Zoning and Building Inspector Denial
of Application for Land Use and/or Building

APPLICANT: MOORE HALL, LLC   TAX PARCEL NO.: 165.76-1-32, 33, 34.13, 40

PROPERTY ADDRESS: 28 UNION AVENUE/35 WHITE 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 demolition of an existing dormitory and construction of a total of 26 dwelling units.

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:

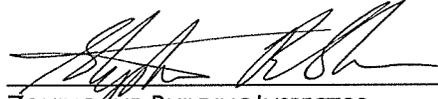☐ Extension of existing variance   ☐ Interpretation

☐ Use Variance to permit the following: _____

☒ Area Variance seeking the following relief:

Dimensional Requirements	From	To
Minimum lot size per dwelling unit:	78,000 sq. ft.	56,192.4 sq. ft
Minimum side yard setback: west 18-unit bldg.	20 feet	10 feet
Minimum side yard setback: east 18-unit bldg.	20 feet	10 feet
Minimum total side yard setback: 18-unit bldg.	45 feet	20 feet
Minimum rear yard setback: North Ln. two-unit (west)	25 feet	16 feet
Minimum rear yard setback: North Ln. two-unit (east)	25 feet	16 feet
Minimum side yard setback: two-unit (east)	20 feet	11 feet
Minimum rear yard setback: North Ln. one-unit	25 feet	10 feet
Minimum side yard setback: one-unit (west)	20 feet	14 feet
Minimum side yard setback: one-unit (east)	20 feet	10 feet
Minimum total side yard setback: one-unit	45 feet	24 feet
Minimum front yard setback: White St. three-unit	25 feet	5 feet
Maximum principal building coverage: Union Ave.	25%	52.39%
Maximum principal building coverage: White St.	25%	39%

Note: Planning Board site plan review and DRC Historic Review required.

☑ Advisory Opinion required from Saratoga County Planning Board

_____   5/23/16
ZONING AND BUILDING INSPECTOR   DATE