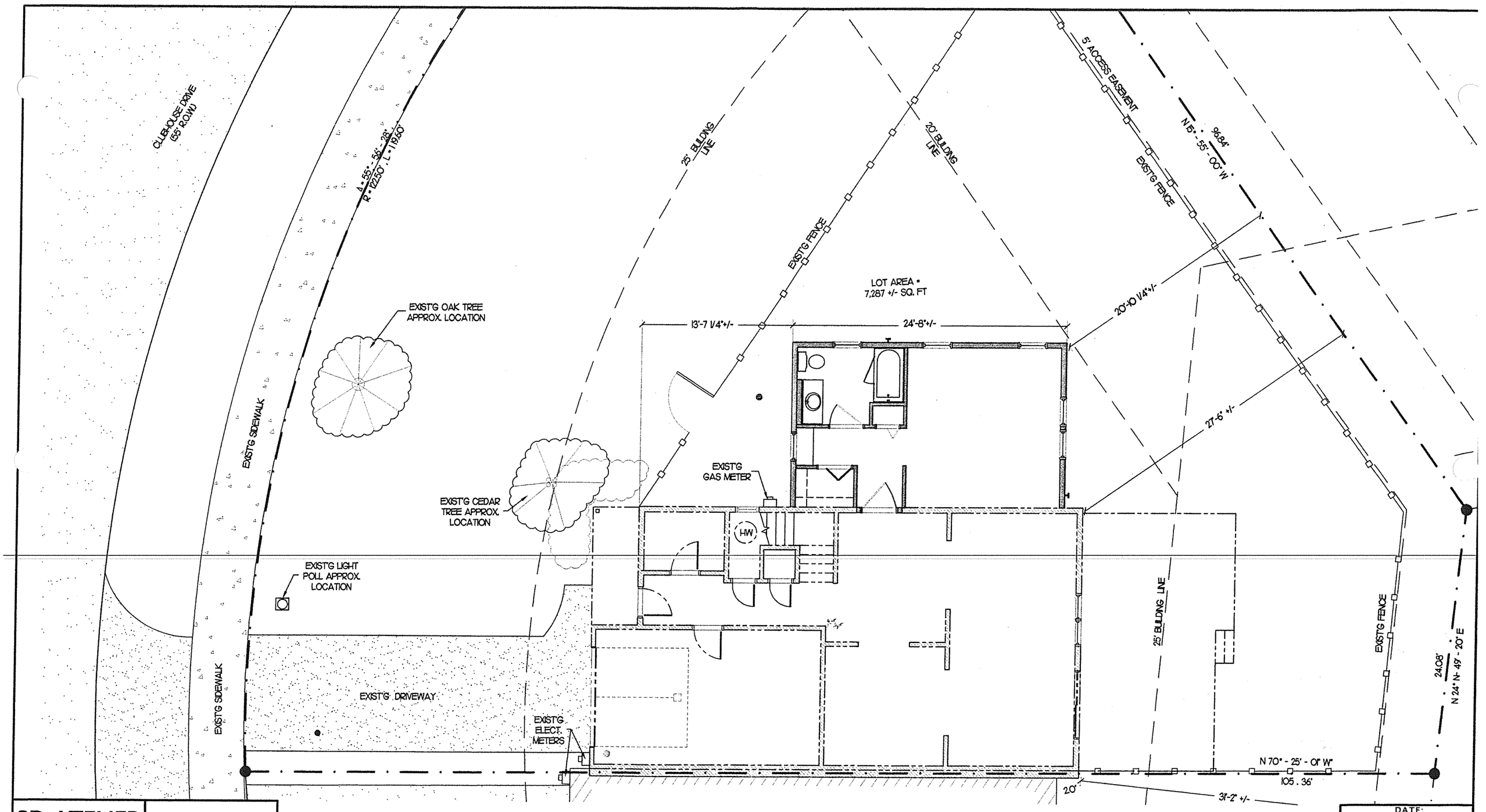
Owner Signature: _____ Date: _____

STATE OF NEW YORK } ss.:
COUNTY OF SARATOGA }

On the 2 **day of** February, 2016 **before me personally came** Patricia Reed **to me known to be the individual described in, and who executed, the foregoing instrument, and acknowledged that he/she executed the same.**

Barbara A. Kenyon
Notary Public

BARBARA A. KENYON
Notary Public State of New York
No. 01KE4984927
Qualified in Saratoga County
My Commission Expires August 5 2017.



1 / A-S ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

SD ATELIER
ARCHITECTURE
LLC
511 Broadway, Second Floor.
Saratoga Springs, NY. 12866
ph: 518.587.3385
www.sdatelier.com
info@sdatelier.com

MASTER BEDROOM ADDITION FOR:
Pat Reed
12 Clubhouse Dr.
Saratoga Springs, NEW YORK 12866

ARCHITECTURAL SITE PLAN

BLDG DEPT. SET

WARNING
THE ALTERATION OF THIS MATERIAL IN ANYWAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE NEW YORK STATE CERTIFIED PROFESSIONAL IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS A MISDEMEANOR

SCALE: AS NOTED
REVISIONS:
N

DATE:
OCTOBER 20, 2015

A-S

PROJECT NUMBER - 2015-22

This document & the ideas incorporated herein as an instrument of service, is the property of SD ATELIER - ARCHITECTURE L.L.C. and cannot be used for any other purpose.

ZONING AND BUILDING INSPECTOR DENIAL
OF APPLICATION FOR LAND USE AND/OR BUILDING

APPLICANT: PAT REED

TAX PARCEL NO.: 179.53-1-16

PROPERTY ADDRESS: 12 CLUBHOUSE DRIVE
ZONING DISTRICT: URBAN RESIDENTIAL – 4

This applicant has applied to use the identified property within the City of Saratoga Springs for the following:

Proposed maintenance of an existing rear deck.

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s):

240-2.3 Table 3. As such, the following relief would be required to proceed:

☐ Extension of existing variance ☐ Interpretation

☐ Use Variance to permit the following: _____

☒ Area Variance seeking the following relief:

Dimensional Requirements	From	To
Minimum rear yard setback:	25 feet	19 feet

Note: _____

☐ Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

2/22/16
DATE

BOUGHTON RESIDENCE
#1 ALGER ST.
CITY OF SARATOGA SPRINGS, NY

PROPOSED PLOT PLAN

(SCALED TO VIEW: 1" = 10')

01/15/16

BASE SURVEY BY:
DAN WHEELER, LLS.
SURVEY ASSOCIATES, LLC

PLOT PLAN BY:
ENGINEERING AMERICA CO.
SARATOGA SPRINGS, NY

ALGER STREET

RIGHT OF WAY = 50 FT.
WIDTH OF PAVEMENT = 25± FT.

LANE

RIGHT OF WAY = 20 FT.
WIDTH OF PAVEMENT VARIES

AVENUE

RIGHT OF WAY = 50 FT.
WIDTH OF PAVEMENT = 24± FT.

BOLSTER

(ALSO KNOWN AS OAK ALLEY)

WOODLAWN

S58°25'50"E

129.99'

2.0'±

GUY ANCHOR

UTILITY POLE

STOCKADE FENCE

CATCH BASIN

SHED (5.4' x 3.5')

NEW DRIVEWAY

9" ROOF OVERHANG

EXISTING ROOF OVERHANG

CONC. PORCH

8.3'±

7.8

7.1'±

8.4'±

ROOF LINE

36.67'

25.0'±

84.4'

EXISTING PAVED AREA

PROPOSED NEW GARAGE

ONE STORY HOUSE
NO. 1 ALGER STREET

20.5'

22.0'±

35.67'

N32°00'00"E

6" ROOF OVERHANG

ROOF LINE

84.4'

S32°00'00"W

CONCRETE SIDEWALK

OVERHEAD UTILITY LINES (TYP.)

8.7'±

ROOF LINE

A.C. UNIT

ELEC. METER

10.3'±

7.9'±

9" ROOF OVERHANG

CONC. WALK

WOOD FENCE

4.7'±

6.0'±

EXISTING ROOF OVERHANG

WOOD PORCH AND STEPS

0.8'±

CONC. PAD FOR A.C. UNIT

6.1'±

FOUND IRON ROD

N58°52'25"W

130.00'

ROOF LINE

TWO STORY HOUSE

CONC. BLOCK GARAGE

WOOD STEPS

ENCLOSED ENTRANCE

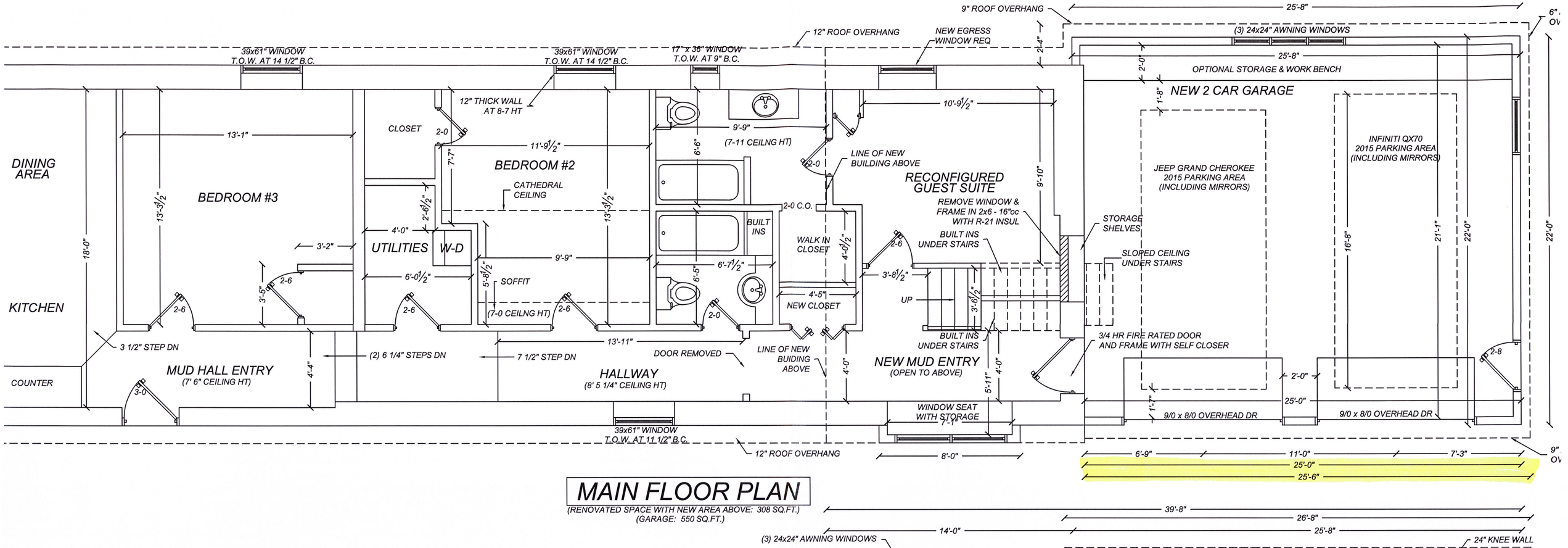
PORCH

THIS PROPERTY LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT (SEE DEED REFERENCE NO. 2)

LANDS NOW OR FORMERLY OF
TYSON B. HUNT

BOOK 1590 OF DEEDS, PAGE 231

RECORD ~ DEED & MAP REF.



MAIN FLOOR PLAN

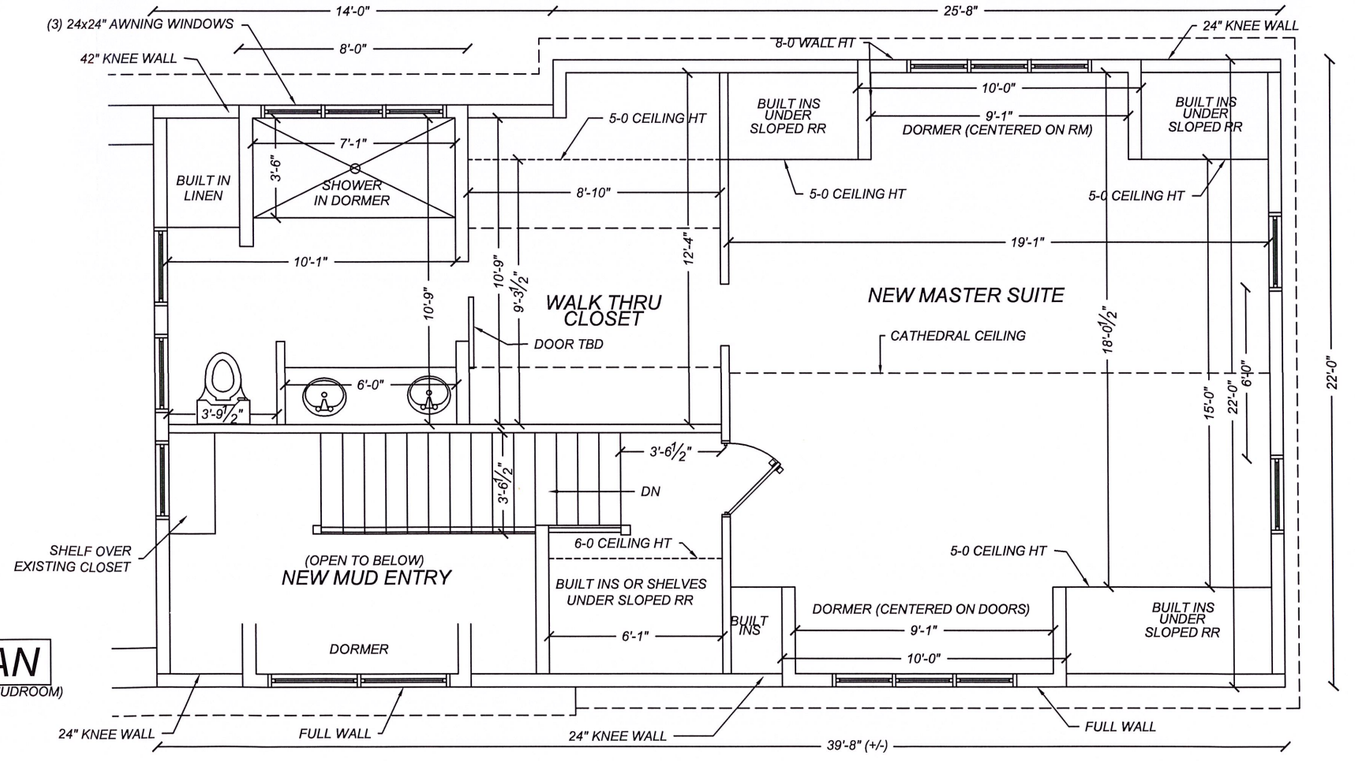
(RENOVATED SPACE WITH NEW AREA ABOVE: 308 SQ.FT.)
(GARAGE: 550 SQ.FT.)

BOUGHTON RESIDENCE
#1 ALGER ST.
CITY OF SARATOGA SPRINGS, NY

PROPOSED FLOOR PLANS

01/15/16 SCALE: 3/16" = 1'0"

DRAWN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
518 / 587 - 1340



UPPER FLOOR PLAN

(734 SQ.FT. NOT INCLUDING STAIRS & OPEN SPACE OVER MUDROOM)

CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
TEL: 518-587-3550 FAX: 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

[FOR OFFICE USE]
(Application #)
REC'D OCT 26 2015
(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	~~ATTORNEY~~/AGENT
Name	LUKE A. BOUGHTON	(SAME)	TONYA YASENCHAK, PE
Address	[redacted]		ENGINEERING AMERICA CO.
			76 WASHINGTON ST., SARATOGA, NY
Tel./Fax	[redacted]	/	518/587-1340/
Email			[redacted]

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.
Applicant's interest in the premises: ☑ Owner ☐ Lessee ☐ Under option to lease or purchase

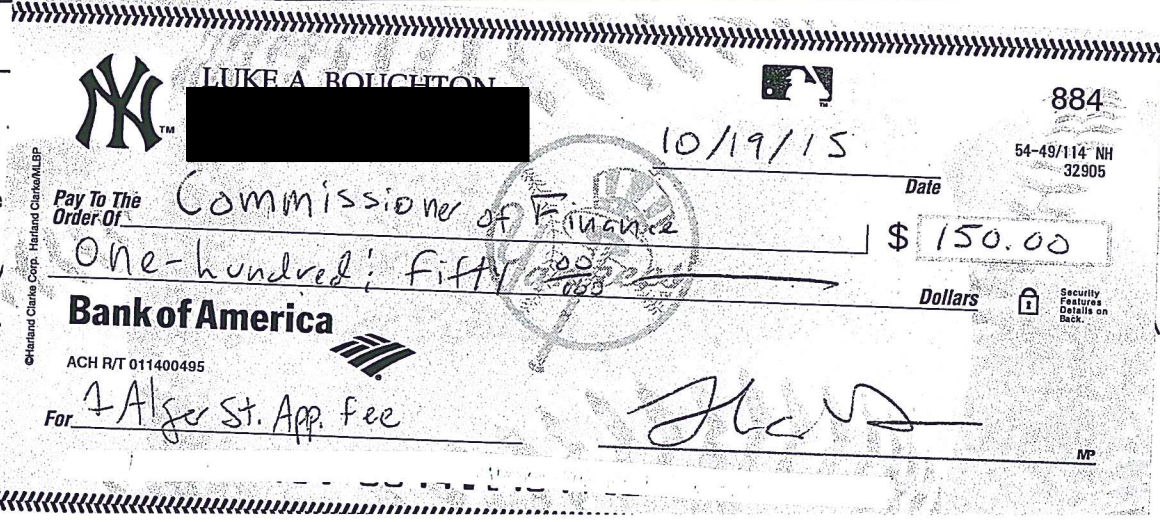
PROPERTY INFORMATION

Property Address (No. & St.) #1 ALGER ST. Side of St. (north, east, etc.) SOUTH

Tax Parcel No.: 165.43 - 3 - 18 *(for example: 165.52 – 4 – 37)* Tax District: ☑ Inside ☐ Outside

1. Date acquired by current owner: 12/17/2008 2. Zoning District when purchased: UR-3
3. Present use of property: SINGLE FAMILY RESIDENCE 4. Current Zoning District: UR-3
5. Has a previous ZBA application/appeal been filed for this property? ☐ Yes (when? _____ for what? _____) ☑ No (UNKNOWN)
6. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District ☑ 500' of a State Park, city boundary, or (county/state highway? NYS RTE. 9 & 50)
7. Brief description of proposed action: ADDITION OF ATTACHED 2 CAR GARAGE WITH NEW MASTER SUITE ABOVE.
8. Is there ... No
9. Has the ... No
10. Identify ...

☐ INT ... NCE (pp. 6-7)



CITY OF SARATOGA SPRINGS

CITY HALL - 474 BROADWAY
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[FOR OFFICE USE]

(Application #)

REC'D OCT 26 2015

(Date received)

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	~~ATTORNEY~~/AGENT
Name	LUKE A. BOUGHTON	(SAME)	TONYA VASENCHAK, PE
Address	[redacted]		ENGINEERING AMERICA CO.
			76 WASHINGTON ST., SARATOGA, NY
Tel./Fax	[redacted]	/	518/587-1340/
Email	[redacted]		[redacted]

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in the premises: ☑ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

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6. Is property located within (check all that apply)?: ☐ Historic District ☐ Architectural Review District ☑ 500' of a State Park, city boundary, or county/state highway? NYS RTE. 9 & 50

7. Brief description of proposed action: ADDITION OF ATTACHED 2 CAR GARAGE WITH NEW MASTER SUITE ABOVE.

8. Is there a written violation for this parcel that is not the subject of this application? ☐ Yes ☑ No

9. Has the work, use or occupancy to which this appeal relates already begun? ☐ Yes ☑ No

10. Identify the type of appeal you are requesting *(check all that apply)*:

☐ INTERPRETATION (p. 2) ☐ VARIANCE EXTENSION (p. 2) ☐ USE VARIANCE (pp. 3-6) ☑ AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "Commissioner of Finance" and attach to top of original application. Fees are cumulative and required for each request below.

☐ Interpretation	$ 400
☐ Use variance	$1,000
☑ Area variance	
-Residential use/property:	$ 150
-Non-residential use/property:	$ 500
☐ Extensions:	$ 150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

NOT APPLICABLE

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted? _____

3. If interpretation is denied, do you wish to request alternative zoning relief? ☐ Yes ☐ No

4. If the answer to #3 is "yes," what alternative relief do you request? ☐ Use Variance ☐ Area Variance

EXTENSION OF A VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____ 2. Type of variance granted? ☐ Use ☐ Area

3. Date original variance expired: _____ 4. Length of extension requested: _____

5. Explain why the extension is necessary. Why wasn't the original timeframe sufficient?: _____

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) SECTION 2: TABLE 3: AREA & BULK.

Dimensional Requirements	From	To
1) MIN. YARD SETBACK: FRONT (ALGER ST)	10'	7.8' (22%)
2) MIN. YARD SETBACK: FRONT (BOLSTER LN)	10'	7' (30%)
3) MIN. YARD SETBACK: TOTAL SIDES	12'	4.4' (63.3%)
4) MAXIMUM BUILDING COVERAGE: PRINCIPAL BLDG.	30%	55.5%
Other:		
5) MINIMUM DISTANCE TO ACCESSORY BLDG: (FRONT LINE)	10'	2' (80%)

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

THE EXISTING LOT SIZE, RESIDENCE AND TRIPLE FRONTAGE MAKES THIS PROPERTY DIFFICULT TO DEVELOP. ALTERNATIVES EXPLORED: a) MINIMIZING THE SIZE OF THE GARAGE WIDTH TO REDUCE THE BOLSTER LN. VARIANCE DOES NOT ALLOW FOR GARAGE DOOR WIDTHS NECESSARY TO FIT THE OWNERS' CARS b) RECONFIGURING THE GARAGE TO EXIT ONTO BOLSTER LN & NARROWING GARAGE THAT WAY DOES NOT WORK BECAUSE A BUILDING TO THE NORTHWEST, ACROSS THE LANE LIMITS THE REQUIRED TURNING RADIUS TO BACK OUT. c) NO ADDITIONAL LAND AVAILABLE. d) NO BASEMENT EXISTS FOR STORAGE OPTIONS.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

a) THE EXISTING NEIGHBORHOOD, DEVELOPED IN THE LATE 1890's/EARLY 1900's, IS VERY DENSE. WITH MOST HOMES LOCATED VERY CLOSE TO THE ROAD (OFTEN AT THE SIDEWALK) AS WELL AS CLOSE TO EACHOTHER. THE PROPOSED PROJECT IS VISUALLY CONSISTENT WITH THIS CHARACTER.

b) THE TWO STORY ADDITION IS LOCATED ALONG THE ALLEY AND IS DESIGNED TO BE ARCHITECTURALLY CONSISTENT WITH CARRIAGE HOUSES, BARNS & GARAGES ALONG THE ALLEY. c) THIS HOUSE WILL REMAIN (1) FAMILY (7/11 NEIGHBORS 7 1 FAMILY) d) THERE ARE THREE (3) OTHER RESIDENCES IN THE AREA OVER 50% COVERAGE TOTAL.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

a) THE PRE-EXISTING, NON-CONFORMING LOCATION OF THE HOUSE ALONG ALGER ST. & WOODLAWN DO NOT CHANGE. THE GARAGE ACTUALLY "MOVES" AWAY FROM ALGER AS ONE FOLLOWS THE GARAGE TO THE WEST.

b) THE PRE-EXISTING, NON-CONFORMING HOUSE COVERAGE IS ALREADY AT 41.3%. A HOUSE WITH A DETACHED GARAGE, MAY COVER 40% IN THIS ZONE. THIS APPLICATION FOR 55.5% ONLY DEVIATES BY 15.5% WHICH IS NOT SUBSTANTIAL. c) THE SITE, HAVING THREE FRONTS, MAKES THE TOTAL SIDE SETBACK DIFFICULT TO MEET.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

a) THE EXISTING DRIVEWAY ALONG ALGER ST. WILL BE REMOVED AND SEEDED FOR MORE GREEN SPACE/PERMEABLE AREA.

b) THE CATCH BASIN TO THE NORTH OF THE PROPERTY WILL REMAIN TO FACILITATE SITE DRAINAGE.

c) NO LARGE OR SIGNIFICANT TREES WILL BE REMOVED.

d) THE ADDITION, ALTHOUGH 2 STORIES, WILL REMAIN WELL UNDER THE MAX. ALLOWABLE HEIGHT. (PROPOSED HT OF 25-26'/MAX 60')

e) THE PROJECT SITE IS COMPLIANT WITH THE PERMEABILITY REQUIREMENTS (SEE ATTACHED CALCULATIONS).

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

a) THE HOUSE IS PRE-EXISTING & NON-CONFORMING ON A SMALL LOT, IN A NEIGHBORHOOD WITH OTHER NON-CONFORMING LOTS.

b) THE HOUSE HAS THREE FRONTS WHICH MAKES IT DIFFICULT TO MEET REQUIRED SETBACKS. THE TRUE, ZONING COMPLIANT HOUSE FOOTPRINT WOULD BE 110' x 13' (WITH ROOF OVERHANG THE HOUSE ITSELF WOULD ONLY BE 11')

c) THE HOUSE IS NOT SQUARE ON THE PROPERTY MAKING SETBACKS DIFFICULT

d) CONSTRUCTION ACROSS THE ALLEY LIMITS ACCESS TO A GARAGE ON THIS SITE.

In accord with Article 240-14.4A(1)(b)(6) of the Zoning Ordinance, "any request for an area variance, which shall effect a change in density, shall be applied for and considered as a use variance and decided under criteria for the same". A request that involves any of the following relief will require an application for a use variance and will be decided under the use variance criteria:

(1) Dimensional relief from minimum lot size requirements that would allow additional permitted units and/or uses
(2) Relief from on site parking requirements
(3) Reduction in land area requirements for multi-family units

e) THE EXISTING HOUSE HAS NO BASEMENT FOR ANY STORAGE

DISCLOSURE

Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☑ No ☐ Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

(applicant signature)

(applicant signature)

Tonya L. Yasenchak
Notary Public, State of New York
Reg. No. 01YA6149354
Certificate filed: Saratoga County
Commission Expires: 7/17/2018

Sworn to before me this date:

Date: OCT. 20TH, 2015

Notary Public

#1 ALGER ST

TABLE 3: AREA AND BULK SCHEDULE

ZONING DISTRICT	MINIMUM LOT SIZE SQUARE FEET (SF)	MINIMUM AVERAGE WIDTH (FT.)	MAXIMUM BUILDING COVERAGE PERCENTAGE		MIN. YARD SETBACK (FEET)				PRINCIPAL BUILDINGS		MINIMUM DISTANCE TO ACCESSORY BUILDING (FEET)				MINIMUM % TO REMAIN PERMEABLE
			PRINCIPAL BLDG.	ACCESS. BLDG.	FRONT	REAR	EACH SIDE	TOTAL SIDE	MINIMUM 1ST FLOOR AREA (SF)	MAX. HEIGHT (FEET)	PRINCIPAL BUILDING	FRONT LOT LINE	SIDE LOT LINE	REAR LOT LINE	
RR (F)	2 acres	200	15	5	60	100	30	100	-----	35	5	60	30	50	80
SR-1 (F)	40,000	125	20	8	40	40	15	35	-----	35	5	40	10	10	40
SR-2	20,000 (A)	100	25	8	30	30	12	30	-----	35	5	30	5	5	30
UR-1	12,500 (A)	100	20	8	30	30	12	30	1 Story = 1,100 2 Story = 800	60	5	30	5	5	30
UR-2	6,600 (A)	60	30	10	10	25	8	20	1 Story = 900 2 Story = 700	60	5	10	5	5	25
UR-3	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 Story = 1,200 2 Story = 800	60	5	10	5	5	25
UR-4	3,000/DU	100	25	15	25	25	20	45	1 Story = 1,800 2 Story = 1,200	70	10	25	5	5	15
UR-4A	2,000/DU	60 1-unit / 80 2-units	30	10	10	25	4	12	1 Story = 1,200 2 Story = 800	70	5	10	5	5	15
UR-5	3,000/DU	100	25	15	25	25	20	45	1 Story = 1,800 2 Story = 1,200	185	20	20	10	10	15
UR-6	4,800	60	30	10	25	25	8	20	900	35	5	25	5	5	25
UR-7	4,000	50	45	10	10	10	4	8	1,000	35	5	10	5	5	20
NCU-1	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-2	6,600 1-unit / 8,000 2-units	60 1-unit / 80 2-units	30	10	10	25	4	12	1 story = 1,200 2 story = 800	60	5	10	5	5	25
NCU-3	3,000/DU	60 (H)	30	10	10 (I)	25	4 (J)	12	1 story = 1,800 2 story = 1,200	50	5	10	5	5	20

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

518 / 587-1340 518 / 580-9783 (FAX)

TRANSMITTAL SHEET

TO: Zoning Board of Appeals	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: October 26, 2015
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Boughton Addition #1 Alger St., Saratoga Springs, NY	YOUR REFERENCE NUMBER:

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ AS REQUESTED

City of Saratoga Zoning Board Members,

Engineering America Co. herein would like to provide information regarding the proposed Boughton area variances proposed at #1 Alger St in Saratoga Springs, NY. This correspondence includes the information as follows:

Area Calculations:

Total Lot Size: 4,701 sq.ft.

Existing House Coverage 1,944 sq.ft. (41.3% coverage = 11.3% > 30% max allowable)

Proposed House with Addition: 2,609 sq.ft. (55.5% coverage = 25.5% > 30% max. allowable)

Permeability:	House with Addition:	2,609 sq.ft.
	Existing & New Driveways:	430 sq.ft. (+/-)
	Patio & Shed:	350 sq.ft. (+/-).
	Total Coverage:	3,389 sq.ft.

3,389 sq.ft. (72 % coverage = 28 % permeable > 25% min)

Thank you for your time and cooperation.

Sincerely,

Tonya Yasenchak, PE

Boughton Addition:

#1 Alger St., Saratoga Springs, NY

Front / East elevation of existing residence as viewed facing West from Woodlawn.

Rear / West elevation of existing residence as viewed facing South East from Alger St.

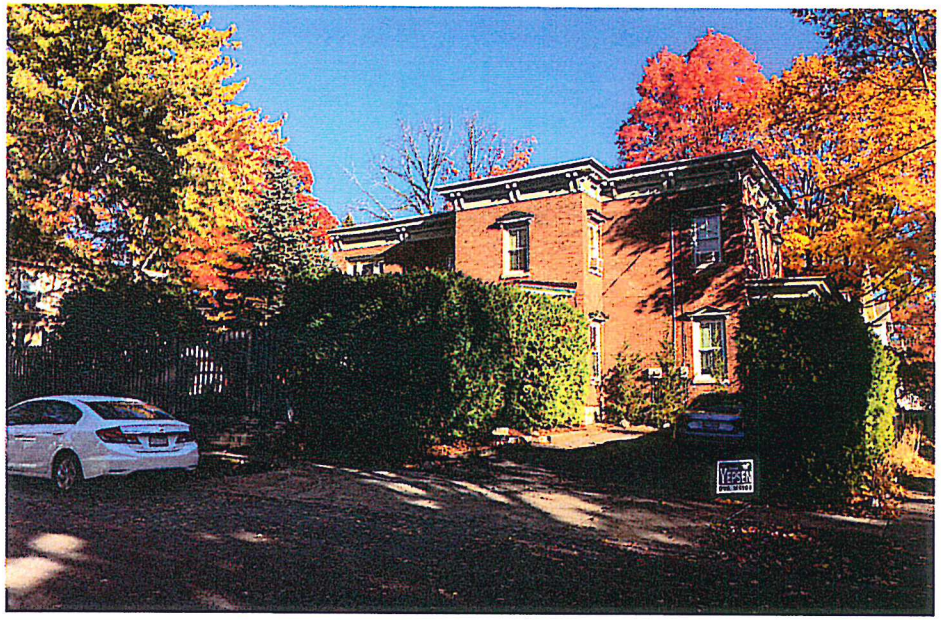
Right / North elevation of existing residence as viewed facing South from Alger St.

Close up of North Elevation to be added on to (addition will be to right in pic.) as viewed facing South from Alger St.

Boughton Addition:

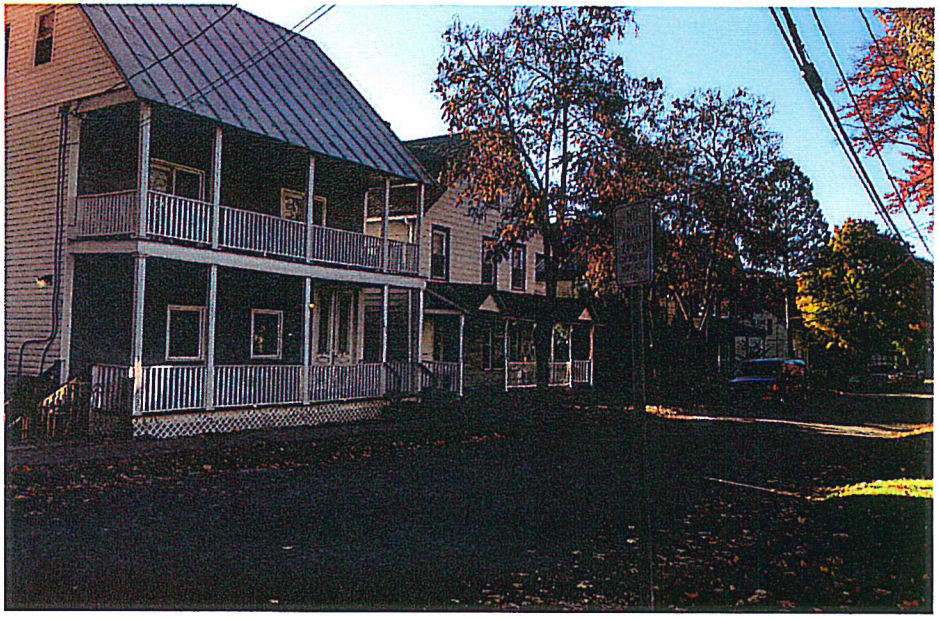
#1 Alger St., Saratoga Springs, NY

Adjacent Neighbors to the South of project site as viewed facing South West along Woodlawn.



Property at corner, across Alger St. from project site. As viewed facing North from Woodlawn intersection.

Properties across Woodlawn to the North East of project site as viewed facing East from Alger St. intersection.



Properties across Woodlawn to the South East of project site as viewed facing South East from Alger St. intersection.

Boughton Addition:

#1 Alger St., Saratoga Springs, NY

Adjacent Neighbors' alley garage to the South of project site as viewed facing South from Bolster Ln./ Alger St. intersection

Bolster Lane behind project site as viewed facing South from Bolster Ln. / Alger St. intersection.

Properties to the West of project site along Alger St. as viewed facing West from project site.

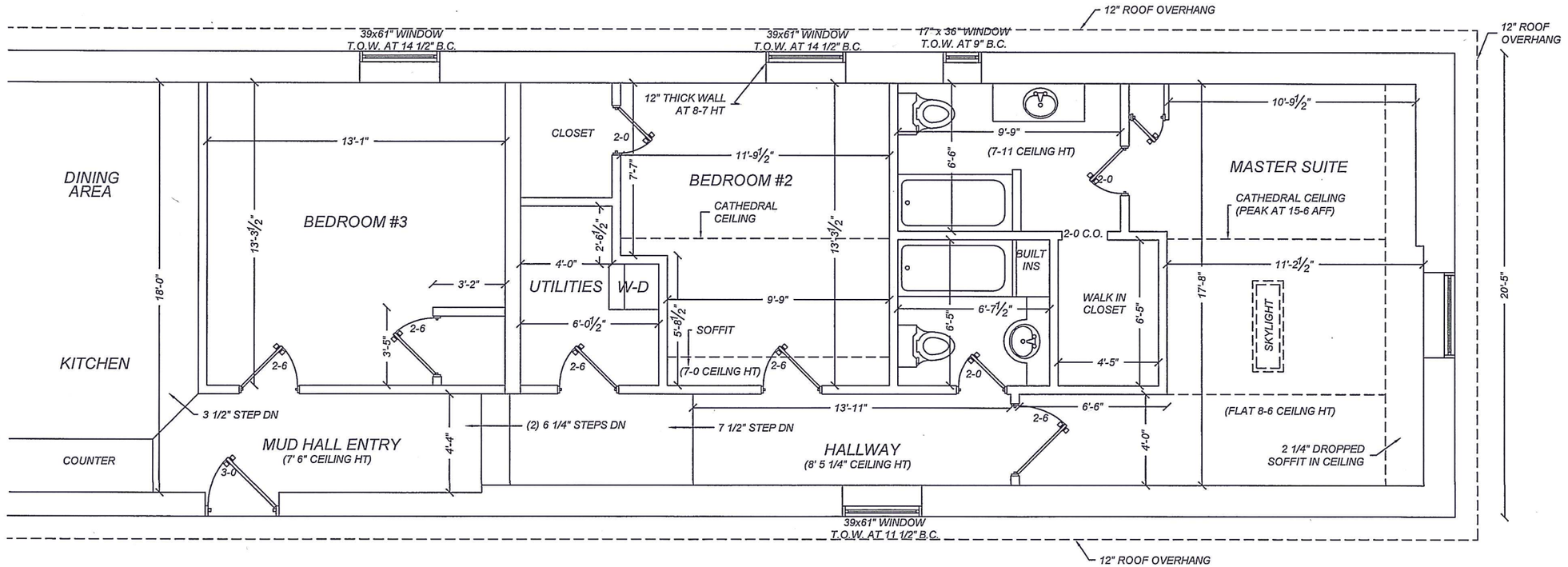
Property to the direct North of project site as viewed facing North across Alger St. from location of proposed addition

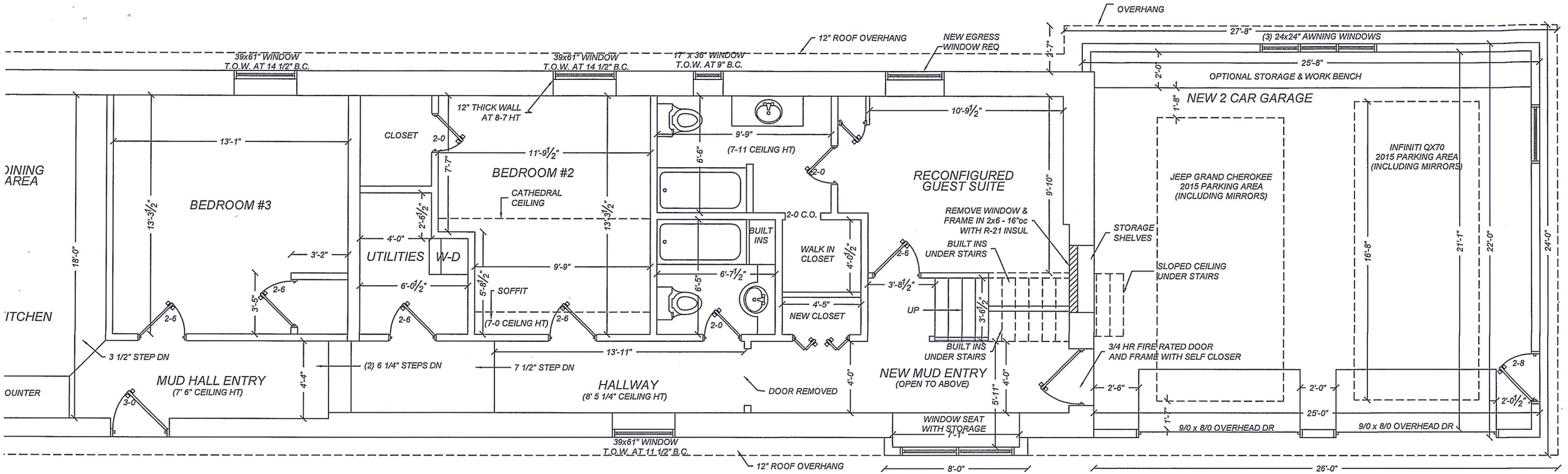
BOUGHTON RESIDENCE
#1 ALGER ST.
CITY OF SARATOGA SPRINGS, NY

EXISTING MAIN FLOOR PLAN

10/26/15 SCALE: 3/16" = 1' 0"

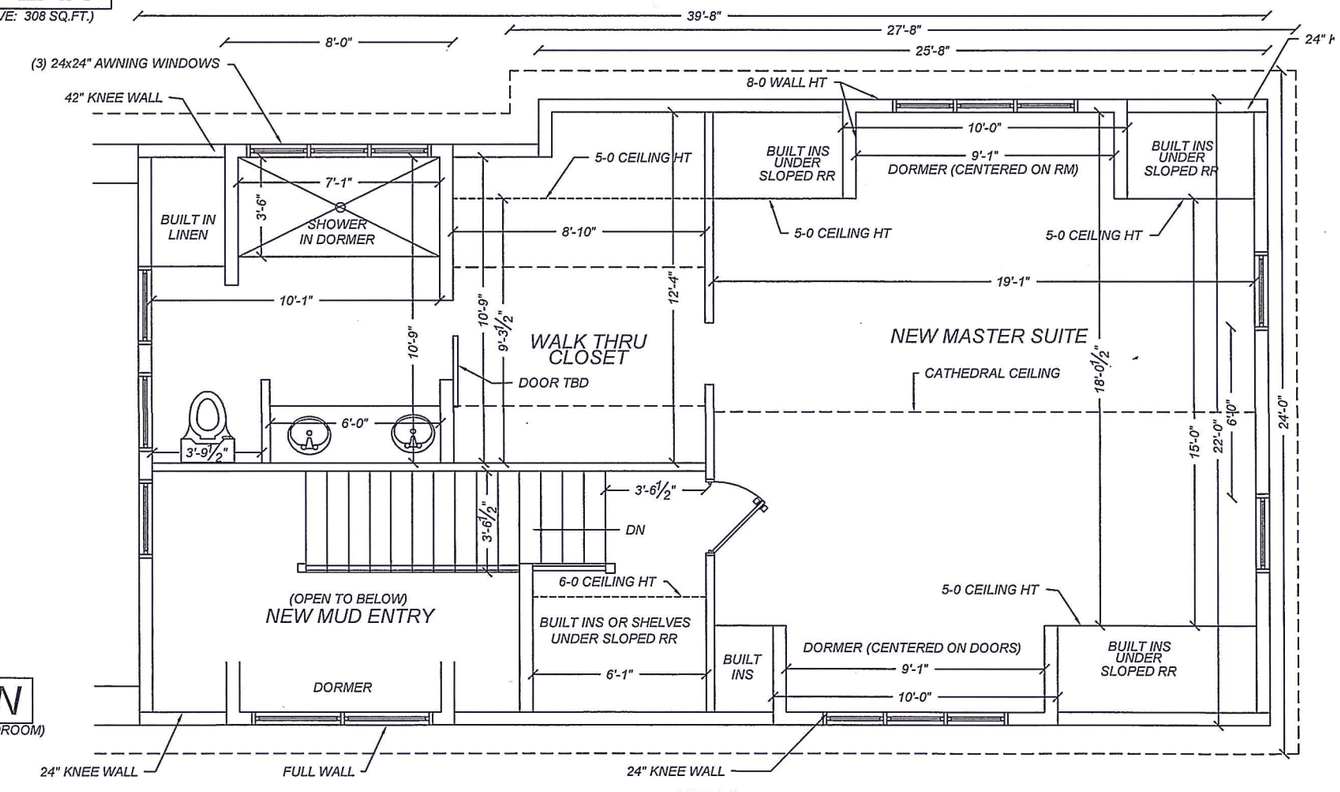
DRAWN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
518 / 587 - 1340





MAIN FLOOR PLAN

(RENOVATED SPACE WITH NEW AREA ABOVE: 308 SQ.FT.)
(GARAGE: 550 SQ.FT.)



BOUGHTON RESIDENCE
#1 ALGER ST.
CITY OF SARATOGA SPRINGS, NY

PROPOSED FLOOR PLANS

10/26/15 SCALE: 3/16" = 1' 0"

DRAWN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
518 / 587 - 1340

UPPER FLOOR PLAN

(734 SQ.FT. NOT INCLUDING STAIRS & OPEN SPACE OVER MUDROOM)

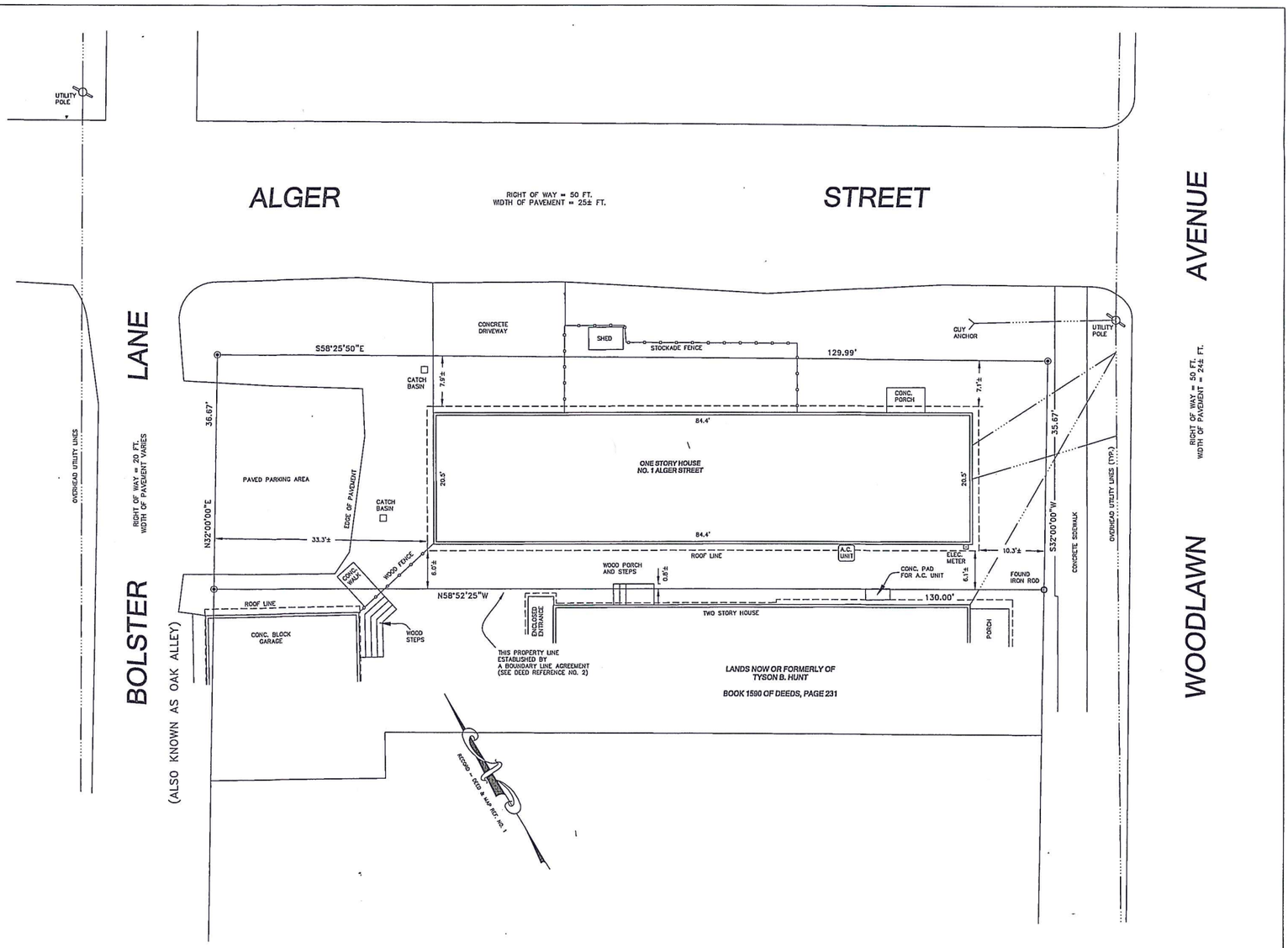
BOUGHTON RESIDENCE
#1 ALGER ST.
CITY OF SARATOGA SPRINGS, NY

PROPOSED NORTH ELEVATION

10/26/15 SCALE: 3/16" = 1' 0"

DRAWN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
518 / 587 - 1340

(PROPOSED VIEW FROM ALGER ST.)



LOT INFORMATION:

OWNER: . . . . . LAUREN M. NEITZEL AND LUKE A. BOUGHTON (DEED REFERENCE NO. 1)

LOT AREA: . . . . . 4,701± SQ. FT.

TAX MAP PARCEL NO. . . . 165.43-3-18

LOT COVERAGE: . . . . . AREA OF BUILDING, MEASURED TO ROOF LINE IS 1,944± SQ. FT. OR 41.3% OF THE SITE.

ZONING INFORMATION:

ZONING DISTRICT: UR-3
- MINIMUM LOT SIZE: 8,000 SQ. FT.
  - (6,600 SQ. FT. FOR SINGLE FAMILY RESIDENCE)
- MINIMUM MEAN LOT WIDTH: 80 FT.
  - (60 FT. FOR SINGLE FAMILY RESIDENCE)
- MAXIMUM PERCENT OF LOT TO BE OCCUPIED BY:
  - PRINCIPAL BUILDING: 30 %
  - ACCESSORY BUILDING: 10%
- MINIMUM YARD DIMENSIONS:
  - FRONT: 10 FT.
  - REAR: 25 FT.
  - ONE SIDE: 4 FT.
  - TOTAL SIDE: 12 FT.
- PRINCIPAL BUILDING:
  - MINIMUM FIRST FLOOR AREA:
    - 1 STORY: 1,200 SQ. FT.
    - 2 STORY: 800 SQ. FT.
  - MAXIMUM BUILDING HEIGHT: 60 FT.
  - MINIMUM DISTANCE FROM ACCESSORY BUILDING TO:
    - PRINCIPAL BUILDING: 5 FT.
    - FRONT LOT LINE: 10 FT.
    - SIDE LOT LINE: 5 FT.
    - REAR LOT LINE: 5 FT.
  - MINIMUM PERCENT OF LOT TO BE PERMEABLE: 25%

I HEREBY CERTIFY TO:

1.) LAUREN M. NEITZEL AND LUKE A. BOUGHTON

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DANIEL C. WHEELER P.L.S. LIC. NO. 50,137

DEED REFERENCES:

1.) DEED DATED DECEMBER 17, 2008 FROM VILON, INC. TO LAUREN M. NEITZEL AND LUKE A. BOUGHTON AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS DEED NO. 2008042706.

2.) BOUNDARY LINE AGREEMENT DATED APRIL 2, 1986 BETWEEN HAROLD CLUNE AND DOUGLAS V. DOCKENDORF AND GREGORY JOHN SCARANGELLO AND GREGORY JAMES SCARANGELLO AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1123 OF DEEDS AT PAGE 290.

MAP REFERENCES:

1.) MAP ENTITLED "SURVEY AND SUBDIVISION LANDS OF GREGORY JOHN AND GREGORY JAMES SCARANGELLO", DATED APRIL 12, 1986, MADE BY W. BRUCE HAWKS AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. "S-151".

NOTES:

1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE REPORT.

2.) OFFSET DIMENSIONS ARE MEASURED TO ROOF LINES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-PARAGRAPH (2) OF THE NEW YORK STATE EDUCATION LAW.

SURVEY ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
DANIEL C. WHEELER, LS
DANIEL C. WHEELER
P.L.S. LIC. NO. 50,137
432 BROADWAY, SUITE 5, SARATOGA SPRINGS, NY 12866
PH. (518) 583-7302 FAX (518) 583-7303

TITLE:
SURVEY OF LANDS OF LAUREN M. NEITZEL AND LUKE A. BOUGHTON

LOCATION:
CITY OF SARATOGA SPRINGS, (INSIDE DISTRICT)
SARATOGA COUNTY, NEW YORK

DATE:
JUNE 4, 2015

SCALE:
1 INCH = 20 FEET

MAP NO. 2015-09-03

BOUGHTON RESIDENCE
#1 ALGER ST.
CITY OF SARATOGA SPRINGS, NY

EXISTING SURVEY

(SCALED TO VIEW: 1" = 10')

ORIGINAL SURVEY BY:
DAN WHEELER, LLS
SURVEY ASSOCIATES, LLC.

ALGER STREET

RIGHT OF WAY = 50 FT.
WIDTH OF PAVEMENT = 25± FT.

LANE

RIGHT OF WAY = 20 FT.
WIDTH OF PAVEMENT VARIES

BOLSTER

(ALSO KNOWN AS OAK ALLEY)

AVENUE

RIGHT OF WAY = 50 FT.
WIDTH OF PAVEMENT = 24± FT.

WOODLAWN

OVERHEAD UTILITY LINES (TYP.)

CONCRETE SIDEWALK

S58°25'50"E

129.99'

CONCRETE DRIVEWAY

SHED

STOCKADE FENCE

GUY ANCHOR

UTILITY POLE

CATCH BASIN

7.9'±

7.1'±

CONC. PORCH

84.4'

36.67'

35.67'

ONE STORY HOUSE
NO. 1 ALGER STREET

20.5'

20.5'

PAVED PARKING AREA

EDGE OF PAVEMENT

CATCH BASIN

N32°00'00"E

33.3'±

84.4'

S32°00'00"W

ROOF LINE

A.C. UNIT

ELEC. METER

10.3'±

WOOD PORCH AND STEPS

0.8'±

CONC. PAD FOR A.C. UNIT

6.1'±

FOUND IRON ROD

CONC. WALK

WOOD FENCE

6.0'±

N58°52'25"W

130.00'

ROOF LINE

TWO STORY HOUSE

CONC. BLOCK GARAGE

WOOD STEPS

ENCLOSED ENTRANCE

PORCH

THIS PROPERTY LINE
ESTABLISHED BY
A BOUNDARY LINE AGREEMENT
(SEE DEED REFERENCE NO. 2)

LANDS NOW OR FORMERLY OF
TYSON B. HUNT

BOOK 1590 OF DEEDS, PAGE 231

RECORD ~ DEED & MAP

BOUGHTON RESIDENCE
#1 ALGER ST.
CITY OF SARATOGA SPRINGS, NY

PROPOSED PLOT PLAN

(SCALED TO VIEW: 1" = 10')
10/26/15

BASE SURVEY BY:
DAN WHEELER, LLS.
SURVEY ASSOCIATES, LLC

PLOT PLAN BY:
ENGINEERING AMERICA CO.
SARATOGA SPRINGS, NY

ALGER STREET

RIGHT OF WAY = 50 FT.
WIDTH OF PAVEMENT = 25± FT.

LANE

RIGHT OF WAY = 20 FT.
WIDTH OF PAVEMENT VARIES

AVENUE

RIGHT OF WAY = 50 FT.
WIDTH OF PAVEMENT = 24± FT.

BOLSTER

(ALSO KNOWN AS OAK ALLEY)

WOODLAWN

S58°25'50"E

129.99'

2.0'±

GUY ANCHOR

UTILITY POLE

8.0'±

NEW DRIVEWAY

CATCH BASIN

7.8'±

STOCKADE FENCE

SHED

7.1'±

CONC. PORCH

36.67'

7.0'±

ROOF LINE

26.0'±

84.4'

35.67'

EXISTING PAVED AREA

PROPOSED NEW GARAGE

ROOF LINE

22.0'±

20.5'

ONE STORY HOUSE
NO. 1 ALGER STREET

20.5'

N32°00'00"E

S32°00'00"W

84.4'

7.4'±

ROOF LINE

A.C. UNIT

ELEC. METER

10.3'±

4.4'±

CONC. WALK

WOOD FENCE

4.4'±

6.0'±

WOOD PORCH AND STEPS

0.8'±

CONC. PAD FOR A.C. UNIT

6.1'±

FOUND IRON ROD

CONCRETE SIDEWALK

OVERHEAD UTILITY LINES (TYP.)

N58°52'25"W

ROOF LINE

130.00'

CONC. BLOCK GARAGE

WOOD STEPS

ENCLOSED ENTRANCE

TWO STORY HOUSE

PORCH

THIS PROPERTY LINE
ESTABLISHED BY
A BOUNDARY LINE AGREEMENT
(SEE DEED REFERENCE NO. 2)

LANDS NOW OR FORMERLY OF
TYSON B. HUNT

BOOK 1590 OF DEEDS, PAGE 231

RECORD ~ DEED & MAP REF.