



CITY OF SARATOGA SPRINGS

ZONING BOARD OF APPEALS

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CITY HALL - 474 BROADWAY
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Bill Moore
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Gary Hasbrouck
James Helicke
Susan Steer

ZBA Meeting – Monday, April 27, 2015
City Council Chambers – 7:00 p.m.

AGENDA

WORKSHOP: 6:30PM

SALUTE THE FLAG

ROLL CALL

NEW BUSINESS:

1. **#2828 HOLOWACH TWO-FAMILY RESIDENCE**, 133 Washington Street, area variance for conversion of an existing single-family to a two-family residence; seeking relief from the minimum lot size and minimum mean lot width requirement for a two-family in the Urban Residential – 3 District.

OLD BUSINESS:

2. **#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.
3. **#2825 CAULFIELD RESIDENTIAL ADDITION**, 718 North Broadway, area variance to construct an attached garage addition to an existing single-family residence; seeking relief from the minimum front yard setback in the Urban Residential – 1 District.
4. **#2826 CUSICK RESIDENCE**, 89 Ash Street, area variance to construct a second-story addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 2 District.
5. **#2827 VON AHN RESIDENCE**, 107 Fifth Avenue, area variance to construct a second-story addition to an existing single-family residence; seeking relief from the minimum side yard setback (both sides) and minimum total side yard setback requirements in the Urban Residential – 1 District.
6. **#2829 JOLY RESIDENTIAL ADDITION**, 22 Schuyler Drive, area variance to construct a rear addition to an existing single-family residence; seeking relief from the minimum side yard setback requirement in the Urban Residential – 1 District.
7. **#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.

8. **#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.

ADJOURNED ITEMS:

1. **#2817.1 ADELPHI HOTEL EXPANSION**, 19-23 Washington Street, area variance to construct a banquet facility, additional hotel rooms and renovate the existing stone mansion; seeking relief from the minimum frontage build-out requirement in the Transect – 6 District.
2. **#2824 KING'S TAVERN KITCHEN**, 241 Union Avenue, use variance to expand the nonconforming bar/tavern use of the property to include food service; seeking relief to provide a kitchen within the existing building in the Urban Residential – 3 District.
3. **#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.
4. **#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: MARCH 9 AND 23, 2015
- b. NEXT ZONING BOARD MEETING: MAY 11, 2015