

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

APPLICANT: MICHAEL ZIMMERMAN

TAX PARCEL NO.: 165.66-2-73

PROPERTY ADDRESS: 139 GRAND AVENUE

ZONING DISTRICT: URBAN RESIDENTIAL – 3

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

Proposed two-lot subdivision – revised per application and plans received June 18, 2018.

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

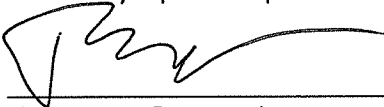
Use Variance to permit the following: _____

Area Variance seeking the following relief:

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
Minimum lot size: Parcel A (139 Grand)	6,600 sq. ft.	5,355 sq. ft.
Minimum lot size: Parcel B	6,600 sq. ft.	3,052 sq. ft.
Minimum average lot width: Parcel B	60 ft.	55 ft.

Note: Subdivision required _____

Advisory Opinion required from Saratoga County Planning Board



ZONING AND BUILDING INSPECTOR

7/23/18
DATE

- Principal coverage for 139 Grand Ave might be more than 30% allowed. It is definitely more than the 18% suggested
- Any new dwelling on the newly created lot would require a variance for principal coverage or minimum 1st FL Area.