



**City of Saratoga Springs**  
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June 7, 2013

Rick Lofstad  
173 Lake Avenue  
Saratoga Springs, NY 12866

RE: 173 Lake Avenue – Saratoga Springs, NY

Dear Rick:

This letter is notification to you about the allowed use of the property located at 173 Lake Ave., SBL #166.46-3-46. This parcel is in an Urban Residential – 3 (UR-3) zone. The primary allowable uses in that zone are one and two family dwellings. This parcel, however, has a pre-existing non-conforming status which allows it to operate as a market which is a mercantile occupancy. Even though the prior owner made sandwiches and served soup, they were able to maintain that occupancy. The introduction of a stove, fryer and exhaust hood changes the use to business occupancy. To operate in this capacity you will need to apply to the Zoning Board of Appeals for a variance. The ZBA staff person in our office is Susan Barden. Contact her for further assistance.

Also please be advised Mike Remilard is not a licensed sign installer and is not eligible to erect/install your signage.

Thank you.

Sincerely,

Stephen R. Shaw  
SKS/jm