ZONING BOARD OF APPEALS MEETING
6:30 P.M., MONDAY, FEBRUARY 1, 2021

NOTE: THIS MEETING IS BEING HELD VIRTUALLY USING ZOOM VIDEOCONFERENCING

- To view the webcast live, or once recorded, go to www.saratoga-springs.org.
- To participate or provide input during the meeting, register here.
- Input may also be emailed, no later than 12PM of the day of the meeting, to Jennifer.merriman@saratoga-springs.org.

DRAFT AGENDA

Salute the Flag
Roll Call

A. ZBA APPLICATIONS UNDER CONSIDERATION

PROCEDURAL ITEMS:

1. **20210025 JUST CATS COMMERCIAL BUILDING**, 1 Driscoll Road, area variance to construct a new commercial structure on a vacant lot; seeking relief for maximum number of monument signs on one lot and parking setback in the Tourist Related Business (TRB) District.

NEW BUSINESS:

2. **20200802 ROOAHAN ACCESSORY STRUCTURE**, 551/553 Lake Avenue, area variance to construct an accessory structure for a new single-family residence; seeking relief to permit finished space in an accessory structure in the Rural Residential (RR) District.

3. **20200923 HIGGINS SINGLE-FAMILY ADDITIONS**, 24 Fifth Avenue, area variance to construct an addition to an existing single-family residence; seeking relief from the minimum front yard setback and maximum principal coverage requirements in the Urban Residential - 1 (UR-1) District.

4. **20200922 HIGGINS ACCESSORY STRUCTURE**, 29 Tipton Lane, area variance to maintain an accessory structure for an existing single-family residence; seeking relief to permit finished space in an accessory structure in the Urban Residential - 1 (UR-1) District.

CONTINUED BUSINESS:

5. **20200893 DUBLIN ACCESSORY STRUCTURE**, 85 Beekman Street, area variance to construct a detached accessory structure for an existing single-family residence; seeking relief from the minimum side yard setback.

Note: This agenda is subject to change. To verify the agenda, please contact the Zoning Office at 587-3550 ext. 2533.
and maximum accessory coverage requirements in the Neighborhood Complementary Use - 1 (NCU-1) District.

6. **20200446 SPEARMAN SINGLE-FAMILY**, 63 Jackson Street, area variance to demolish an existing single-family residence and accessory structure and construct a new single-family residence, accessory garage, and pool; seeking relief from the maximum accessory coverage and permitting finished space in an accessory structure in the Urban Residential - 2 (UR-2) District.

7. **20200785 DEGREGORIO ACCESSORY STRUCTURE**, 38 Pine Road, area variance to construct an accessory structure for a single-family residence; seeking relief from the minimum front yard setback and to permit finished space in an accessory structure in the Urban Residential - 1 (UR-1) District.

8. **20200591 DINES SINGLE-FAMILY**, 35 Ash Street, area variance associated with a proposed two-lot subdivision; seeking relief from the minimum and total side yard setbacks, maximum principal building coverage, minimum setback to a patio, and minimum lot size requirements for both lots in the Urban Residential - 3 (UR-3) District.

9. **20200827 GREGORY SINGLE-FAMILY ADDITION**, 328 Caroline Street, area variance to construct additions to an existing single-family residence; seeking relief from the maximum principal coverage, minimum front and side yard setbacks, and minimum accessory side and rear yard setback requirements in the Urban Residential - 1 (UR-1) District.

**B. APPROVAL OF MEETING MINUTES:** 12/14/2020, 1/11/2021

**C. UPCOMING MEETINGS**

Workshop: February 8, 2021, 6:00 PM via Zoom
Meeting: February 22, 2021, 6:30 PM via Zoom

**GENERAL MEETING GUIDELINES:**

- Applicant presentations to the Board will be limited to 15 minutes.
- Public comments from the audience during public hearings will be limited to 3 minutes.
- All speakers will be timed to ensure compliance.
- Individuals may not donate their allotted time to other speakers.
- Please be respectful to the speakers while they are addressing the Board.
- Comments to the Board should relate specifically to the application under consideration and the review criteria.
- All written comments will be distributed to the Board and made part of the public record.

Note: This agenda is subject to change. To verify the actual agenda prior to the meeting, please contact the Zoning Office at 587-3550 extension 2533.