



**City of Saratoga Springs**  
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MAY 25 2017

ACCOUNTS DEPARTMENT

May 25, 2017

Claudia K. Braymer  
Braymer Law, PLLC  
PO Box 2369  
Glens Falls, NY 12801

RE: 14 Walworth Street, Parcel # 165.58-3-24

Ms. Braymer,

This letter is in response for a use determination for the Code Blue facility to be at 14 Walworth St., parcel #165.58-3-24, in the City of Saratoga Springs. This property is located in the Urban Residential-4 (UR-4) Zoning District. As per Table 1 in Article 2 of the City Zoning Ordinance, the UR-4 zone has the District Intent to accommodate a mix of single, two-family and multi-family residential uses.

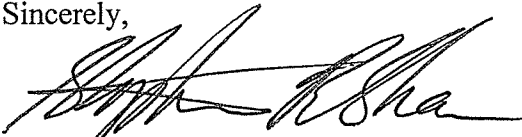
There are a number of uses other than single, two-family and multi-family residences which are allowed in the UR-4 zone, as per Table 2 in Article 2 of the City Zoning Ordinance, with the granting of a Special Use Permit and Site Plan Approval by the Planning Board. One of these uses is the Neighborhood Rooming House which is defined in Appendix A of the City Zoning Ordinance as "a single-family or two-family residential structure, owner-occupied or under the supervision of a resident manager, in which one to four rooms are made available to lodgers for compensation for a rental period of no less than twenty-eight consecutive days. A common kitchen facility may be available to lodgers but shall have no kitchen facilities in any guestroom." The question then remains if the use of this space by Code Blue can be considered a Neighborhood Rooming House.

It would be my determination that the Code Blue facility, as proposed, meets the above criteria. The structure is set up as a residence in the front and a residence in the rear thus being the very definition of a two-family residence. The facility will not be owner-occupied but it will have a resident manager. There will be two large rooms which will be available to lodgers and the owner will be compensated by way of outside funding including grants and donations. The facility will operate beginning in the late fall on the first day when outside temperatures dip below 32 degrees and will remain available all

winter which is well more than the required twenty-eight days. Lodgers maintain their residency throughout based on the fact that they are allowed to keep personal items on site and may receive mail or other messages during the residency period. A common kitchen facility will be in the rear residence that will be utilized by all the lodgers in that unit but no kitchen facilities will be in any guest room.

Feel free to contact me with any questions relating to the above interpretation of the Neighborhood Rooming House use and the determination that the Code Blue facility meets that interpretation. I hope this information is helpful in your endeavors.

Sincerely,



Stephen Shaw  
Zoning and Building Inspector

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