



CITY OF SARATOGA SPRINGS

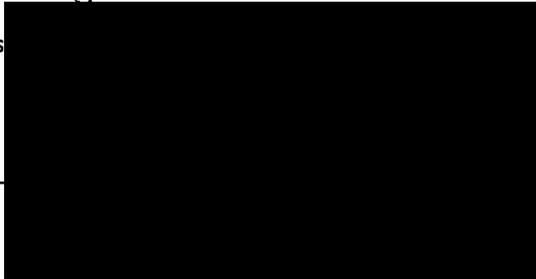
City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480

[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 <u>Benjamin D + Leah M Nathan</u>	_____	_____
Address 	_____	_____
Phone _____	<u>/</u>	<u>/</u>
Email _____	_____	_____

* 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: 36 Bensonhurst Ave Tax Parcel No.: 105.57-1-14
(for example: 165.52-4-37)
- Date acquired by current owner: 9/2/09
- Zoning District when purchased: UR-2, Urban Residential 2
- Present use of property: residential
- Current Zoning District: UR-2, Urban Residential 2
- 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?
- Brief description of proposed action: Two story garage with home office
above.
- Is there a written violation for this parcel that is not the subject of this application? Yes No
- Has the work, use or occupancy to which this appeal relates already begun? Yes No
- 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)

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

The request may be considered substantial as per SF requirements. But it wouldn't make sense to not use the whole 2nd floor above the garage for the home office purpose.

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:

The variance will not have an adverse effect because its a similar style to our home. We are also planning on installing solar panels on the garage to offset any environmental impact.

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:

Although the difficulty is self created, the need to convert the current home office to childrens bedroom space requires the new space to be created. We have planned the new 2 car garage for a while and it makes most sense to use the area above for needed office.

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.



(applicant signature)


(applicant signature)

Date: 7/28/16

Date: 7/28/16

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

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

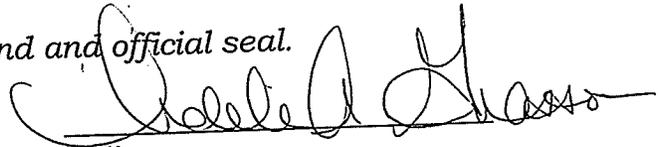
State of New York)

)SS:

County of SARATOGA)

On this, the 28 day of JULY, 2016, before me a notary public, the undersigned officer, personally appeared BRIAN J. [unclear], known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.



Notary Public

ADELE GRASSO
Notary Public, State of New York
Saratoga Co. #01GR5017243
My Commission Expires 8-30-2017

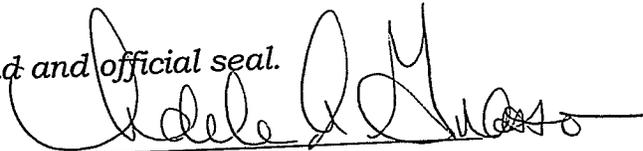
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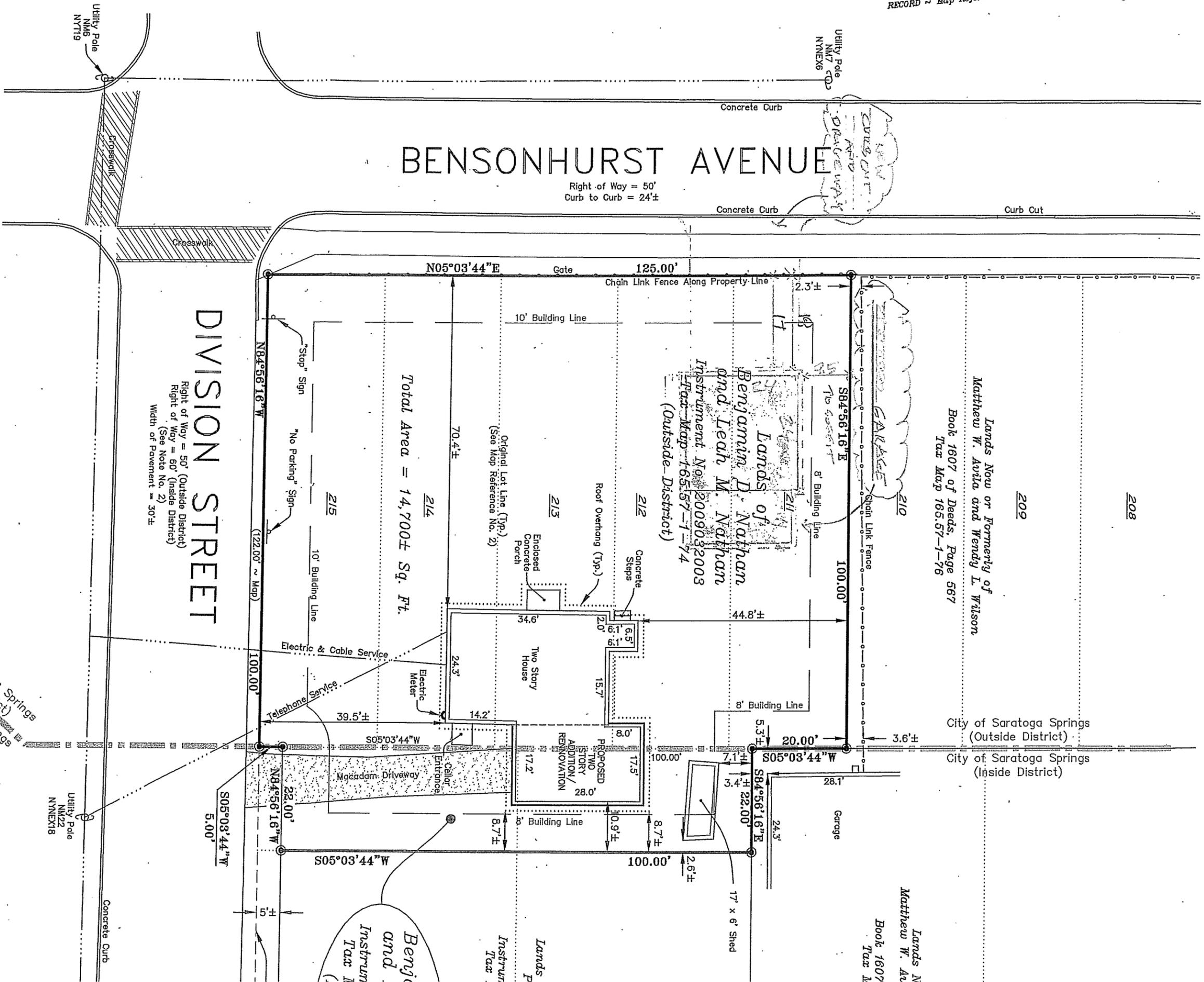
On this, the 28 day of JULY, 2016, before me a notary public, the undersigned officer, personally appeared WEN NATHAN known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.



Notary Public

ADELE GRASSO
Notary Public, State of New York
Saratoga Co. #01GR5017243
My Commission Expires 8-30-2017



I HEREBY CERTIFY TO:

1.) BENJAMIN D. NATHAN and LEAH M. NATHAN

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PAUL F. TOMMELL

P.L.S. P.C. NO. 49,192

MAP REFERENCES:

1.) MAP ENTITLED "LOT LINE ADJUSTMENT LANDS OF SUZANNE M. SAND", DATED JULY 8, 2008, MADE BY TOMMELL & ASSOCIATES, AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE ON SEPTEMBER 24, 2008, AS