




# CITY OF SARATOGA SPRINGS

## ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY  
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**ZBA Meeting – Monday, March 23, 2015**  
**City Council Chambers – 7:00 p.m.**

## **AGENDA**

### **WORKSHOP: 6:30PM**

### **SALUTE THE FLAG**

### **ROLL CALL**

### **NEW BUSINESS:**

1. **#2820 WOJDYLA RESIDENTIAL ADDITION**, 119 George Street, area variance for bedroom and bathroom additions to an existing two-family residence; seeking relief from the maximum principal building coverage, minimum side yard and total side yard setback requirements in the Urban Residential – 3 District.
2. **#2821 TROJANSKI BUILDERS SINGLE-FAMILY RESIDENCE**, 10 Doten Avenue, area variance for proposed construction of a single-family residence, seeking relief from the minimum average lot width, minimum side yard setback (each side) and minimum total side yard setbacks in the Urban Residential – 4 District.
3. **#1634.1 BRUNSWICK B&B FRONT PORCH AND SIGN**, 143 Union Avenue, area variance for proposed construction of a front porch expansion and a new freestanding sign; seeking relief from the minimum front yard setback and maximum size for a freestanding sign in a residential district in the Urban Residential – 4 District.
4. **#2823 CELESTE ACCESSORY STRUCTURE**, 32 Fifth Avenue, area variance to raise roof of an existing garage and use as living space; seeking relief from the minimum rear and side yard setbacks and to permit finished/habitable space in an accessory structure.
5. **#2822 YITZHAK SHAHAR AND GKY REALTY SINGLE-FAMILY RESIDENCE**, 498 Crescent Ave., area variance for new single-family residence; seeking relief from the minimum front yard setback requirement in the Suburban Residential – 2 District.

### **OLD BUSINESS:**

6. **#2777.1 CITY CENTER PARKING GARAGE**, surface parking lot bound by York Street, High Rock, Lake and Maple Avenues, area variance for construction of a parking structure, seeking relief to impede solar access to a neighboring property in the Transect – 6 District.

7. **#2818 HIGGINS PORCH EXPANSION**, 100 Union Avenue, area variance for construction of a 88 sq. ft. front porch addition to an existing single-family residence; seeking relief from the minimum front yard setback, minimum side yard setback and total side yard setbacks in the Urban Residential – 4 District.
8. **#2807 MURPHY LANE SINGLE-FAMILY RESIDENCE**, Murphy Lane/South Alley, area variance to convert existing barn structure to a single-family residence; seeking relief from the minimum lot size, minimum average lot width, maximum principal building coverage, minimum front yard, rear yard, total side yard and minimum parking requirement in the Urban Residential – 3 District.
9. **#1976.1 SARATOGA INDEPENDENT SCHOOL**, 459-539 Lake Avenue, use and area variance modifications to construct a second-story addition and recreational facility; seeking to modify a condition of prior approvals limiting student enrollment at the school in the Rural Residential District.

#### **ADJOURNED ITEMS:**

10. **#2774 COMPLEXIONS SIGN**, 268 Broadway, area variance to install wall signs/banners; seeking relief from the maximum number of wall signs, maximum extension from the building and to permit banner signs in the Transect – 6 District.
11. **#2792 STONE BUILDINGS**, 68 Weibel Avenue, area variance to maintain existing buildings; seeking relief from the build-to, minimum frontage build-out and minimum two-story requirements in the Transect – 4 District.
12. **#2747 CONGREGATION & YESHIVA PARDES DORMITORY**, 1 Veterans Way, area variance for expansion of the existing school including construction of an approximate 10,000 sq. ft. residential building; seeking relief from the maximum principal building coverage requirement in the UR-1 district.

#### **OTHER BUSINESS**

- a. APPROVAL OF DRAFT MEETING MINUTES: FEBRUARY 23 AND MARCH 9, 2015
- b. NEXT ZONING BOARD MEETING: APRIL 13, 2015