



CITY OF SARATOGA SPRINGS

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR: APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

| | <u>APPLICANT(S)*</u> | <u>OWNER(S) (If not applicant)</u> | <u>ATTORNEY/AGENT</u> |
|---------|--|------------------------------------|-----------------------|
| Name | 120 S Broadway Hospitality | | |
| Address | 120 South Broadway Saratoga Springs, NY 12866 | | |
| Phone | [REDACTED] | | |
| Email | [REDACTED] | | |

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in the premises: Owner Lessee Under option to lease or purchase

PROPERTY INFORMATION

- Property Address/Location: 120 South Broadway Tax Parcel No.: 178.35 - 1 - 6
(for example: 165.52 - 4 - 37)
- Date acquired by current owner: 11/8/16 3. Zoning District when purchased: T-5
- Present use of property: motel / spa 5. Current Zoning District: T-5
- Has a previous ZBA application/appeal been filed for this property?
 Yes (when? _____ For what? _____)
 No
- Is property located within (check all that apply): Historic District Architectural Review District
 500' of a State Park, city boundary, or county/state highway?

8. Brief description of proposed action: Variance for size of sign
DAC asked if we would consider a larger sign

9. Is there a written violation for this parcel that is not the subject of this application? Yes No

10. Has the work, use or occupancy to which this appeal relates already begun? Yes No

11. Identify the type of appeal you are requesting (check all that apply):
 INTERPRETATION (p. 2) VARIANCE EXTENSION (p. 2) USE VARIANCE (pp. 3-6) AREA VARIANCE (pp. 6-7)

AREA VARIANCE – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) 6.1.5.3

Dimensional Requirements

Signage

From

12' S.F

To

45' S.F

Other: _____

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

- 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.

DAC requested a larger sign

- Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

all neighboring businesses have same or larger signage

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

DRC requested Prefer larger Sign
all neighboring businesses have same or larger signage

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

DRC requested Prefer larger Sign
all neighboring businesses have same or larger signage

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

DRC requested a larger sign
small sign was o.k for us

DISCLOSURE

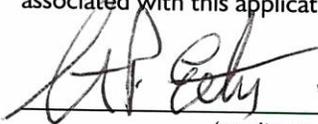
Does any City officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? No Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

 120 SB Hospitality LLC
(applicant signature)

Date: 5/13/14

(applicant signature)

Date: _____

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

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

APPLICANT: 120 S Broadway Hospitality LLC TAX PARCEL NO.: _____

PROPERTY ADDRESS: 120 South Broadway ZONING DISTRICT: T5

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

This application is hereby denied upon the grounds that such use of the property would violate the City Zoning Ordinance article(s) _____ . 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> |
|---------------------------------|-------------|-----------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Other: _____

Note: _____

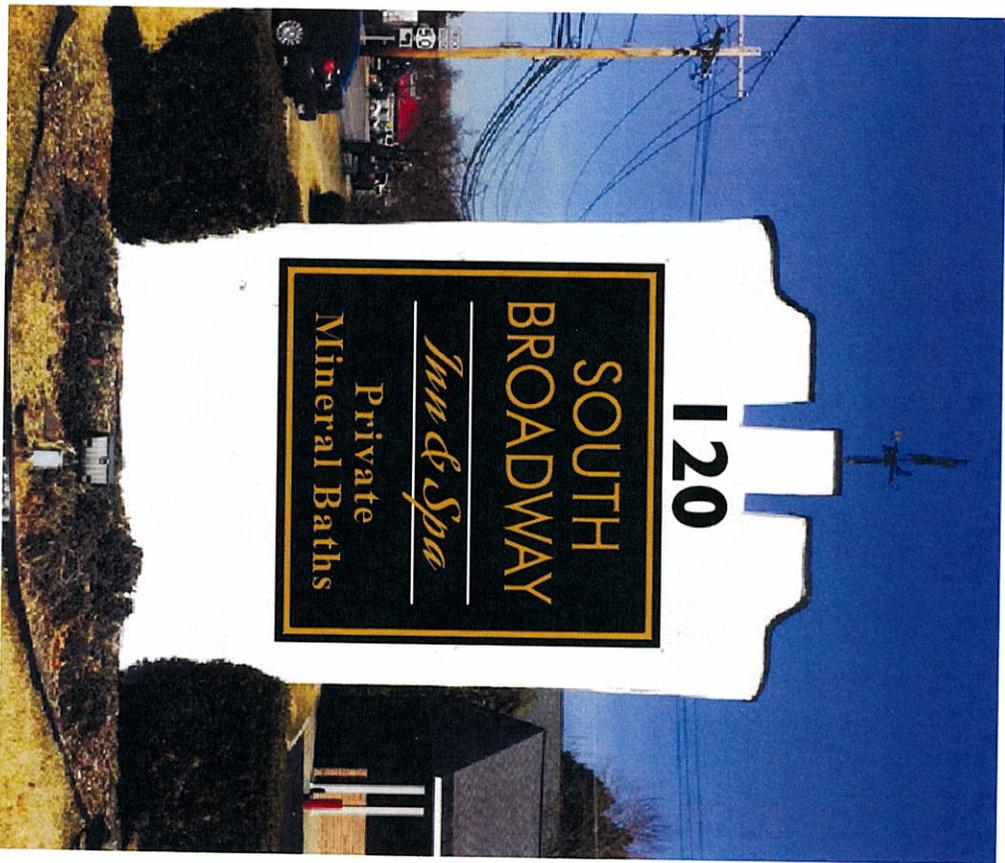
Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

DATE

Dimensional Letter Sign

- Black background with engraved gold border
- Gold dimensional letters mounted to black background
 - "SOUTH BROADWAY" letters are 10" tall
 - "Inn & Spa" are 8" tall, PMB are 6" tall
- Black dimensional numbers for "120" are 12" tall
- Overall size of existing wall structure is 150" H x 102"W



CLIENT: S. Broadway Inn

| | |
|-------------------------------|---|
| ESTIMATE NO. # APPLICABLE | |
| INVOICE NO. # APPLICABLE | |
| LINE ITEM NO. # APPLICABLE | 1 |

SALES REPRESENTATIVE

Rick Bult
rick.bult@fastsigns.com

SPECIFICATIONS

Project Description: Monument Sign

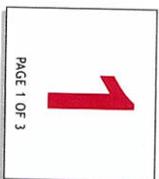
Size: **Sign Panel is 80" x 80"**

Qty: 1

Colors: CMYK builds
(CMYK builds are not meant for color matching - if color critical, please provide PMS colors.)

Not all monitors and printers display color the same way. **DO NOT** assume the colors you see on your screen will be the same as the finished product.

PAGE NUMBER



BE ADVISED:

Your order includes 15 minutes of complimentary design time. (split between your 1st and 2nd proofs)

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PROOF DATE **05/10/16**

DESIGNED BY **RB**

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426 Maple Ave. • Saratoga Springs, NY 12866



CLIENT: S. Broadway Inn

| | |
|--------------|---------------|
| ESTIMATE NO. | |
| # APPLICABLE | |
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| # APPLICABLE | # APPLICABLE |
| | 1 |

SALES REPRESENTATIVE

Rick Bult
rick.bult@fastsigns.com

SPECIFICATIONS

Project Description: Neighboring Lots

Size: TBD

Qty: 1

Colors: CMYK builds
(CMYK builds are not meant for color matching - if color critical, please provide PMS colors.)

**Overhead View Of Property:
Monro to Left, Adirondack Trust To Right
435' of road frontage on S. Broadway**



**Street View Of Property:
Sign Perpendicular to Broadway,
38' set back from curb to center of sign**



**Property North on Broadway:
Monro Muffler
Sign Size is 48" x 96" - 32 SF**

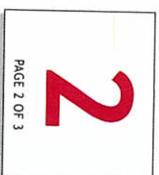


**Property South on Broadway:
Adirondack Trust
Sign is mounted to a 40" x 200" wall**



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PROOF DATE: **05/10/16**

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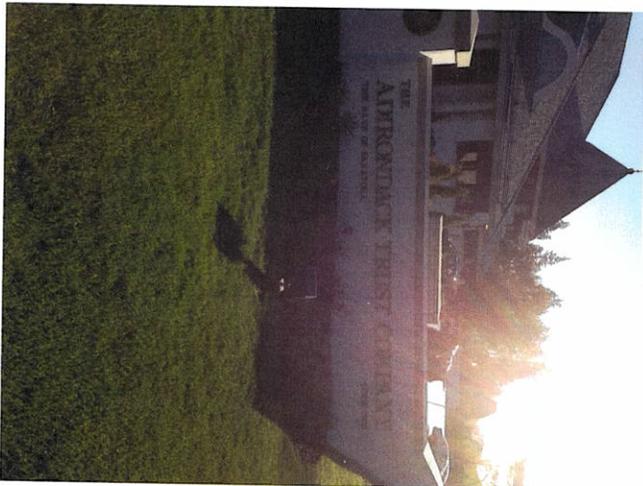


426 Maple Ave. • Saratoga Springs, NY 12866

CLIENT: S. Broadway Inn

NEIGHBORING PROPERTIES

Washington Inn - 78" x 54" - 29 SF
Adirondack Trust - 30" x 180" - 37.5 SF
Hilton Garden Inn - 60" x 96" - 39.5 SF



| | |
|--|---|
| ESTIMATE NO. <small>IF APPLICABLE</small> | LINE ITEM NO. <small>IF APPLICABLE</small> |
| INVOICE NO. <small>IF APPLICABLE</small> | 1 |
| SALES REPRESENTATIVE | |
| Rick Bult rick.bult@fastsigns.com | |
| SPECIFICATIONS | |

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Qty: 1

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PAGE NUMBER

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PAGE 3 OF 3

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