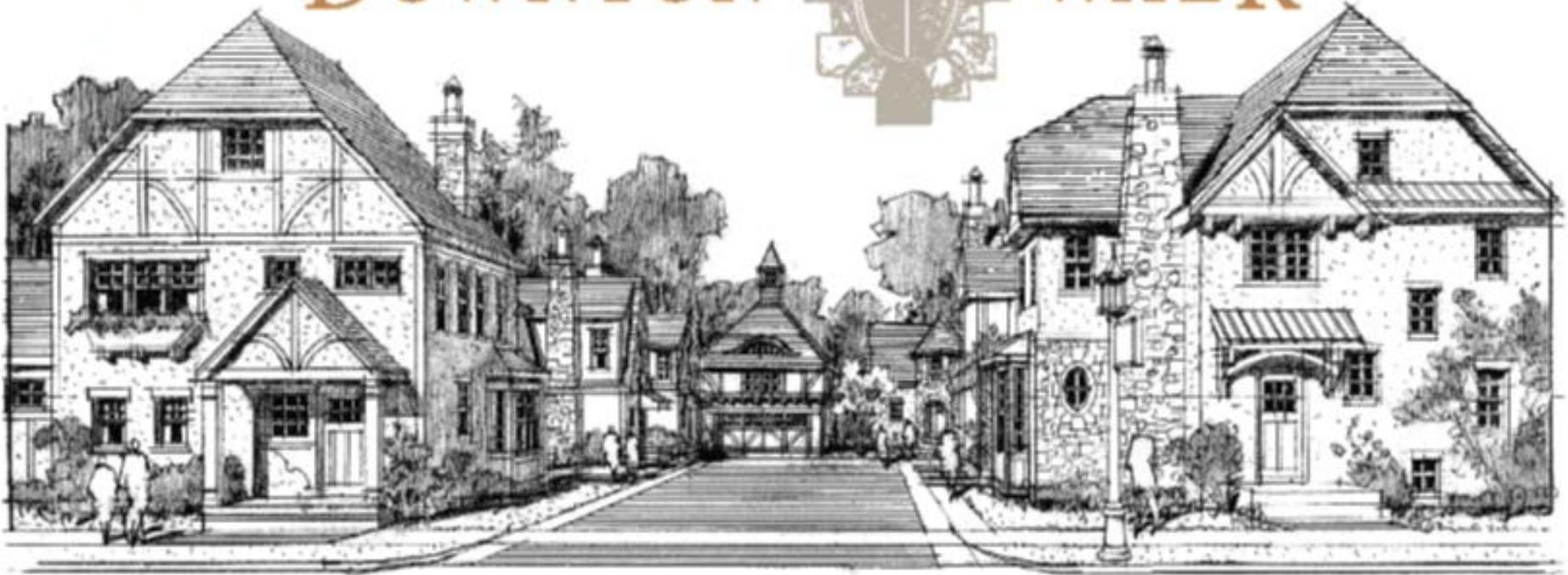


DOWNTON WALK



WITT CONSTRUCTION, INC.

563 NORTH BROADWAY, SARATOGA SPRINGS, NY 12866

518.587.4113 | WITTCONSTRUCTION.COM



Jumel Pl

Granger Ave

Proposed Downtown Walk



Examples of drives, paving areas, yards and green space











Area Variance Criteria

1. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties
2. 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
3. Whether the requested area variance is substantial
4. Whether the proposed variance will have adverse physical or environmental effects on neighborhood or district
5. Whether the alleged difficulty was self-created

1. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties

Granting the use and area variance will **not** produce an undesirable change, but rather enhance the neighborhood.

By eliminating a large commercial & multi-family structure that takes up ~50% of the lot and fails to meet the front, side and rear setbacks. Its replacement will be a very attractive single-family condominium project.

2. 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

Other feasible means are **not** available:

Alternative designs options are fewer units, smaller units or taller units.

- Fewer units will make the cost of the land for each unit prohibitive. (See following slide)
- Smaller units would be both undesirable and smaller than the surrounding homes. The proposed home sizes are consistent with that of the existing neighborhood.
- Taller units would not be in keeping with the homes in the existing neighborhood

All adjacent land is currently occupied with single family homes.

Estimated Development Costs

Jumel Place Project

Land Purchase	370,000
4103 Land Development-Professional Fees	23,000
4116 Land Development - Interest	42,000
4117 Land Development - Taxes	20,000
4132 Land Development - Soil Testing	11,700
4140 Land Development - Construction	60,000
4141 Land Development - Fill Dirt	21,000
4142 Land Development - Demolition & Asbestos Removal	155,000
4142 Land Development - Lot Clearing	10,000
4145 Land Development - Silt Fencing	6,000
4155 Land Development - Electric lines	24,000
4183 Land Development - Trees	<u>12,000</u>
Total	754,700
Reasonable Return for Development Risk	<u>150,700</u>
Total Cost of Land to Be Divided by number of Home Sites	905,460

3. Whether the requested area variance is substantial

The requested variance is not substantial due to :

- The new setbacks requested are less than what currently exists with the existing structure.
- The new setbacks are consistent with the setbacks of other single family homes in the neighborhood.
- The percent of lot to be covered is less than the existing multi-use structure.
- The permeable area of the lot will be increased with the new development as compared to the existing development

4. Whether the proposed variance will have adverse physical or environmental effects on neighborhood or district

The proposed variance will **not** have adverse physical or environmental effects on neighborhood or district.

- The proposed single family development will be contained on the one lot with one curb cut for all vehicle access to the property
- The net permeability of the development will be great than the existing development

5. Whether the alleged difficulty was self-created

The difficulty was self-created, **however:**

It was created by the need to change the deteriorating non-conforming multi-family/ mixed-use structure to a use consistent with the existing neighborhood.

- The change will be a win for the neighbors with the replacement of a multi-use / commercial structure with single family homes.
- The change will be a win for the city with additional tax revenues and a higher tax base.

Lot Statistics

27 Jumel Place		Witt Construction		
Saratoga Springs NY		6/12/2013		
	Depth	Width	Area (sq. ft.)	
Lot Size	231	150.5	34,765.50	
Area				
	<u>Existing</u>	<u>% of Lot</u>	<u>As Drawn</u>	<u>% of Lot</u>
Principle Building	17,161	49.4%	14,801	42.60%
Accessory Building	160	0.5%	344	0.98%
Misc./ Overhangs				2.42%
Total				46.00%
Driveways/Road	6,357	18.3%	7,157	20.60%
Premeable Areas	11,088	31.9%	12,191	35.10%
Setbacks				Foundation (ft)
Front				0
Rear				6
Right Side				Meet UR-3
Left Side				Meet UR-3

Existing Building









SARATOGA
CITY BALLET
天から
TENKARA
KARATE













Neighborhood





NO PARKING
24 HRS
STARTING
8AM
MON, WED,
FRI

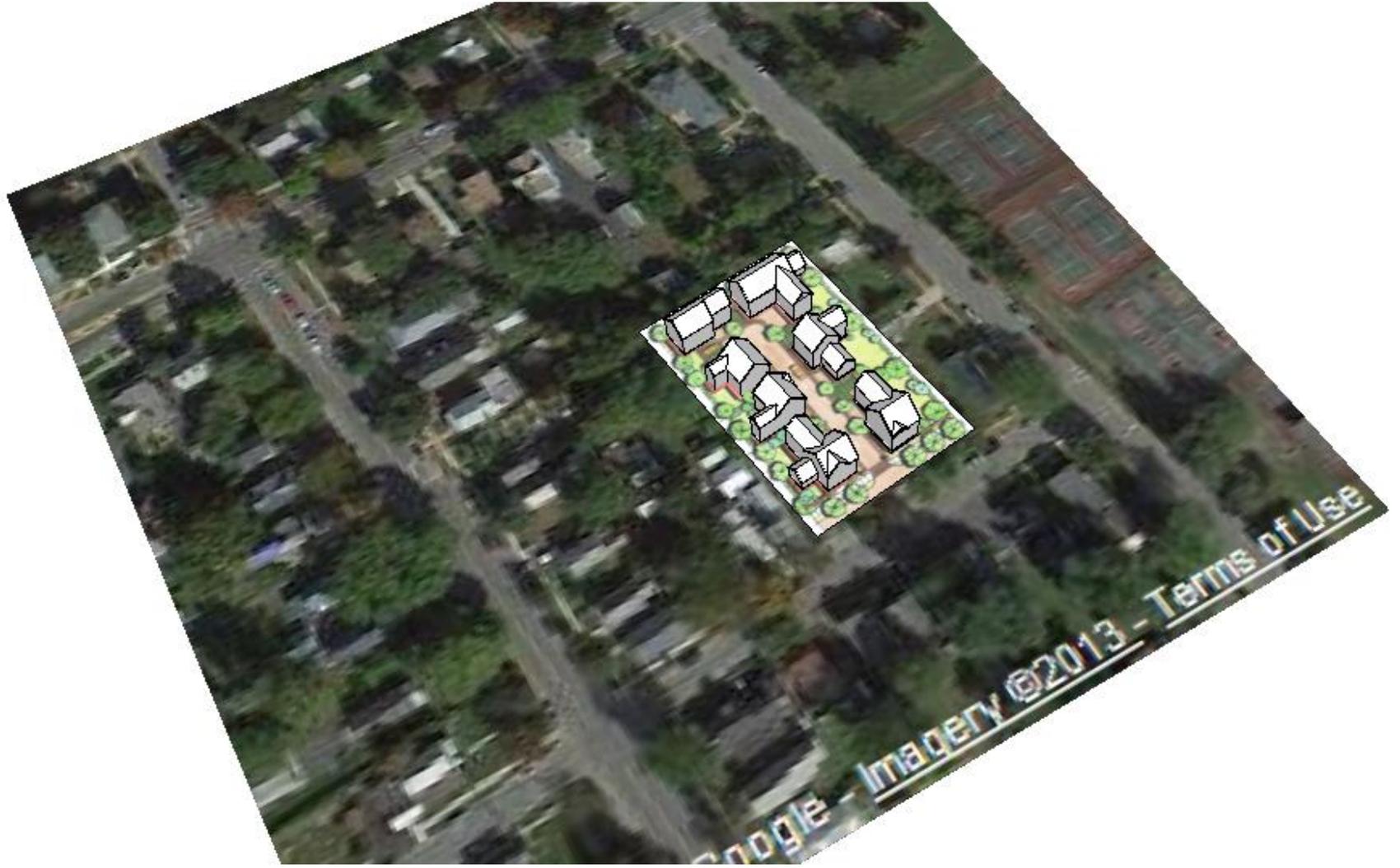








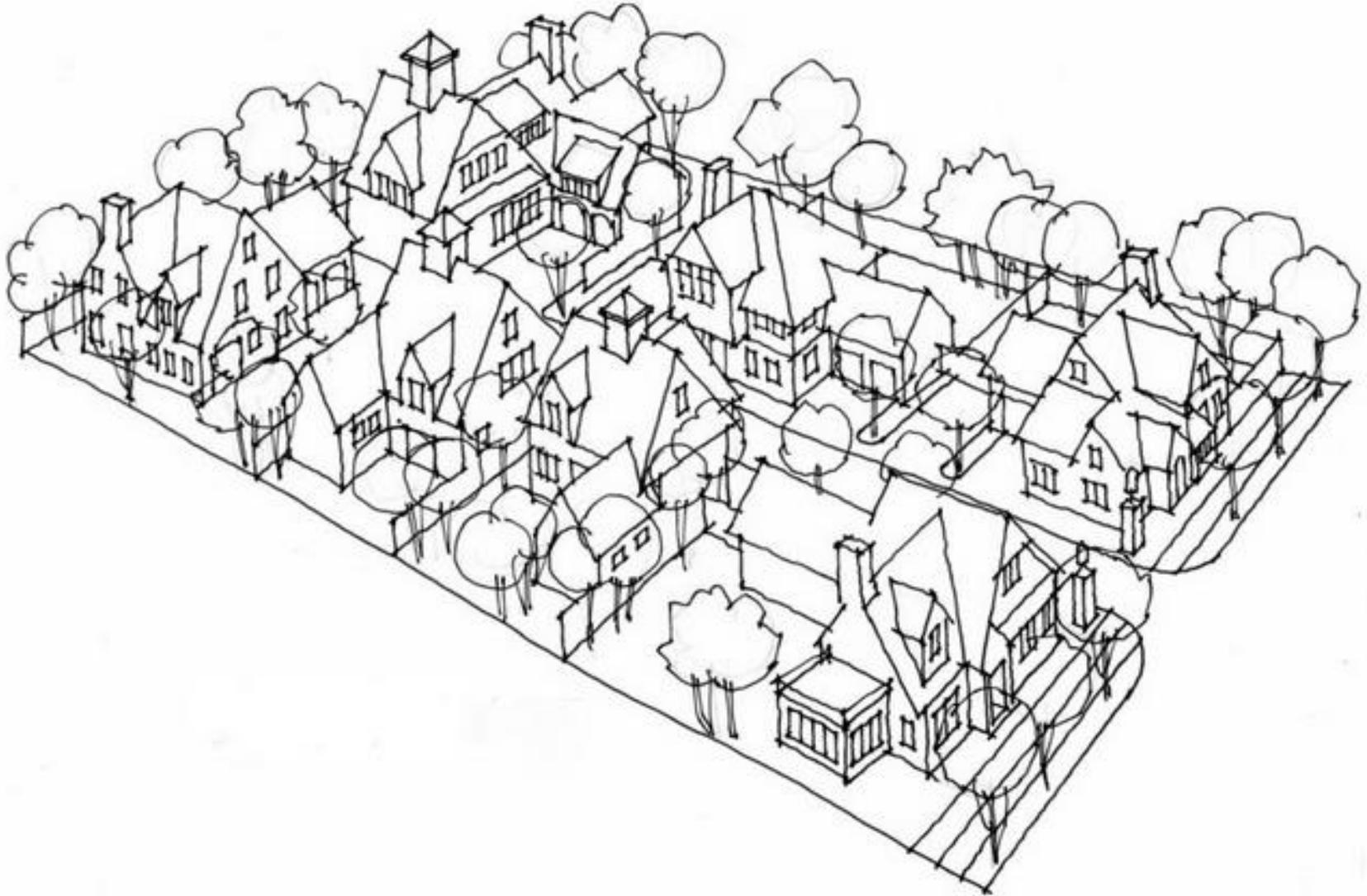




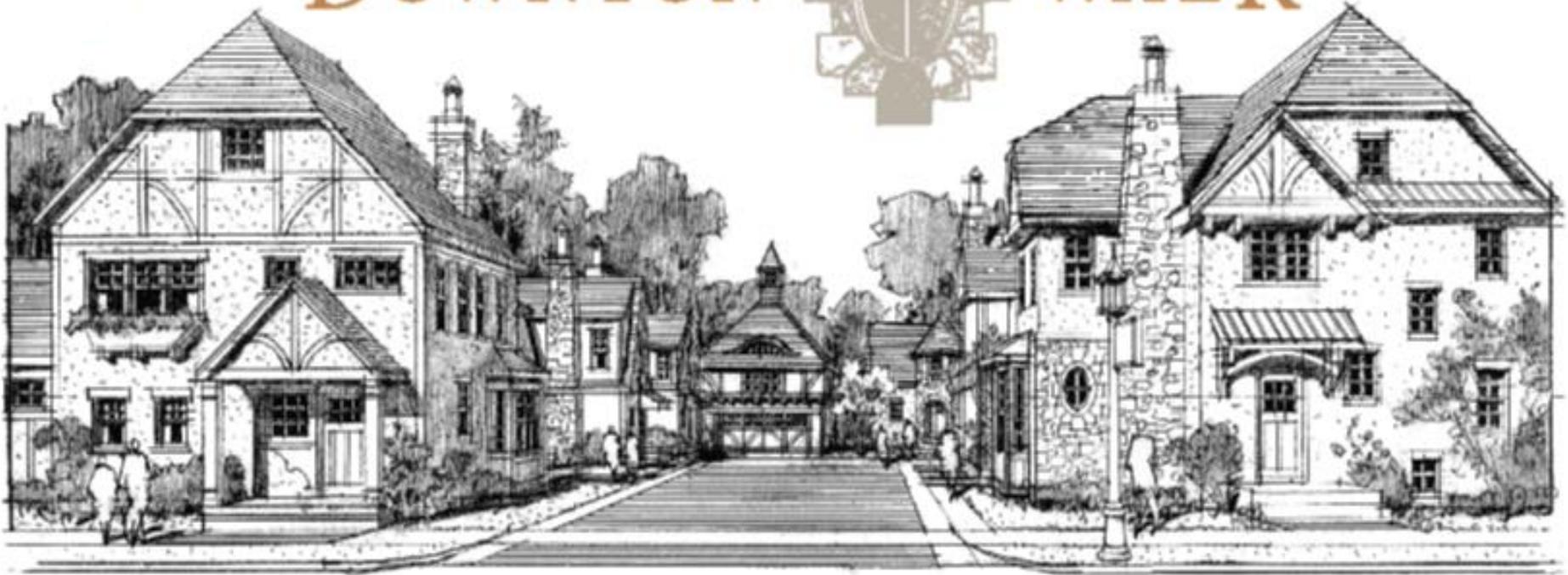
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