

# balzer + tuck | architecture

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June 19, 2017

Mr. Bill Moore, Chair  
City of Saratoga Springs  
Zoning Board of Appeals

Re: #2965 Martinez Addition

Mr. Moore,

During our June 12, 2017 Zoning Board of Appeals meeting we were requested to provide the following additional information as it relates to the requested rear yard setback and principal building coverage variance requests for 114 5<sup>th</sup> Avenue:

1. Provide setback dimensions for each of the (9) residences we identified as existing within the required rear yard setback.
  - a. Please refer to the attached diagram. You will note that following receipt of additional information from the City Senior Planner, Susan Barden, we identified (2) additional residences along the Oklahoma Track that are either currently or have received approval to be located within the required rear yard setback, bringing the total to (11) out of (24).
2. Provide existing lot coverages for properties adjacent to the applicant's residence
  - a. Based upon information received from Susan Barden, we have identified principal building coverages for (4) parcels along the Oklahoma Track that are in excess of the permitted 20% Principal Building coverage. These parcels have been identified on the attached diagram with a range of 34.5%

Street Number	Principal Building Coverage (%)
58	32%
90	30.3%
116	34.5%

3. In recognition for the granting of this area variance for principal building coverage that would be in excess of the combined permitted principal structure and accessory structure coverages, the applicant would be required to receive a variance for the construction of any future additions or detached, accessory structure on the parcel.
  - a. Mr. and Mrs. Martinez are agreeable to this condition.

4. The applicant shall review the proposed plans as submitted and determine if their needs can be met by a smaller variance request
  - a. By omitting the proposed exterior door adjacent to the existing kitchen bay window, the applicant reduced the overall projection of the addition by 2'-0" (from 13.68'/54% relief as previously submitted to 15.68'/48% relief as currently proposed) while maintaining the intended use of this space.
  - b. This 2'-0" reduction also results in a reduced principal lot coverage request from 31.8% to 31.3%

It is our belief that the additional lot coverage information submitted with this letter demonstrates that the size of this residence will be commensurate with similar approvals which have been granted and that the applicants have made a good-faith effort to reduce the amount of their requested relief to the greatest extent possible while maintaining the intended use of the space.

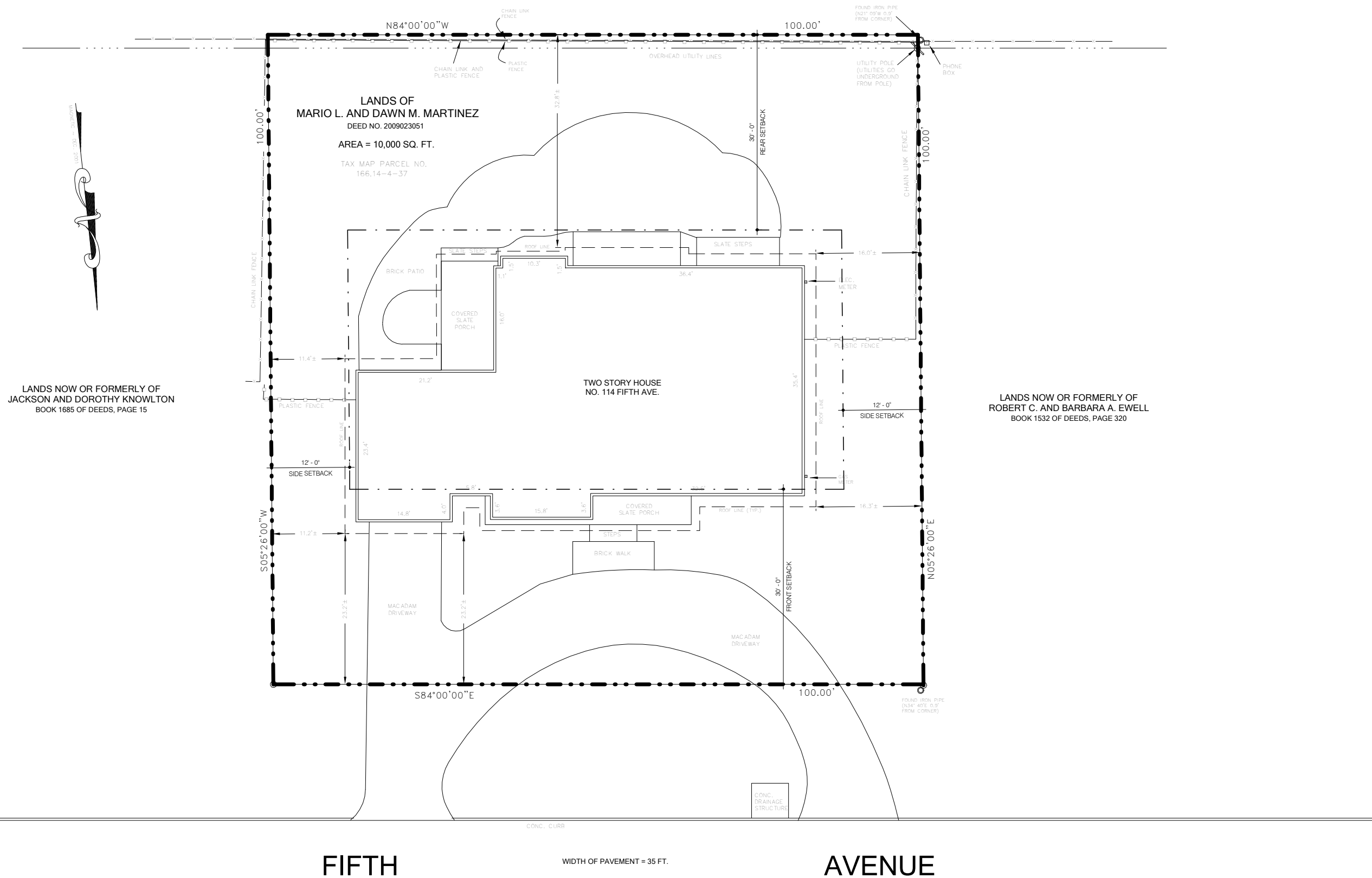
Thank you for your consideration in this matter and please do not hesitate to call if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'M J Tuck', is written over a light blue circular stamp.

Michael J Tuck, AIA  
Partner

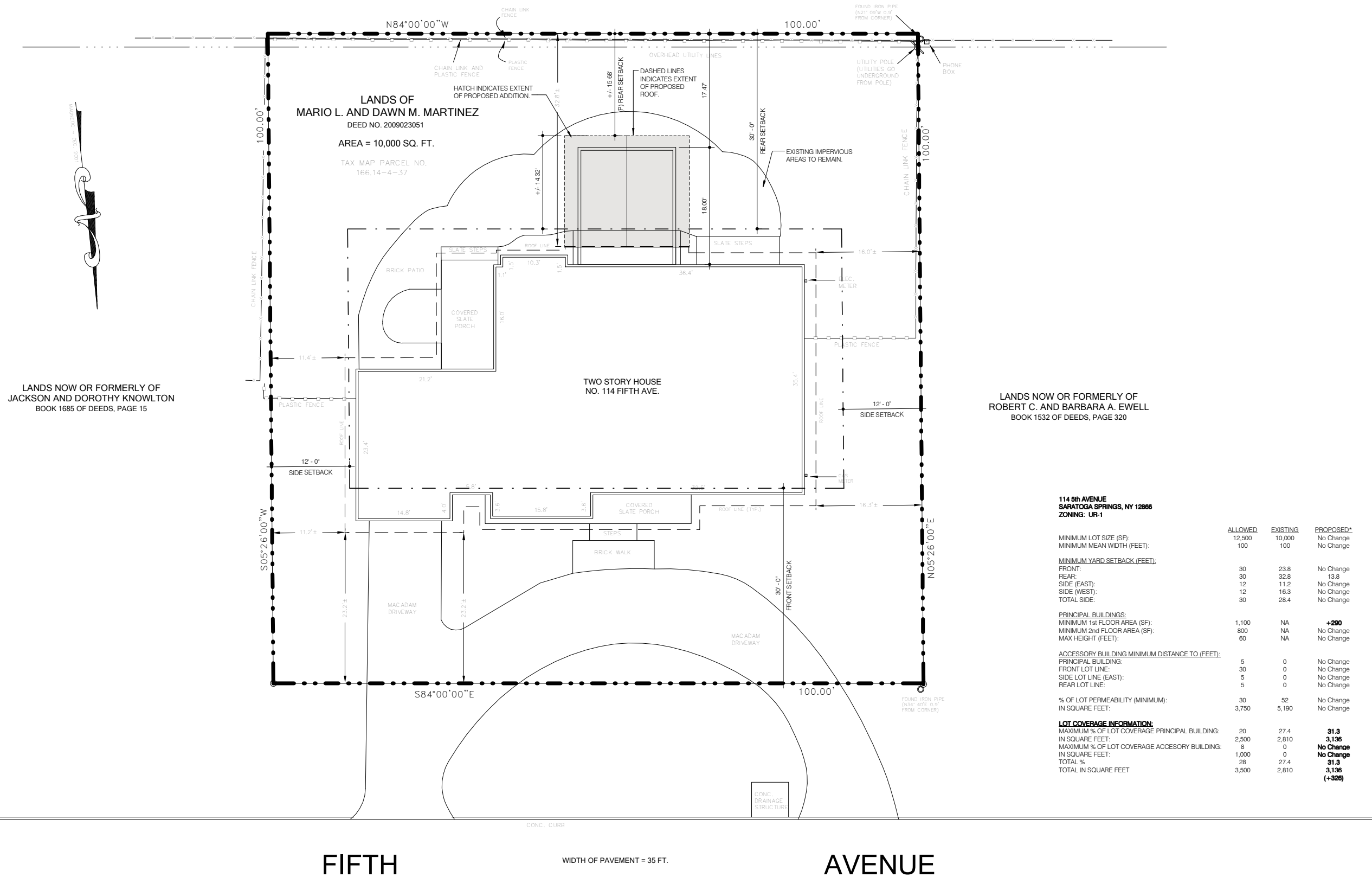
LANDS NOW OR FORMERLY OF  
THE PEOPLE OF THE STATE OF NEW YORK  
DEED NO. 2008033987  
(THE "OKLAHOMA TRACK")



LANDS NOW OR FORMERLY OF  
JACKSON AND DOROTHY KNOWLTON  
BOOK 1685 OF DEEDS, PAGE 15

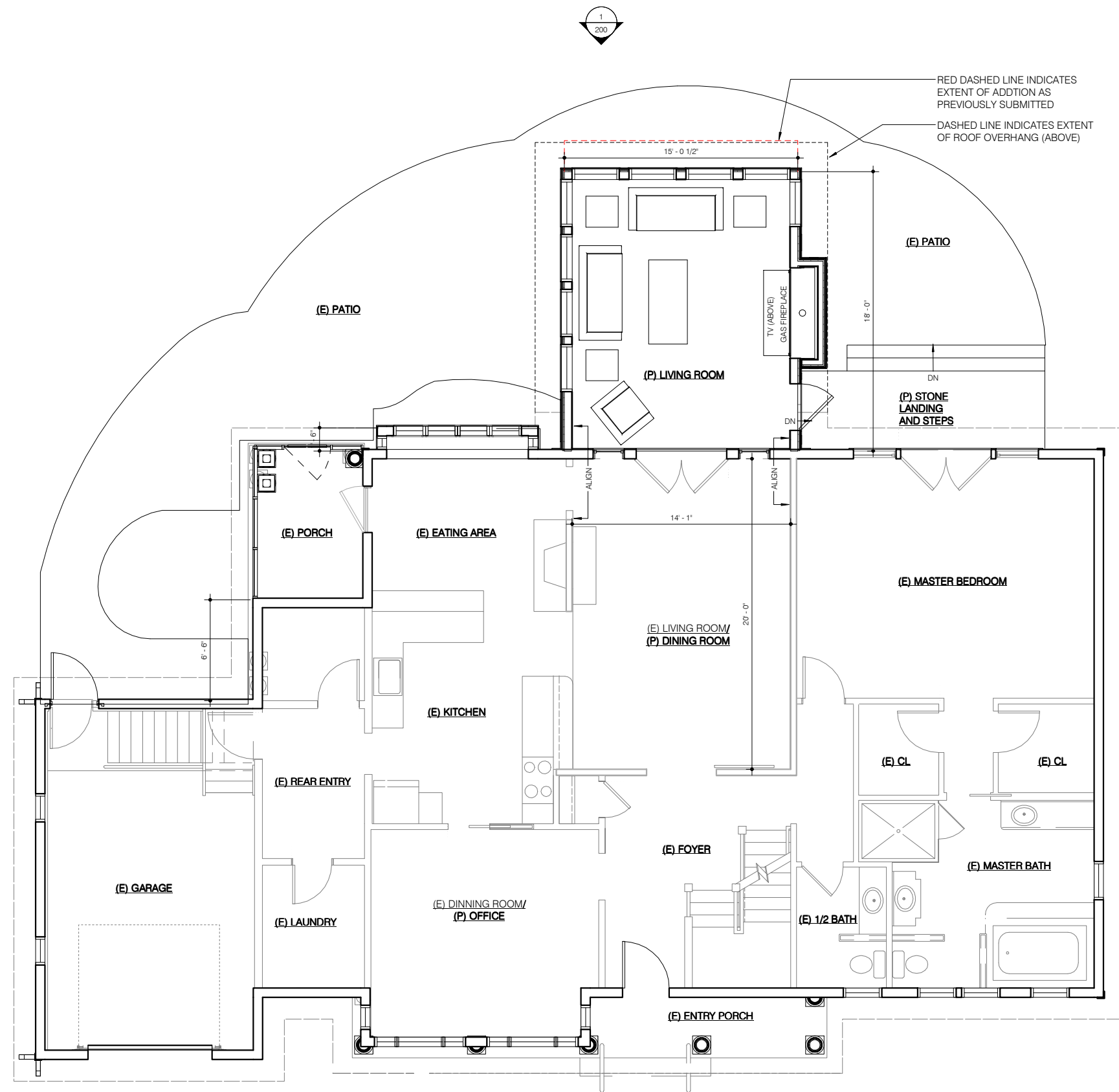
LANDS NOW OR FORMERLY OF  
ROBERT C. AND BARBARA A. EWELL  
BOOK 1532 OF DEEDS, PAGE 320

LANDS NOW OR FORMERLY OF  
THE PEOPLE OF THE STATE OF NEW YORK  
DEED NO. 2008033987  
(THE "OKLAHOMA TRACK")



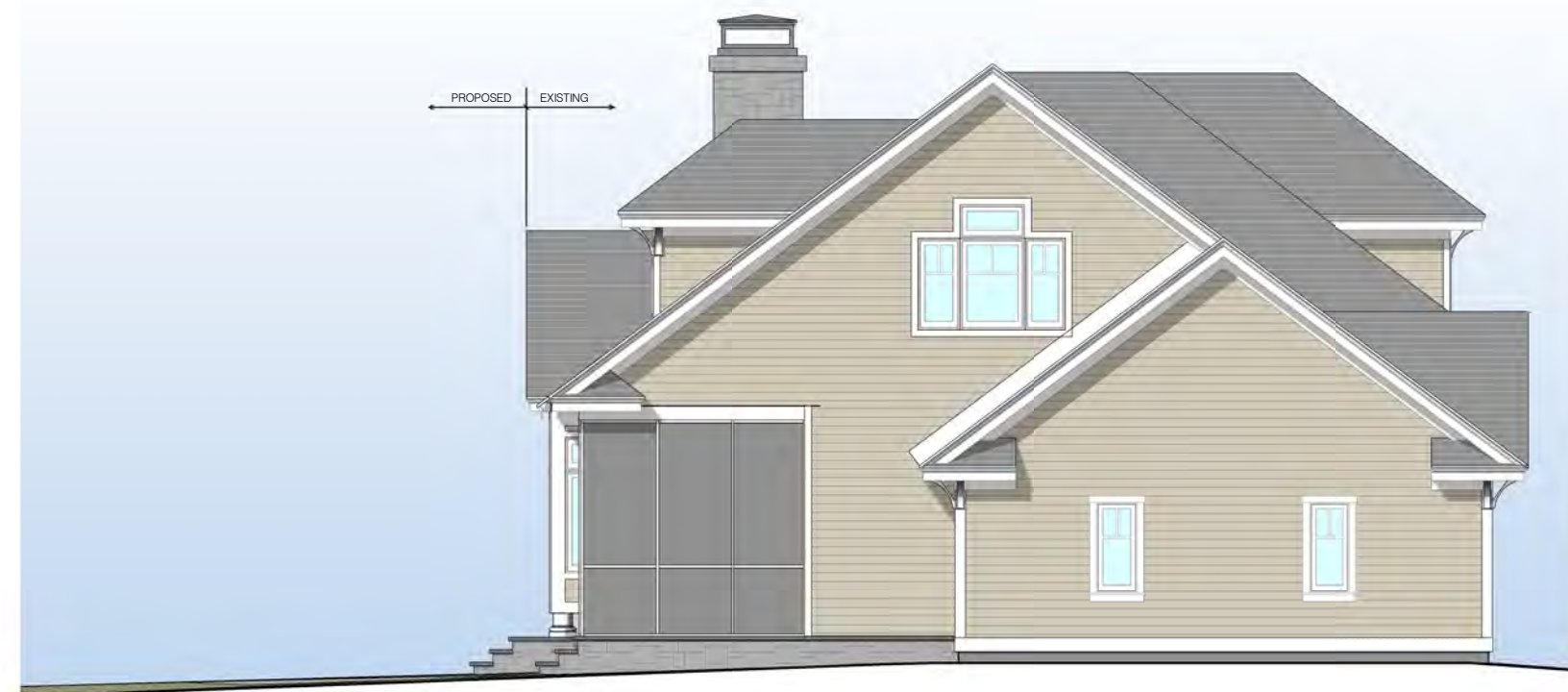
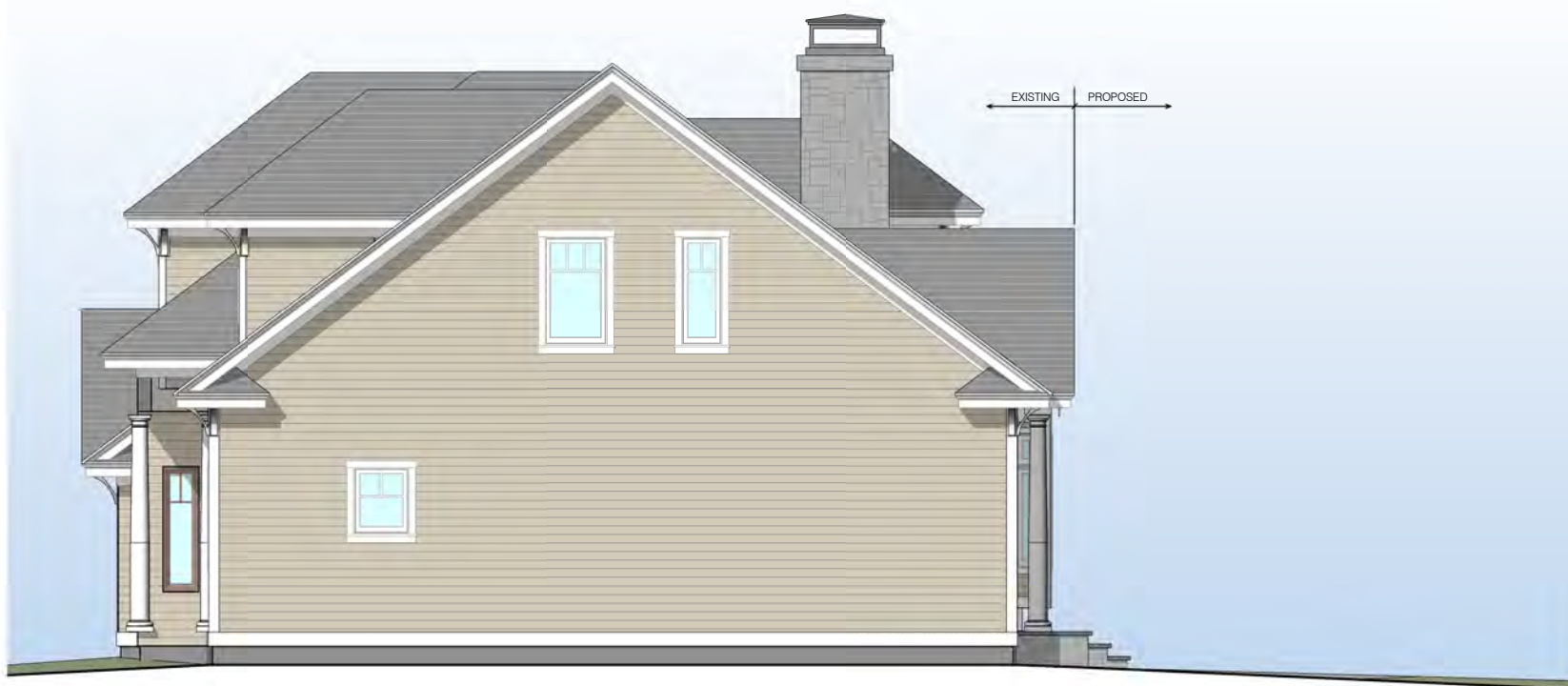


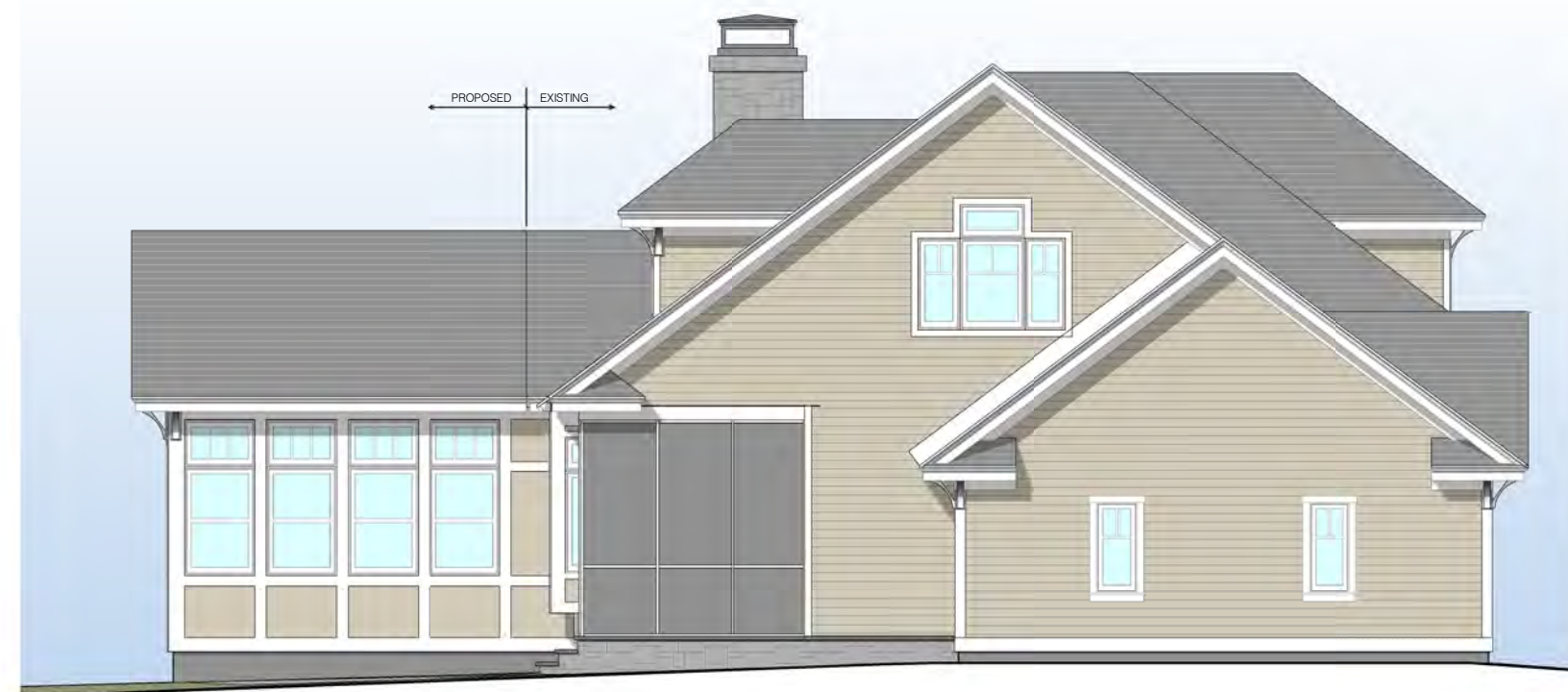
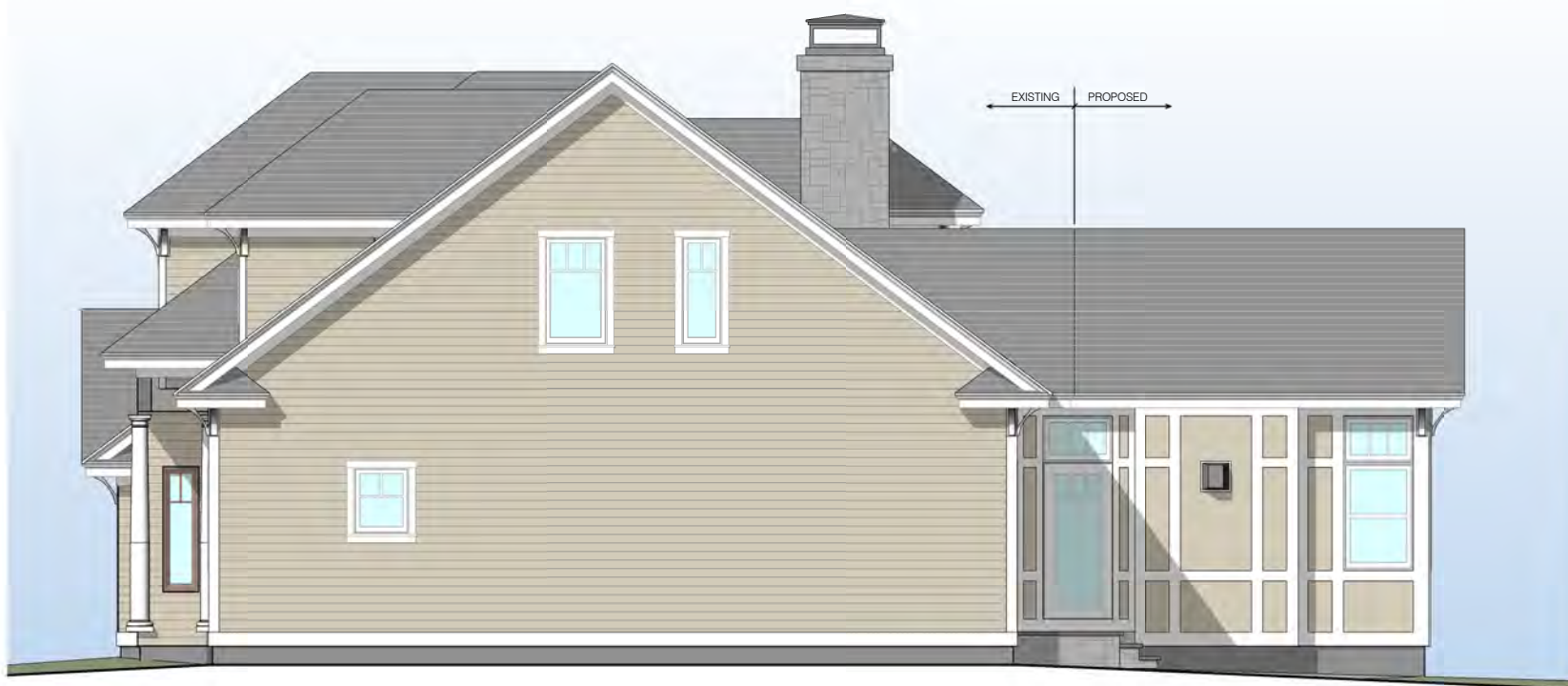
\* CHANGES PER ADDITIONAL INFORMATION PROVIDED BY CITY SENIOR PLANNER\*



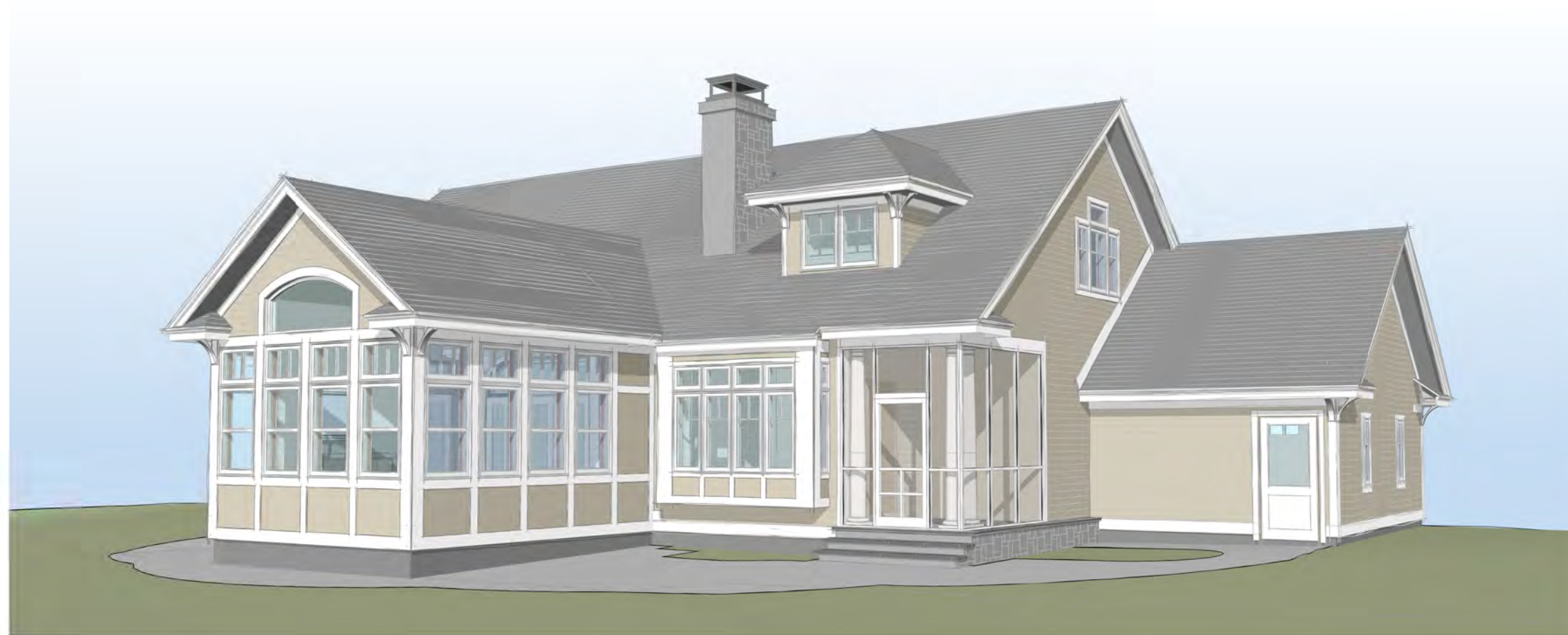
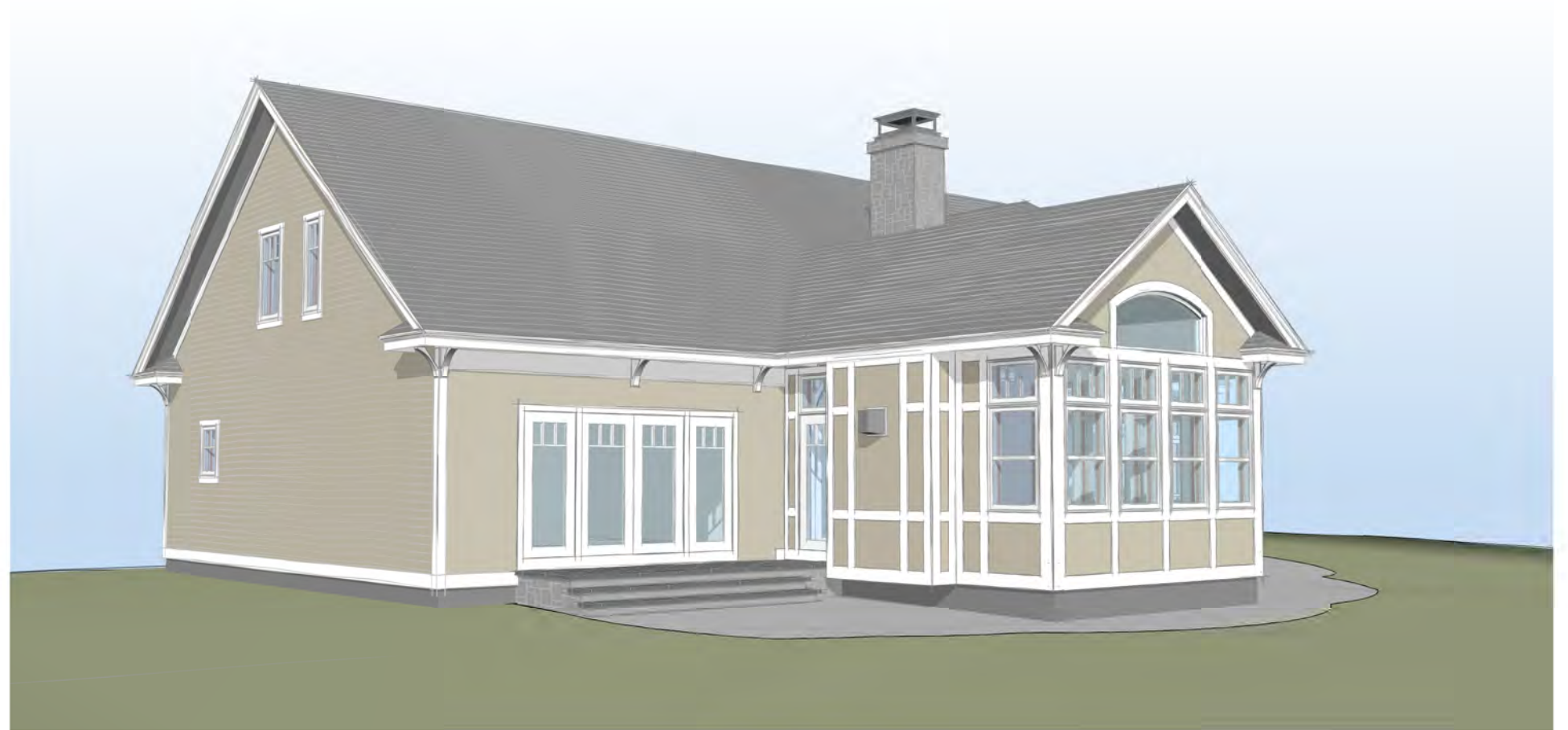
RED DASHED LINE INDICATES  
EXTENT OF ADDITION AS  
PREVIOUSLY SUBMITTED  
DASHED LINE INDICATES EXTENT  
OF ROOF OVERHANG (ABOVE)











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architecture

PERSPECTIVES | Martinez Addition

BTA PROJECT NO: 1716

06/19/17

SARATOGA SPRINGS, NEW YORK