

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

APPLICANT: SHELTERS OF SARATOGA

TAX PARCEL NO.: 165.58-3-24,25,26,27

PROPERTY ADDRESS: 14 WALWORTH STREET
ZONING DISTRICT: URBAN RESIDENTIAL – 4

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

Proposed 6,400 sq. ft. addition to an existing residence to provide for Code Blue shelter.

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 A., Table 3, 6.2.7 D. As such, the following relief would be required to proceed:

Extension of existing variance Interpretation

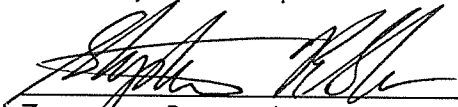
Use Variance to permit the following: _____

Area Variance seeking the following relief:

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
<u>Minimum lot width: Two structures on one lot</u>	<u>200 feet</u>	<u>133 feet</u>
<u>Minimum side yard setback:</u>	<u>20 feet</u>	<u>10.4 feet</u>
<u>Minimum rear yard setback:</u>	<u>25 feet</u>	<u>16.45 feet</u>
<u>Maximum principal building coverage: Two structures combined</u>	<u>25%</u>	<u>36.2%</u>
<u>Minimum front yard setback: To parking</u>	<u>25 feet</u>	<u>12.9 feet</u>
<u>Minimum rear yard setback: To parking</u>	<u>25 feet</u>	<u>1.9 feet</u>
<u>Minimum side yard setback: To parking</u>	<u>20 feet</u>	<u>1.9 feet</u>

Note: Consolidation of lots required

Advisory Opinion required from Saratoga County Planning Board



ZONING AND BUILDING INSPECTOR

3/13/17

DATE