

October 21, 2016

City of Saratoga Springs
474 Broadway
Saratoga Springs, NY
12866

Re: 35 Greenfield Ave

Attn: Zoning Board Members

I am writing to explain the situation at 35 Greenfield Avenue regarding the Carriage House. Currently, we are scheduled to appear in front of the Board at the November 7th meeting.

Since our approval last May, the carriage house has been successfully re-located and placed on a new foundation. – The structure has been stabilized and re-engineered to insure it complies with code both structurally and for adequate moisture protection. The existing building had no sheathing, extensive sagging in the roof and siding that was deteriorating and warped due to moisture.

The building permit was issued in June with the second floor as a finished space, however it was brought to our attention last month that a Zoning Variance is required for a finished second floor. Hence we are requesting a Variance to allow the second floor to be finished. The use of this space is intended as a temporary dwelling for the Owner until the present house is in a livable state. Currently, the main house is partially demolished and has no heat.

At this juncture, it is critical to keep things moving forward. National Grid has a moratorium in mid-November for street connections and it is essential that we have utility infrastructure in place to keep the project on track.

We would like to request that the decision be rendered the night of the meeting, if at all possible.

Please let us know if there are any questions or concerns.

Thank you.

Respectfully,

Susan L Davis – Principal Architect
SD Atelier Architecture, LLC