CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
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Gary Hasbrouck
James Helicke
Susan Steer
Cheryl Grey, alternate
Oksana Ludd, alternate

ZBA Meeting
City Council Chambers – 7:00 p.m.

AGENDA

Monday June 6, 2016 - 7:00PM City Council Room

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

Salute The Flag

Role Call

New Business

1. **#2894 LAWRENTZ HOME OCCUPATION**
   126 Crescent Street, area variance to construct a detached garage with second-story music studio; seeking relief to permit a home occupation within a residential accessory structure in an Urban Residential – 2 District.

   Documents: 2894 LAWRENTZRESIDENCEHOMEOCCUPATION_APP_REDACTED.PDF, 2894 LAWRENTZRESIDENCEHOMEOCCUPATION_ADDTLINFO.PDF

2. **#2896 ICE HOUSE TENT**
   70 and 72 Putnam Street, area variance to erect a permanent tent; seeking relief from the minimum two-story, build-to line and maximum frontage buildout requirements in the Transect-6 District.

   Documents: 2896 ICEHOUSETENT_APPLICATION_REDACTED.PDF

3. **#2897 CITY COTTAGE, LLC LOT LINE ADJUSTMENT**
   23 Jumel Place and 178 East Avenue, area variance to provide for a lot line adjustment between two lots, seeking relief from the minimum lot size and minimum average lot width requirements for one of the lots in the UR-3 District.

   Documents: 2897 CITYCOTTAGELOTLINEADJUSTMENT_APP_REDACTED.PDF

Old Business

1. **#2880 ARMER/DESORBO RESIDENCE**
   117 Middle Avenue, area variance for additions to an existing single-family residence; seeking relief from the minimum side and rear yard setbacks and maximum principal building requirements in the Urban Residential – 3 District.

   Documents: 2880 ARMERDESORBORESIDENCEADD_ELEVATIONS5-5-16.PDF, 2880 ARMERDESORBORESIDENCEADD_CORRBLACK_REDACTED.PDF, 2880 ARMERDESORBORESIDENCEADD_REVISEDMAP4-11-16.PDF, 2880 ARMERDESORBORESIDENCEADD_APP_REDACTED.PDF, 2880 ARMERDESORBORESIDENCE_ADDTLINFO5-20-16.PDF

2. **#2856.1 MOORE HALL REDEVELOPMENT**
   28 Union Avenue/35 White Street, area variance for proposed demolition of an existing dormitory and construction of 26 dwelling units; seeking relief from the minimum lot size per dwelling unit, minimum side (each) and total side yard setbacks (18-unit condominium building), minimum rear and side yard setbacks (2-unit carriage house), minimum front, side and total side yard setbacks (3-unit row house),minimum rear yard setback (1-unit carriage house), maximum principal building coverage (Union Ave. and White St. parcels) requirements in an Urban Residential – 4 District.

   Documents: 2856.1 MOOREHALL2_APPLICATION_REDACTED.PDF, 2856.1 MOOREHALL2_CORRRUPTON5-23-16_REDACTED.PDF, 2856.1 MOOREHALL2_BUILDINSPECTDENIAL.PDF, 2856.1 MOOREHALL2_ELEVATIONS.JPG, 2856.1 MOOREHALL2_UPDATEDVARIANCEREQ5-10-16_REDACTED.PDF, 2856.1 MOOREHALL2_COUNTYREFERRAL.PDF, 2856.1 MOOREHALL2_CORRRUPTON5-26-16_REDACTED.PDF

3. **#2890 BARLOW RESIDENCE**
   2 Cherry Tree Lane, area variance to construct an attached garage and breezeway to an existing single-family residence; seeking relief from the minimum side yard setback requirements in the Rural Residential District.

   Documents: 2890 BARLOWRESIDENCEADDITION_APP_REDACTED.PDF, 2890 BARLOWRESIDENCEADDITION_BUILDINSPECTDENIAL.PDF

4. **#2892 RUTHMAN RESIDENCE**
   3 Garside Road, area variance to construct a new single-family residence; seeking relief from the minimum front yard setback requirements in the Green Acres PUD.

   Documents: 2892 RUTHMANRESIDENCE_BUILDINSPECTDENIAL.PDF, 2892 RUTHMANRESIDENCE_ADDTLINFO_REDACTED.PDF, 2892 RUTHMANRESIDENCE_APP_REDACTED.PDF

5. **#2895 NEEDHAM/KILMER RESIDENCE**
   37 Greenfield Avenue, area variance to construct a new single-family residence; seeking relief from the minimum rear yard, minimum side yard (each), minimum total side yard and maximum principal building coverage requirements in an Urban Residential – 1 District.

   Documents: 2895 NEEDHAMKILMERRESIDENCE_APP_REDACTED.PDF, 2895 NEEDHAMKILMERRESIDENCE_BUILDINSPECTDENIAL.PDF, 2895 NEEDHAM-KILMERRESIDENCE_CORRVLAROWELLETENDRE_REDACTED.PDF

6. **#2893 223 LAKE AVE. LLC HANDICAP RAMP**
   223 Lake Avenue, area variance to construct a handicap ramp to an existing business; seeking relief from the minimum front yard setback requirement in the Urban Residential – 3 District.

   Documents: 2893 MARIOSPIZZERIAHANDICAPRAMP_APP_REDACTED.PDF, 2893 MARIOSPIZZERIAHANDICAPRAMP_BUILDINSPECTDENIAL.PDF, 2893 MARIOSPIZZERIAHANDICAPRAMP_PHOTOS.PDF, 2893 MARIOSPIZZERIAHANDICAPRAMP_REVISIONS5-13-16_REDACTED.PDF

7. **#2889 CDJT DEVELOPMENT MULTI-FAMILY**
   124 Jefferson Street, use variance to convert an existing 6-unit senior housing development to multi-family residential including workforce housing; seeking relief from the permitted uses in the Urban Residential-2 District.

   Documents: 2889 CDJTTOWNHOUSES_AMILLERCORR4-25-16_REDACTED.PDF, 2889 CDJTTOWNHOUSES_APP_REDACTED.PDF, 2889 CDJTTOWNHOUSES_BUILDINSPECTDENIAL.PDF

8. **#2759.1 ANW HOLDINGS RESIDENTIAL DEVELOPMENT**
   27 Jumel Place, area variance to demolish existing structure and construct seven single-family residences (condominiums); seeking relief from the maximum principal building coverage, minimum front and rear yard setbacks, maximum number of principal structures on one lot and maximum height for a residential fence requirements in the Urban Residential – 3 District.

   Documents: 2759.1 ANWHOLDINGCONDOS_APP_REDACTED.PDF, 2759.1 ANWCONDOS_CORRTINGLEY5-23-16_REDACTED.PDF, 2759.1 ANWHOLDINGCONDOS_SUPPINFO5-20-16.PDF, 2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF5-16-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRSHOGAN_REDACTED.PDF, 2759.1

ANWHOLDINGSCONDOS_PETITIONSIGS5-5-16_REDACTED.PDF , 2759.1 ANWHOLDINGSCONDOS_CORRCWHALEN5-5-16_REDACTED.PDF , 2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF4-18-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_ADDTLCORRASOF3-29-16_REDACTED.PDF, 13-109MV (CITY OF SARATOGA SPRINGS-ANW JUMEL DOWNTON WALK.PDF , 2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD3-11--3-13-16_REDACTED.PDF , 2759.1 ANWHOLDINGCONDOS_POWERPOINT3-14-16.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRJVALETTA_RECVD3-9-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRBMCTAGUE_REVD3-9-16_REDACTED.PDF, 2759.1 ANWHOLDINGSCONDOS_CORRMPETER_RECVD3-1-16_REDACTED.PDF , 2759.1 ANWHOLDINGSCONDOS_PRESENTATION2-22-16.PDF , 2759.1 ANWHOLDINGSCONDOS_AERIALVIEW_RECVD3-1-16.PDF , 2759.1 ANWHOLDINGSCONDOS_CORRSCOHEN_RECVD3-2-16_REDACTED.PDF , 2759.1 ANWHOLDINGSCONDOS_CORRSBREWTON_RECVD2-29-16_REDACTED.PDF, 2759.1 ANWHOLDINGS_BUILDINSPECTDENIAL.PDF, 2759.1 ANWHOLDINGSCONDOS_NEIGHBORCORRREVCD2-21-16_REDACTED.PDF, 2759.1 ANWCONDOS_LETTERSOFSUPPORTRECVD5-24-16.PDF, 2759.1 ANWCONDOS_PPPRESENTATION5-23-16.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. **APPROVAL OF DRAFT MEETING MINUTES – MAY 9**

2. **NEXT ZONING BOARD MEETING: JUNE 20, 2016**

Note: This agenda is subject to change up until the time of meeting. Updates will be reflected here as they arise. Check posted agenda here to verify the actual agenda prior to the meeting.