

TO MEMBERS OF THE CITY COUNCIL AND ZONING BOARD

I have lived at [REDACTED] Jumel Place for 36 years. I have lived in Saratoga all my life and worked for 12 years for the City Engineering Department and for the Fire Department until present as a 207A Disabled firefighter.

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JUN 02 2016
MAYOR'S OFFICE

My house is a brick and wood house with a two-story cottage in the back (photos attached). John Witt wants to build 7 condos in the .08 acre lot next to me. He needs and is asking for several variances from the Zoning Board. This is zoned UR-3 which allows for only single and two family homes, not multi-family units. The Saratoga Springs Zoning Ordinance definition of a condominium is a multifamily dwelling containing individually owned dwelling units, etc. This would allow him to subdivide it into 5 lots. Mr. Witt states that he could not make any money if he did it this way. He wants the following variances:

1. Increase from 5 to 7 single family units – that is 40% over the amount allowed – 34,765 sq. ft.
2. Building coverage increase from 30% to 46% (53% over the amount allowed).
3. A decrease of minimum front yard setback by 9 feet from 10 feet to 1 foot (that is a 90%) increase over the amount allowed.
4. Raise the height of the residential fence by 2 feet from 6 feet to 8 feet (that is 33% over the amount allowed and a decrease in minimum back yard setback 20 feet (80%over the amount allowed)

Over the last several months there has been meetings on the variances requested. There was an appeal by some neighbors about the definition of condo set by the City Council and it was said by the Zoning Board that the definition set by members of the City Council was not really clarified and it should be. It was voted down 6-1. Even the Board's lawyer said they should listen to the appeal as it has some merit to it.

I am asking the Mayor to have this matter put on hold until it is clarified what the lawyer for the appeal was saying if you allow this to be 7 condos. This is setting a precedence for the next person with a lot this size who will want to do the same. Even though the Zoning Board said each time would be differently voted on it sets a precedent for it to be taken to court and overturned. If this gets approved for Mr. Witt, he should follow the UR-3 ordinance.

There are some neighbors who would approve anything just to see this old building and overgrown lot gone. I was one of them. But I am also the one most affected by this development as my house has only 1 1/2 feet of property on that side. The homeowner on the other side is totally against this project.

As seen in the attached photos the requested variance for an 8 foot fence will totally block out any sunlight in our house making it very dark. This side faces the east where we get most of our sunlight. The width of 1 and 1/2 feet does not give me room to

maintain that side of the house. e.g. wash the widows, mow the grass, set up a ladder, maintain my upper windows or roof. The fence would go along the porch on the cottage and above the roof line and against it causing snow back up and blocking out the only downstairs windows, also making it impossible to bring furniture in the doorway of the cottage. The fence is only a foot and a half away from the main house and the cottage and doesn't allow much room for fire and ems personnel to access the dwellings.

Mr. Witt has said that he won't start the fence until the end of the brick. However, the house will be built there and will only be six feet from my house. The requested setback reduction from 10 feet to one foot brings the building flush with the sidewalk. We have an enclosed porch and this will completely block our view, as well as any sunlight.

I am not opposed to this project. I am concerned about the variances requested as they will greatly affect us. I would especially recommend that the building setback not be approved, that the fence not be started until after the entrance to the cottage or some kind of easement to my property of 6 to 10 feet for safety reasons.

There are at least 480 signatures, including owners in the neighborhood against these variances. Mr. Witt's proposal will definitely create a hardship for me and my tenant.

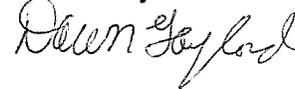
I appreciate your taking the time to read my letter and hope that you can help us not live in the darkness.

Sincerely,

Jeff Neilen

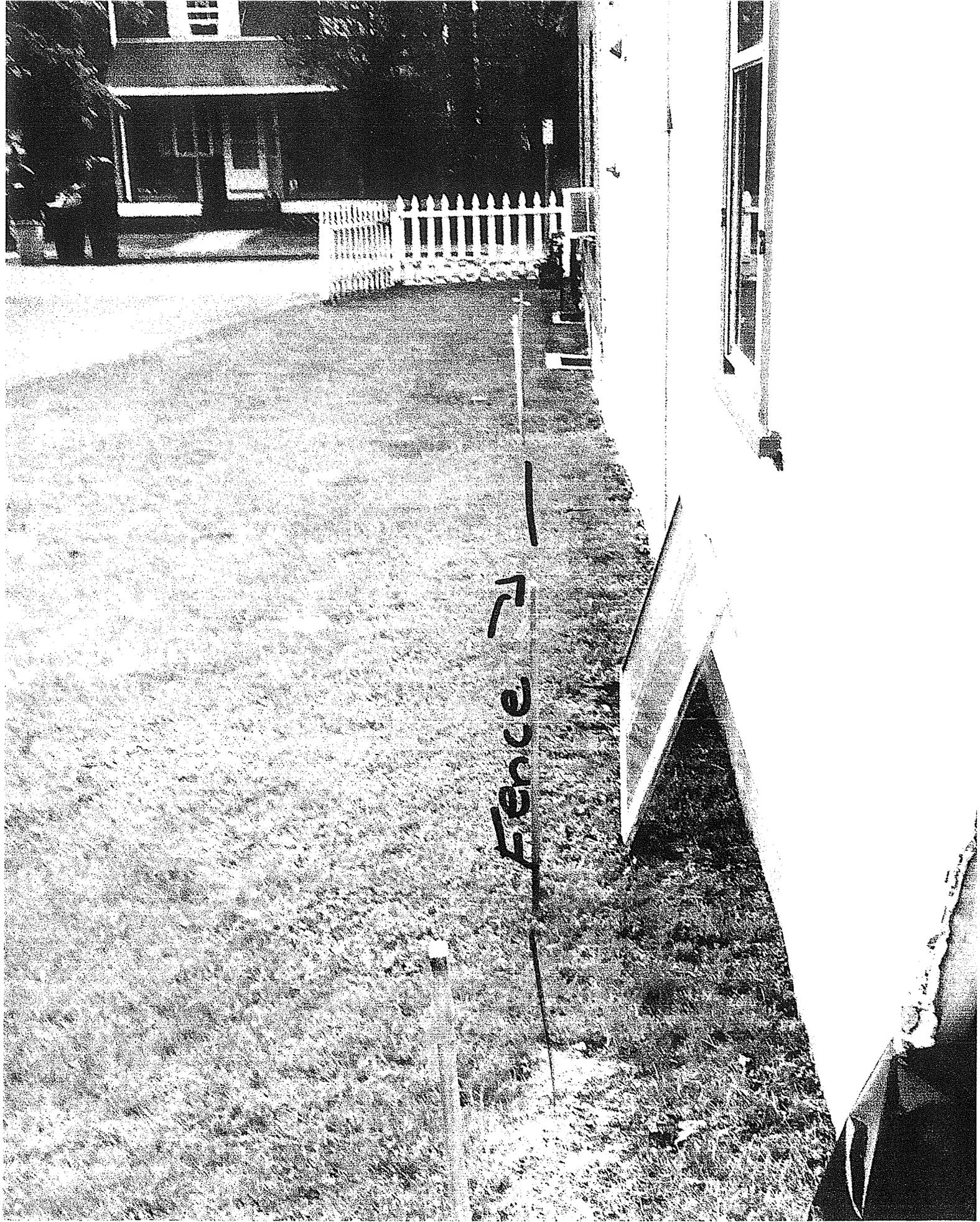


Dawn Gayton



■ Jumel Place
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Dated: June 1, 2016

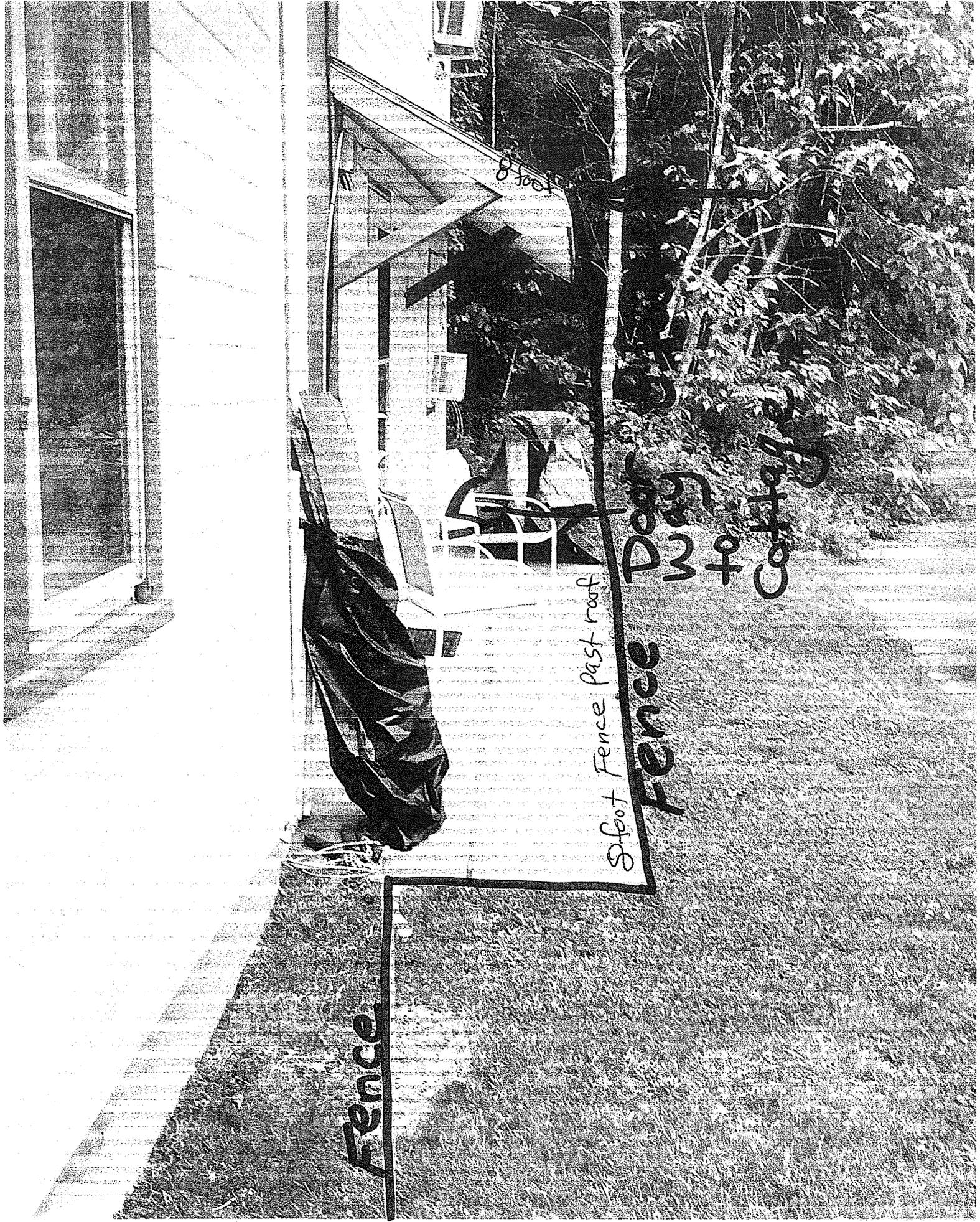


Fence



8 Foot





Fence

8 foot Fence past roof

Fence Door Way to Cottage

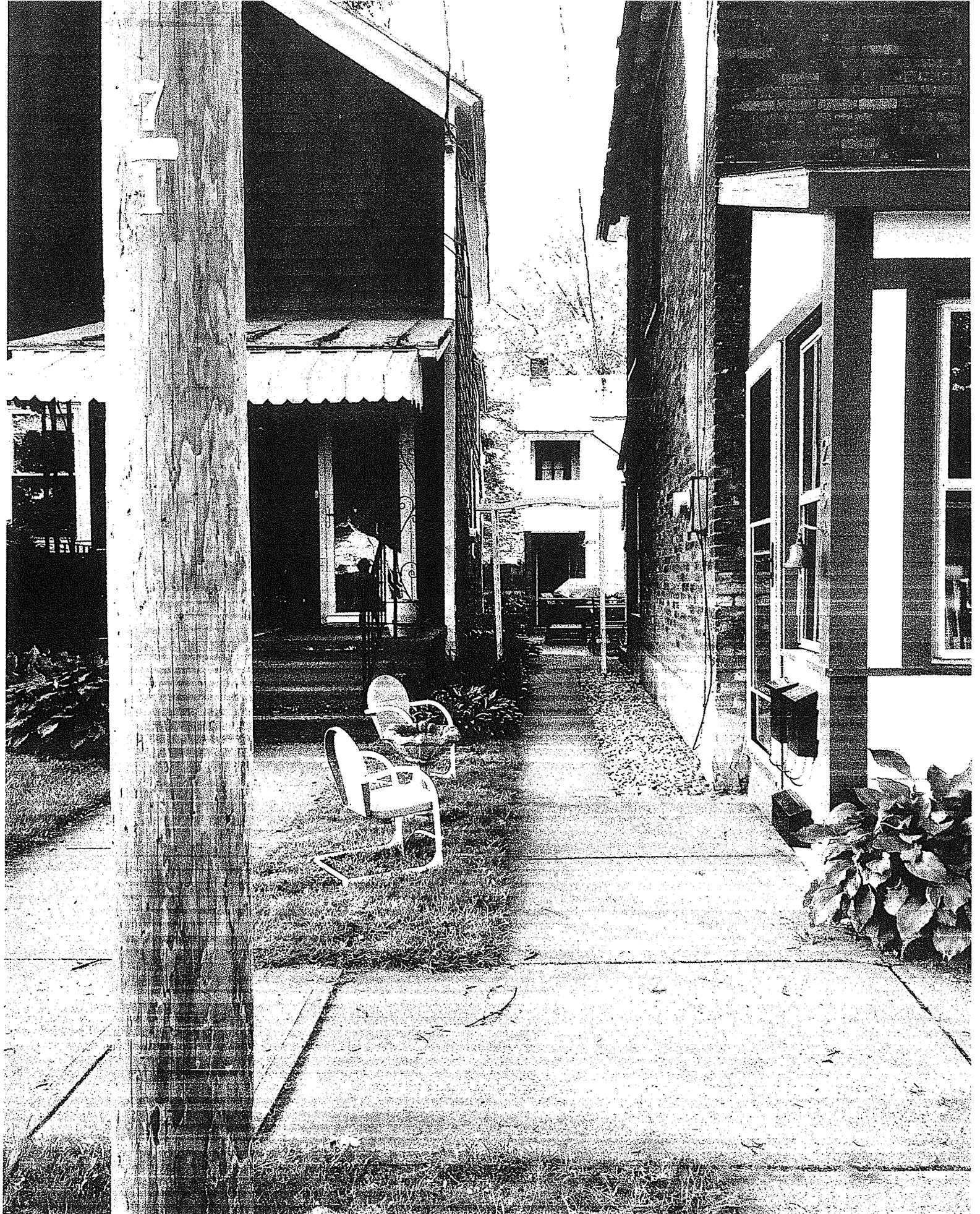
8 foot



← 8 Foot →

→ 8 Foot

Fence



OTHER SIDE OF HOUSE - NO SUNLIGHT