



CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
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Bill Moore
Chair
Keith B. Kaplan
Vice Chair
Adam McNeill
Secretary
Gary Hasbrouck
George "Skip" Carlson
Shirley Poppel
Oksana Ludd

IN THE MATTER OF THE APPEAL
Andrea Peek
34 York Avenue
Saratoga Springs, NY 12866

from the determination of the Building Inspector involving the premises at 34 York Avenue, in the City of Saratoga Springs, New York being Section 166.45, Block 4, Lot 9, Inside District, on the Assessment Map of said City.

WHEREAS, the appellant having applied for an AREA VARIANCE under the Zoning Ordinance of said City for the rehabilitation of a two story detached garage in an UR-3 district and public notice having been duly given of a hearing on said application held on December 17th, 2012.

WHEREAS, on July 16, 2012 this Board granted an area variance, "As per the plans submitted and thereby gave dimensional relief from the minimum front yard setback, minimum side yard setback, maximum lot coverage for an accessory building, and granted limited use of habitable space in a private detached garage. The relief granted in that July 16, 2012 area variance resolution is incorporated herein by reference, and;

WHEREAS, the applicant has now submitted revised plans dated November 13, 2012 which requires demolition of the existing garage and incorporates plans to construct a similar garage with a smaller footprint. The Board has reviewed said revised plans and has determined that heir submittal does not substantially affect the grounds for the relief granted in the July 16, 2012 decision except for the detached garage which now only required 4.4% (44% deviation from the requirement) of relief from maximum building coverage-accessory structure. The Board therefore grants applicant's request to substitute the revised plans dated November 13, 2012 for the approved plans, and to hereby amend accordingly the July 16, 2012 decision.

Adopted by the following vote:

AYES: 4 (K. Kaplan, A. McNeill, G. Hasbrouck, O. Ludd)
NAYES: 0

Dated: December 17, 2012

Date

Chair

I hereby certify the above to be a full, true and correct copy of a resolution duly adopted by the Zoning Board of Appeals of the City of Saratoga Springs on the date above mentioned, four members of the Board being present.