

DEVALL AND DEVALL

Attorneys at Law

59 FRANKLIN STREET
SARATOGA SPRINGS, NEW YORK, 12866

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† ALSO MEMBER OF THE FLORIDA BAR*

November 30, 2016

Susan Barden
Saratoga Springs Building Department
City Hall
Saratoga Springs, NY 12866 via regular mail and email: susan.barden@saratoga-springs.org

Re: 59 Franklin Street
Application for Area Variance

Dear Susan:

Thank you for your call of yesterday. As discussed, I am writing to furnish our analysis of the percentage of lot coverage.

In rechecking my calculations I find that the lot coverage is somewhat higher than I expected, but clearly below the 25% permitted maximum.

According to the City's assessment records, the lot size is .290 acres. A copy is attached. The survey map submitted with our Application shows the lot size as .273 acres. Using the latter number, multiplying $.273 \times 43,560$ square feet in an acre, results in a lot containing 11,891.88 square feet.

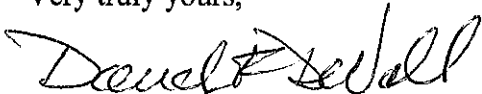
The proposed carriage house at 44 feet wide by 29 feet deep, covers 1276 square feet.

We have carefully measured the footprint of the existing building, including the front porch and side deck. We believe the coverage to be 1537 square feet.. This comports with the tax assessors footprint estimate of 1600 ft.²

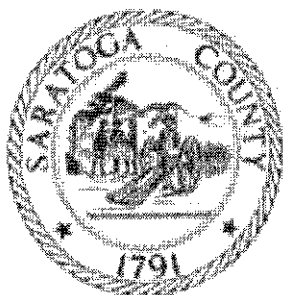
The combined footage of 2813 square feet is 23.65% of the lot.

Thank you for your attention.

Very truly yours,



David F DeVall



Navigation	GIS Map	Tax Maps	DTF Links	Assessment Info	Help	Log In
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Commercial

- Property Info
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- Report
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Notes

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Municipality of City of Saratoga Springs, Inside

SWIS:	411501	Tax ID:	165.59-1-54
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Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	59 Franklin St		
Property Class:	483 - Converted Res	Site Property Class:	483 - Converted Res
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	UR4 -	Bldg. Style:	Not Applicable
Neighborhood:	15192 -	School District:	Saratoga Springs
Property Description:	S-10 B-C L-1 L-2 Ee-63		
Total Acreage/Size:	0.29	Equalization Rate:	----
Land Assessment:	2016 - \$164,200	Total Assessment:	2016 - \$264,900
Full Market Value:	2016 - \$353,200		
Deed Book:	1400	Deed Page:	303
Grid East:	681800	Grid North:	1548496

Special Districts for 2016

Description	Units	Percent	Type	Value

Photographs

(Click on photo to enlarge it.)

165.59-1-54

Documents

No documents found for this parcel

Maps

- View Tax Map
- Pin Property on GIS Map
- View in Google Maps
- View in Bing Maps

Map Disclaimer