

RESIDENTIAL NON-REFUNDABLE
ZONING VARIANCE

VILLAGE OF COLONIE
ZONING BOARD OF APPEALS
APPLICATION FOR ZONING VARIANCE

COMMERCIAL NON-REFUNDABLE
ZONING VARIANCE

ZONING VARIANCE FEES: APPLICATION FOR AN APPEALS TO THE ZONING BOARD OF APPEALS:

- | | |
|---|----------|
| 1. RESIDENTIAL 1 FAMILY, INCLUDING ACCESSORY STRUCTURES | \$50.00 |
| 2. RESIDENTIAL 2 FAMILY INCLUDING ACCESSORY STRUCTURES | \$100.00 |
| 3. FOR A BUSINESS | \$150.00 |
| 4. APPLICATION FOR SPECIAL EXCEPTIONS SIGN PERMITS AND/OR APPEALS | \$150.00 |

OWNER'S NAME RAFF Enterprise, LLC TEL NO. 518 218-2885

PLEASE PRINT
ADDRESS: 16 Petra Lane, Colonie, NY 12205 E-MAIL srafferty439@gmail.com

RESIDENTIAL: GARAGE

ATTACHED: _____ UNATTACHED: _____ DIMENSIONS: _____ LOT SIZE: _____

INDICATE DISTANCE FROM: _____ SIDE LINE _____ REAR LINE _____ STREET LINE

ADDITIONS:

TO SIDE OF HOUSE _____ FT. REAR OF HOUSE _____ FT. TO FRONT _____ FT.

DIMENSIONS: ENTIRE HOUSE _____ SQ. FT. PROPOSED ADDTN _____ SQ. FT. LOT: _____

INDICATE DISTANCE FROM: _____ SIDE LINE _____ REAR LINE _____ STREET LINE

NEW DWELLING:

ONE FAMILY _____ TWO FAMILY _____ APARTMENT _____ OTHER: _____

DIMENSIONS: BUILDING: _____ LOT SIZE: _____

COMMERCIAL AND INDUSTRIAL:

BUILDING: X GAS STATION: _____ OTHER: _____

DIMENSIONS: ^{Addition} BUILDING 20' x 90' LOT SIZE 87,120 SF 360'± x 250'±

DISTANCE FROM: 28'-4" SIDE LINE _____ REAR LINE _____ 45', 45', 25' STREET LINE

REASON FOR VARIANCE:

- Proposed Addition encroaches on front yard set back
- Number of parking spaces required by Code is greater than required by need.

INDICATE HARDSHIP: (ATTACH LETTER IF NECESSARY)

See Attached Letter

PLEASE MAIL IN OR DELIVER TO VILLAGE HALL TO THE ZBA COORDINATOR'S ATTENTION WITH FILING FEE TO VILLAGE OF COLONIE, VILLAGE HALL 2 THUNDER ROAD, ALBANY, NY 12205. MAKE ALL CHECKS OR MONEY ORDERS PAYABLE TO VILLAGE OF COLONIE

DATE: 12/15/20

OWNER'S SIGNATURE: [Signature]

RAFF ENTERPRISE, LLC
dba CALIFORNIA CLOSET COMPANY
16A Petra Lane, Village of Colonie

REQUEST FOR AREA VARIANCE

- Front Yard Setback

Front Yard Setback - 242-10C(3)(b)1

The site is fronted on three sides by Village streets; on two sides by Petra Lane and on one side by Walker Way. Walker Way only partially fronts on the property and is a dead end street which cannot be extended. It is requested that California Closet's production facility be allowed to expand toward Walker Way 20 feet, leaving a 25 foot set back, the same as for a side yard.

This is requested and necessary for several reasons:

1. The proposed addition is needed for the storage and staging of material. The construction of the existing pre-engineered building is designed so that the building could be expanded from either end. It is necessary to expand towards Walker Way because;
 - a. Expansion from the other end is not possible due to site constraints, and
 - b. The existing production flow; the layout of the equipment, the assembly space and shipping area is arranged with the new materials staged at the end closes to Walker Way.
 - c. The new 90 ft. space that is being created is optimal for the material stacking and staging while creating and area for an additional door to load and receive deliveries.
2. Using the space on the Walker Way side of the property allows the utilization of space that cannot use for any other reason, vs using the black topped space which is used for vehicle parking, material storage, space for receiving deliveries from suppliers and material staging.

REQUEST FOR MODIFICATION TO PARKING REQUIREMENTS

- Number of Parking Spaces

Parking Requirements - 242-10B(2)(b)5a

California Closets - 16A Petra Lane

| | | |
|-------------------------|--------------|--------------------|
| 5,468 sf Office | 1 per 200 sf | 27 spaces required |
| 7,100 sf Light Industry | 1 per 400 sf | 18 spaces required |

Rise Engineering - 16B Petra Lane

| | | |
|--------------------|----------------|----------------------------------|
| 3,100 sf Office | 1 per 200 sf | 16 spaces required |
| 2,500 sf Warehouse | 1 per 1,000 sf | 3 spaces required (Min.4 spaces) |

The required number of parking spaces, based on use and square footage is 65 spaces. The need is considerable less.

Actual Need:

| | |
|-------------------------------------|------------------|
| California Closets – 16A Petra Lane | |
| 15 Employees (no customer sales) | |
| 1 Visitor | 16 spaces needed |
| Rise Engineering – 16B Petra Lane | |
| 7 Employees (no customer sales) | |
| 1 Visitor | 8 spaces needed |

The actual number of parking spaces needed is 24 spaces.

There are 48 existing parking spaces. The site has adequate space to create the required number of spaces if the need arises, but would preferred to leave the area as green space. It is requested that the number of parking spaces required for this site and occupants be reduced to the number of the existing number of spaces.