

Village of Ballston Spa Building Department Application

DATE APPLICATION MADE _____
PERMIT NO. _____
ISSUED _____
EXPIRES _____

ALL CONSTRUCTION TO BE IN COMPLIANCE WITH "NEW YORK STATE
CODE" AND "VILLAGE OF BALLSTON SPA ZONING ORDINANCE."

Dave, we know that the digital sign is not allowed by code. If you could send us a denial in order for us to begin the variance process we would appreciate it. Thanks Kristen

1. GENERAL INFORMATION

PDD/Subdivision Name _____
Tax Map No. 216.40 3 14
Ownership: Private Public _____

2. APPLICANT

Name AJ Sign Co Position _____ Organization _____
Address 842 Saratoga Rd City Buirt Hills State NY Zip 12027
Tel. No. (518) 399-2221 Ext. _____ Kristen

3. PROPERTY OWNER

Name Christ Episcopal Church Position _____ Organization _____
Address 15 West High St City Ballston Spa State NY Zip 12020
Tel. No. _____ Ext. _____ Liability Carrier _____ Policy No. _____

4. PROPOSED CONSTRUCTION LOCATION

Street No. 15 Street Name West High St Ballston Spa
Apartment No. _____ Zoning District _____

5. USE

Existing Use Church Proposed Use Church

6. TYPE OF WORK

New _____ Addition _____ Alternation Change of Tenant _____ Other _____
Change existing sign to digital

7. PROPOSED BUILDING

Height _____ Actual Stories _____ Total Size _____ square feet
Type of Frame _____ Type of Foundation _____ No. of Rooms (exclude bathrooms) _____
No. of Bathrooms _____ No. of Bedrooms _____ Primary Heat System _____ Type of Fuel _____
Sprinklers _____ No. of Fireplaces _____ No. of Wood Stoves _____ Central Air Conditioning _____
Style _____ Garage: Attached No. of Cars _____ Detached No. of Cars _____

8. ARCHITECT/ENGINEER

Name _____ Position _____ Organization _____
Address _____ City _____ State _____ Zip Code _____
Tel. No. _____ Ext _____ Professional License No. _____ State _____

9. CONTRACTOR

Name ATSigns Position _____ Organization _____
Address 892 Saratoga Rd City Burnt Hills State NY Zip Code 12014
Tel. No. 5183999291 Ext _____ Carrier _____ Policy No. _____

10. NAMES, ADDRESSES AND TELEPHONE NUMBERS OF SUBCONTRACTORS

None

11. COST AND FEES

Estimated Cost \$ _____ Building Permit Fee \$ _____

12. PROVIDED WITH THIS APPLICATION

Two (2) Complete Sets of Plans Plot Plan Energy Audit Materials List
Electrical Layout Plumbing Layout

13. AFFIDAVIT

I swear to the best of my knowledge and belief the statements contained in this application, together with the plans and specifications submitted are a true and complete statement of all proposed work to be done on the described premises and that all provisions of the BUILDING CODE, the ZONING ORDINANCE, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work is authorized by the owner.

SIGNATURE [Signature] DATE 7/2/21
(Owner or Owner's Agent)

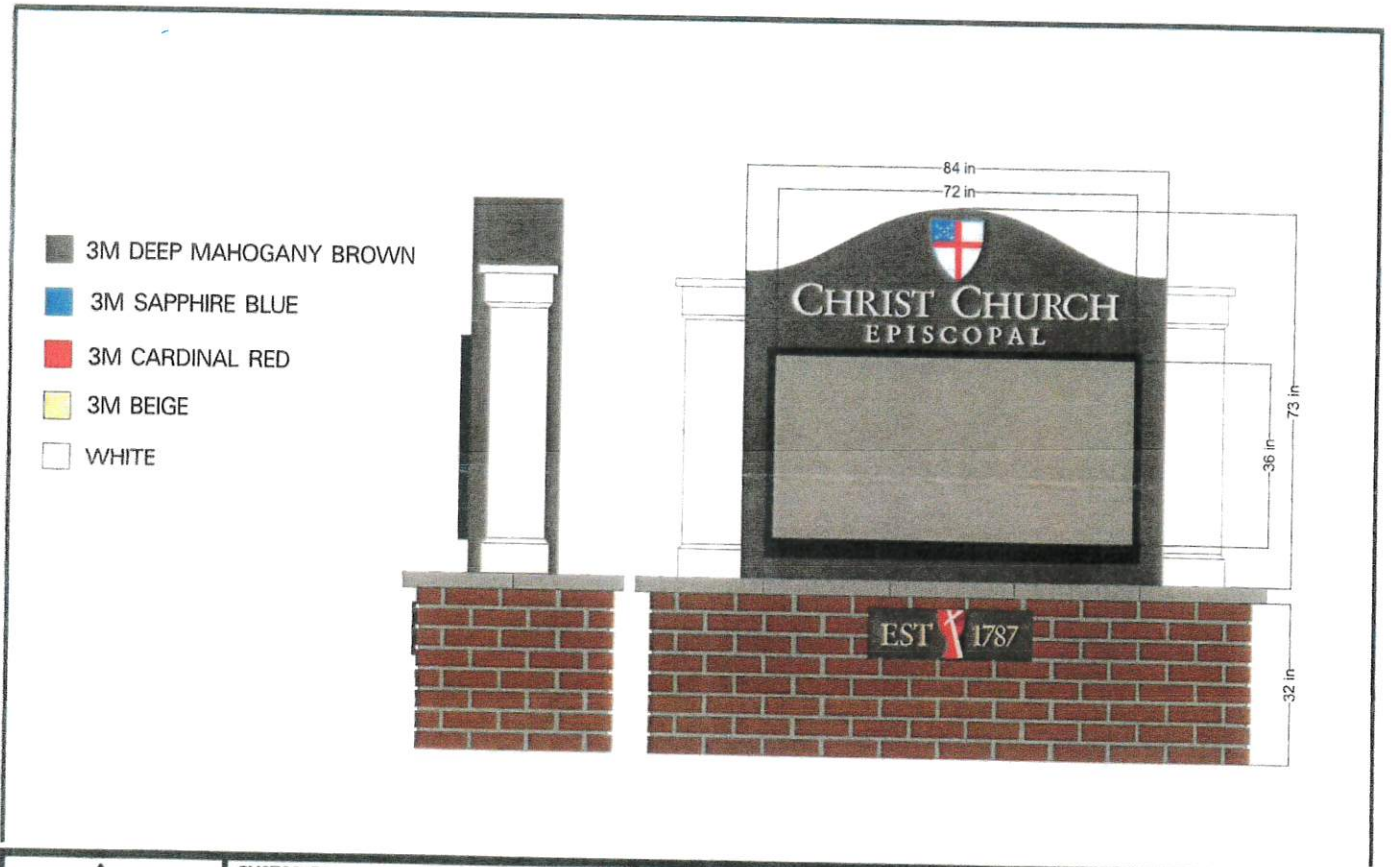
BELOW THIS LINE TO BE COMPLETED BY THE BUILDING DEPARTMENT


ACTION ON APPLICATION

Permit Granted _____ Date Signed _____
Permit Denied Dual Date Signed JUL 14 2021
Reason for Denial _____

Variance/Special Permit Requested By _____ Date _____
Variance/Special Permit Granted By _____ Date _____
Certificate of Occupancy Granted By _____ Date _____
Certificate of Compliance Granted By _____ Date _____

205-15 B-C



 PH. 518.599.9291 FAX. 518.688.0179 842 Saratoga Road Burnt Hills, New York 12027	CUSTOMER CHRIST CHURCH E32888	ADDRESS 15 W. HIGH ST BALLSTON SPA, NY	DATE- 6/18/21
	<small>Customer accepts responsibility for job specifications by signing this document. This also pertains to accompanying documentation, binding estimate, and other job specifications as required. Price does not include fees and labor to secure permits unless otherwise specified. This design is the property of AJ Signs and cannot be used or reproduced in any way without express permission given by AJ Signs.</small>	CUSTOMER SIGNATURE	SURVEY BY- DRAWN BY- WW SALES PERSON- CC

[Handwritten signature]

7/6/2021

Church Ave - Google Maps

Google Maps Church Ave



Image capture: Sep 2019 © 2021 Google

Ballston Spa, New York



Street View

<https://www.google.com/maps/@43.006411,-73.8488945,3a,37.5y,280.17h,84.96t/data=!3m6!1e1!3m4!1s78SimjIJA6hX2ujdXDGFA!2e0!7!16384!8i8!9z>

Village of Ballston Spa
Zoning Board of Appeals
66 Front Street
Ballston Spa, NY 12020
518.885.5711

Instructions

APPEAL TO THE ZONING BOARD FOR AN INTERPRETATION, USE VARIANCE AND/OR VARIANCE EXTENSION

APPLICATION REQUIREMENTS

1. Eligibility: To apply for relief from the Village's Zoning Ordinance, an applicant must be the property owner(s) or lessee or have an option to lease or purchase the property in question. The Zoning Board of Appeals (ZBA) shall not accept any application for appeal that includes a parcel which has a written violation from the Building Inspector that is not the subject of the application.

2. Complete Submissions: Applicants are encouraged to work with Village staff to ensure a complete application. The ZBA will only consider completed applications that contain 1 original and 1 digital of the following:

Completed application pages 1 and 8, the pages relating to the requested relief (p.2 for interpretation or extension, pp. 3-5 for use variance, pp. 6-7 for area variance) and any additional supporting materials/documentation.

Completed SEQR Environmental Assessment Form - short or long form as required by action http://www.dec.ny.gov/docs/permits_el_operations_pd/seafpartone.pdf

Detailed "to scale" drawings of the proposed project – folded and no larger than 24" x 36". Identify all existing and proposed structures, lot boundaries and dimensions, and the relationship of structures to the lot dimensions. Also, include any natural or manmade features that might affect your property (e.g., drains, ponds, easements, etc.).

3. APPLICATION FEE (NON-REFUNDABLE): Make checks payable to the "Village of Ballston Spa". Fees are cumulative and required for each request below.

Interpretation \$500.

Use variance \$200.

Area variance Residential use/property \$100. Non-residential use/property \$300.

Extensions \$150.

Check Village website www.villageofballstonspa.org for application meeting Dates.

VILLAGE OF BALLSTON SPA

66 Front St
Ballston Spa, NY 12020
Ph: (518)885-5711 Fax: (518)885-0512

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN
INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

	APPLICANT(S)	OWNER(S) (if not applicant)	ATTORNEY/AGENT
Name	<u>Christ Episcopal Church</u>		<u>AJ Signs</u>
Address	<u>15 West High St</u> <u>Ballston Spa NY 12020</u>		<u>842 Saratoga Rd</u> <u>Burnt Hills NY 12027</u>
Phone			<u>(518)3999291</u>
Email	<u>1</u>		<u>1dristen@ajsigns.com</u>

*An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in the premises: Owner Lessee Under option to lease of purchase

PROPERTY INFORMATION

- Property Address/Location: 15 West High St Tax Parcel No: 211.40-3-5
- Date acquired by current owner: _____
- Zoning District when purchased: _____
- Present use of property: Church
- Current Zoning District: R1
- Has a previous ZBA application/appeal been filed for this property?
 - Yes (when? _____, for what? _____)
 - No
- Is property located within (check all that apply):
 - Historic District
 - Architectural Review District
 - 500' of a State Park, city boundary, or county/state highway?

8. Brief description of proposed action:

replace existing freestanding sign with
new sign which includes a digital message board

9. Is there a written violation for this parcel that is not the subject of this application? ___ Yes No

10. Has the work, use or occupancy to which this appeal relates already begun? ___ Yes No

11. Identify the type of appeal you are requesting (*check all that apply*):

- INTERPRETATION (p.2)
- VARIANCE EXTENSION (p.2)
- USE VARIANCE (pp.3-6)
- AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "VILLAGE OF BALLSTON SPA". Fees are cumulative and required for each request below:

<input type="checkbox"/> Interpretation	\$500
<input type="checkbox"/> Use variance	\$200
<input checked="" type="checkbox"/> Area variance	
- Residential use/property:	\$100
- Non-residential use/property:	<u>\$300</u>
<input type="checkbox"/> Extensions:	\$150

INTERPRETATION – PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:

Section(s) _____

2. How do you request that this section be interpreted?

3. If interpretation is denied, do you wish to request alternative zoning relief? ___ Yes ___ No

4. If the answer to #3 is "yes", what alternative do you request? ___ Use Variance ___ Area Variance

EXTENSION OF A VARIANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

1. Date original variance was granted: _____
2. Type of variance granted? _____ Use _____ Area
3. Date original variance expired: _____
4. Explain why the extension is necessary. Why wasn't the original timeframe sufficient:

When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

USE VARIANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary):

A use variance is requested to permit the following: _____

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1. Date of purchase: _____ Purchase amount: \$ _____

2. Indicate dates and costs of any improvements made to property after purchase:

<u>Date</u>	<u>Improvement</u>	<u>Cost</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Annual maintenance expense: \$ _____

4. Annual taxes: \$ _____

5. Annual income generated from property: \$ _____

6. City assessed value: \$ _____

7. Appraised Value: \$ _____ Appraiser: _____ Date: _____

Appraisal Assumptions: _____

B. Has property been listed for sale with the Multiple Listing Service (MLS)?

____ Yes If "yes", for how long?

____ No

1. Original listing date(s): _____ Original listing price: \$ _____

If listing price was reduced, describe when and to what extent:

2. Has the property been advertised in the newspapers or other publications? ____ Yes ____ No

If yes, describe frequency and name of publications:

3. Has the property had a "For Sale" sign posted on it? ____ Yes ____ No

If yes, list dates when sign was posted:

4. How many times has the property been shown and with what results?

5. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

6. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

Digital signage is a valuable tool by which churches are able to modernize the way they communicate to their parishioners + community. The signage is a way to pass along information in real time as well as decrease expenditures for photocopying and printing costs. Capturing the attention of parishioners new and old is the only way the church can grow memberships and contribute to remain viable.

2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

The sign will be located at the corner of Church Ave and W 1st St. This corner could be considered as the gateway to the community. In addition to church business it will also be available for emergency alerts such as amber alerts as well as community events. The sign will be equipped with an automatic dimmer to be night sky compliant. The sign will be used as a tool for the entire community as a whole.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

We do not believe the variance should be seen as substantial we are replacing the existing freestanding sign with a sign of comparable size. The digital portion will be a valuable tool to be utilized to notify motorists to community and church events. Particularly emergency alerts.

4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

There will be no adverse effects to the environmental conditions. The sign is to replace an existing sign and the digital display will be equipped with an automatic dimmer.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

The need for a digital sign could be seen
as self-created however should not diminish
the church's need to remain relevant and active
in the community. The health of the church depends
on parishoner participation in events and
community involvement

DISCLOSURE

Does any Village of Ballston Spa officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? No Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

APPLICANT CERTIFICATION

I/We, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/We further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated Village of Ballston Spa staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

X [Signature] Date: 8-24-21
(applicant signature)

(applicant signature) Date: _____

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____