

Michael Rosebrook
■ Pepper Lane
Saratoga Springs, NY 12866

October 17, 2016

Zoning Board of Appeals
474 Broadway
Saratoga Springs, NY 12866

Dear Zoning Board of Appeals:

I am writing to you with the additional information requested at the October 11th meeting, with respect to the area variance for 16 East Harrison Street.

The information attached includes a tax map showing the surrounding parcels, with two-family homes highlighted in blue. For reference, 16 East Harrison Street is highlighted in pink. I've also attached detailed information from the Saratoga County website for each of the lots highlighted in blue.

Several homes on the same block designated as two-family do not meet the minimums for lot size and/or average width for the UR-3 zoning district. In fact, every lot highlighted in blue does not meet the average minimum width requirement for a two-family home (80ft), and only 125 Lake Ave meets the requirement for minimum lot size (0.18 acres).

More pertinent to this request for relief, there are two two-family homes on the same side of the street and same block as 16 East Harrison Street. 12 East Harrison Street (parcel 166.45-4-19), located two lots to the south, has a significantly smaller lot size (0.03 acres) and average width (approximately 21ft) than 16 East Harrison Street does (0.12 acres and 50ft, respectively). Similarly, 22 York Avenue (parcel 166.45-4-3) is two lots to the north and also has a lower average width (approximately 42ft) and lot size (0.08 acres).

For these reasons, I do not believe that granting the requested relief for a two-family home at 16 East Harrison Street would negatively affect or alter the character of the neighborhood.

Please feel free to contact me if you would like any additional information.

Thank you for your consideration on this matter.

Best regards,
Michael Rosebrook

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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-4-19
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	12 East Harrison St		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-S L-13 Inside		
Total Acreage/Size:	0.03	Equalization Rate:	----
Land Assessment:	2016 - \$45,000	Total Assessment:	2016 - \$210,900
Full Market Value:	2016 - \$281,200		
Deed Book:	2008	Deed Page:	26979
Grid East:	684941	Grid North:	1549371

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.03 acres	



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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-4-3
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	22 York Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-S L-17 Life Estate Inside		
Total Acreage/Size:	0.09	Equalization Rate:	----
Land Assessment:	2016 - \$81,000	Total Assessment:	2016 - \$266,900
Full Market Value:	2016 - \$355,867		
Deed Book:	1752	Deed Page:	17
Grid East:	684911	Grid North:	1549552

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.08 acres	



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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-4-1
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	10 York Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-O L-12 Inside		
Total Acreage/Size:	0.15	Equalization Rate:	----
Land Assessment:	2016 - \$95,000	Total Assessment:	2016 - \$267,500
Full Market Value:	2016 - \$356,667		
Deed Book:	1042	Deed Page:	1175
Grid East:	684781	Grid North:	1549499

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.15 acres	



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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-1-27
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	17 York Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-07 B-K L-1 Inside		
Total Acreage/Size:	0.09	Equalization Rate:	----
Land Assessment:	2016 - \$83,000	Total Assessment:	2016 - \$237,600
Full Market Value:	2016 - \$316,800		
Deed Book:	1586	Deed Page:	663
Grid East:	684807	Grid North:	1549672

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.09 acres	



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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-4-7
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	30 York Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-S L-23 Inside		
Total Acreage/Size:	0.13	Equalization Rate:	----
Land Assessment:	2016 - \$91,000	Total Assessment:	2016 - \$194,400
Full Market Value:	2016 - \$259,200		
Deed Book:	1624	Deed Page:	490
Grid East:	685042	Grid North:	1549555

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.13 acres	



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SWIS:	411501	Tax ID:	166.45-4-8
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Taxable
Address:	32 York Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-S L-19 Life Estate Also L 500/P 299		
Total Acreage/Size:	0.16	Equalization Rate:	----
Land Assessment:	2016 - \$95,000	Total Assessment:	2016 - \$120,000
Full Market Value:	2016 - \$160,000		
Deed Book:	2010	Deed Page:	42555
Grid East:	685089	Grid North:	1549564

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.15 acres	



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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-4-9
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	34 York Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-S L-22 Inside		
Total Acreage/Size:	0.15	Equalization Rate:	----
Land Assessment:	2016 - \$95,000	Total Assessment:	2016 - \$233,220
Full Market Value:	2016 - \$310,960		
Deed Book:	2012	Deed Page:	39102
Grid East:	685137	Grid North:	1549575

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.15 acres	



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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-4-10
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	42 York Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-S L-20 Inside		
Total Acreage/Size:	0.14	Equalization Rate:	----
Land Assessment:	2016 - \$93,000	Total Assessment:	2016 - \$286,200
Full Market Value:	2016 - \$381,600		
Deed Book:	1556	Deed Page:	592
Grid East:	685195	Grid North:	1549612

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.14 acres	



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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-4-27
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	125 Lake Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-S L-6		
Total Acreage/Size:	0.18	Equalization Rate:	----
Land Assessment:	2016 - \$105,000	Total Assessment:	2016 - \$363,900
Full Market Value:	2016 - \$485,200		
Deed Book:	1519	Deed Page:	710
Grid East:	684964	Grid North:	1549200

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.18 acres	



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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	166.45-4-24
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	137 Lake Ave		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	UR3 -	Bldg. Style:	Old style
Neighborhood:	15130 -	School District:	Saratoga Springs
Property Description:	S-11 B-S L-3B Inside		
Total Acreage/Size:	0.11	Equalization Rate:	----
Land Assessment:	2016 - \$87,000	Total Assessment:	2016 - \$284,800
Full Market Value:	2016 - \$379,733		
Deed Book:	1387	Deed Page:	607
Grid East:	685123	Grid North:	1549211

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Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0
Land Types				
Type			Size	
Primary			0.11 acres	