

September 27, 2017

Ms. Susan Barden
City Hall
474 Broadway
Saratoga Springs, NY 12866

Re: 18 Cherry Street/38 Marvin Alley Townhouses

Dear Susan Barden:

As per your request, please find attached a plan illustrating "hypothetical lot lines and lot widths" for the above referenced development. Minimum lot widths for this development are specified to be 100 feet per structure. The attached plan illustrates the following:

- Townhouse Building 1 – Front and Middle lot widths comply, requires a lot width variance for the rear width
 - Lot width at front – 144.59 feet
 - Lot width at middle – 115.22 feet
 - Lot width at rear – 95.59 feet
- Townhouse Building 2 – Requires a lot width variance
 - Lot width at front – 94.47 feet
 - Lot width at middle – 90.86 feet
 - Lot width at rear – 31.48 feet
- Townhouse Building 3 – Requires a lot width variance
 - Lot width at front – 66.91 feet
 - Lot width at center – 65.76 feet
 - Lot width at rear – 91.05 feet

We trust that this information satisfies your request. Should you have any questions, please call. Thank you for your assistance.

Yours truly,



S. Jeffrey Anthony, RLA, ASLA
Principal Landscape Architect
For
Studio A | Landscape Architecture, D.P.C.

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

APPLICANT: ANTHONY MANEY
11,39&40

TAX PARCEL NO.: 165.58-3-

PROPERTY ADDRESS: 18 CHERRY ST. & 38 MARVIN ALLEY
ZONING DISTRICT: URBAN RESIDENTIAL - 4

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

Proposed construction of three townhouse buildings totaling 8 residential 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:

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
<u>Minimum average lot width: Lot 2 (building 2)</u> <u>feet</u>	<u>100 ft.</u>	<u>72.27</u>
<u>Minimum average lot width: Lot 3 (building 3)</u> <u>feet</u>	<u>100 ft.</u>	<u>74.57</u>
<u>Minimum front yard: Cherry</u>	<u>25 feet</u>	<u>3.58 feet</u>
<u>Minimum front yard: Marvin</u>	<u>25 feet</u>	<u>9.95 feet</u>
<u>Minimum side yard: Unit 1</u>	<u>20 feet</u>	<u>7.89 feet</u>
<u>Minimum side yard: Unit 5</u>	<u>20 feet</u>	<u>9.07 feet</u>
<u>Minimum side yard: Unit 6</u>	<u>20 feet</u>	<u>8.16 feet</u>

Minimum total side yard: Townhouse 1 20 feet 43.16 feet

Maximum principal building coverage: (combined) 25%
27.7%

Note: Revised per submission dated Aug. 28, 2017

Relief based on consolidation of the three lots

Advisory Opinion required from Saratoga County Planning Board

ZONING AND BUILDING INSPECTOR

DATE

Cherry Street Townhouses

Proposed Program

Townhouse 1 (3 Story)
 Unit Count: 3
 Avg. Net sf: +/- 960 per unit

Townhouse 2 (3 Story)
 Unit Count: 3
 Avg. Net sf: +/- 960 per unit

Townhouse 3 (3 Story)
 Unit Count: 2
 Avg. Net sf: +/- 960 per unit

Total Unit Count: 8

Zoning Statistics

Acreage:	0.63 acres (27,726 sf)
Bldg. Coverage:	27.7% +/- 7,680 sf footprint
Green Space:	+/- 39.2%
Parking Spaces:	16 Garage 16 Surface
	32 Total

