

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

APPLICANT: HABITAT FOR HUMANITY NORTHERN

TAX PARCEL NO.: 165.58-3-12

PROPERTY ADDRESS: 26 CHERRY STREET
ZONING DISTRICT: URBAN RESIDENTIAL – 4

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

Proposed construction of a two-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

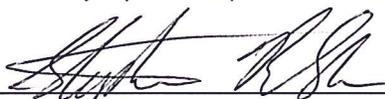
Use Variance to permit the following: _____

Area Variance seeking the following relief:

| <u>Dimensional Requirements</u> | <u>From</u> | <u>To</u> |
|---|---------------|---------------|
| <u>Minimum front yard:</u> | <u>25 ft.</u> | <u>10 ft.</u> |
| <u>Minimum side yard: west</u> | <u>20 ft.</u> | <u>11 ft.</u> |
| <u>Minimum side yard: east</u> | <u>20 ft.</u> | <u>5 ft.</u> |
| <u>Minimum total side yard: east</u> | <u>45 ft.</u> | <u>16 ft.</u> |
| <u>Maximum principal building coverage:</u> | <u>25%</u> | <u>+/-30%</u> |

Note: _____

Advisory Opinion required from Saratoga County Planning Board



ZONING AND BUILDING INSPECTOR

6/20/16

DATE