

Zimbra

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#2759.1 ANW HOLDINGS RESIDENTIAL DEVELOPMENT

From : J Valetta [REDACTED]

Wed, Mar 09, 2016 01:10 PM

Subject : #2759.1 ANW HOLDINGS RESIDENTIAL DEVELOPMENT**To :** susan barden <susan.barden@saratoga-springs.org>**Cc :** kate maynard <kate.maynard@saratoga-springs.org>, bbrige@saratoga-springs.org, cindy phillips <cindy.phillips@saratoga-springs.org>, lindsey gonzalez <lindsey.gonzalez@saratoga-springs.org>, christina carton <christina.carton@saratoga-springs.org>, joanne yepsen <joanne.yepsen@saratoga-springs.org>, skip scirocco <skip.scirocco@saratoga-springs.org>, christian mathiesen <christian.mathiesen@saratoga-springs.org>, michele madigan <michele.madigan@saratoga-springs.org>**To:** The Zoning Board of Appeals of the City of Saratoga Springs, NY**cc:** Saratoga Springs City Council, Saratoga Springs Planning and Economic Development Department**Re:** Application for "seven unit condominium project," and requests for substantial Zoning Variances at 27 Jumel Place, Saratoga Springs, by ANW Holdings

We are writing to ask you to deny the zoning appeal from ANW Holdings for variances to build 7 unit condominium project on the property of 27 Jumel Place. We would welcome the development of our adjoining property; however we feel the variances that have been requested are too excessive. In addition, according to the definition of condominium in our city zoning ordinance as a multi-family dwelling, it is not allowed in the UR-3 zoning district.

The Saratoga Springs Zoning Ordinance defines a condominium as follows:

"CONDOMINIUM: A multifamily dwelling containing individually owned dwelling units, wherein the real property title and ownership are vested in an owner, who has an undivided interest with others in the common usage areas and facilities which serve the

development."

A subdivided lot this size, of which this request for a variance is not, in a Core Residential Neighborhood-1 or a UR-3 Zoning District would allow for 5 single family homes or 4 two-family homes.

The Land Use category of Jumel Place in our city's 2015 Comprehensive Plan is a Core Residential Neighborhood-1 (CRN-1), allowing a maximum density of 10 units/acre. In our city's Zoning Ordinance, Jumel Place is located in an Urban Residential-3 (UR-3) Zoning District, which allows for only single and two-family homes to be built. By law, this particular parcel of land is large enough to allow five single family homes or four two-family homes.

The request for seven single family condominiums is 40% over the density allowed in an UR-3 Zoning District and creates a 40% density bonus. In our city's Zoning Ordinance, a density bonus of this magnitude is only allowed for affordable senior housing. This project has not been presented as neither senior nor affordable housing.

To allow for the density the applicant is requesting, the city council would have to change the Land Use category of this area in the Comprehensive Plan from a Core Residential Neighborhood-1 (CRN-1), which allows up to 10 units/acre, to a Core Residential Neighborhood-2 (CRN-2), which allows up to 15 units/acre.

The substantial variances the applicant is asking for include:

1) The maximum building coverage allowed on this lot is 30%. The previous request was for a 43.5% building coverage allowance, or 45% more than what is allowed. The request has been increased to 46%, or 53.3% more than what is allowed.

2) The rear yard setback required for each unit is 25 feet. The applicant is asking that this requirement be eliminated by 100% for five units, going from the 25 feet required to zero (0) feet. For the remaining two units he is asking for a 76% reduction in the rear yard setback from 25 feet to 6 feet.

3) The front yard setback required for the two front units is 10 feet. The applicant is asking for one (1) foot, a 90% reduction in the front yard setback.

4) The fence height allowed in this UR-3 residential area is six feet. The applicant is asking for an eight foot fence, a 33% increase in height over what is allowed.

5) The applicant is asking for a maximum principal building on one lot to be increased from one to seven, a 600% increase.

We hope you will agree that this appeal to the Zoning Board of Appeals by ANW Holdings should be denied at this time.

Thank you.

Sincerely,

Jane Valetta

John Valetta

■ Jumel Place