

PA
PASSERO ASSOCIATES
engineering architecture

August 25, 2015

Mr. Edward May, Chair
Zoning and Housing Board of Appeals
City of Oneonta - City Hall
258 Main Street
Oneonta, NY 13820

RE: Monroe Ave - Oneonta Heights, City of Oneonta - Area Variance - Letter of Intent

Dear Mr. May:

On behalf of Housing Visions, we request to be placed on the September 16, 2015 Zoning Board of Appeals Agenda for an area variance for the Oneonta Heights project. Per the City of Oneonta code the R-3 zoning district does not allow for parking in the front yard. Building C has 2 front yards (Clinton St and Monroe Ave) and due to the existing grades the only place for parking is along Monroe Ave. We are seeking a variance to allow front yard parking for building C.

The intent of the code is to create a nice cityscape of grass, trees and houses without seeing a sea of parked vehicles. This is great for the public collector roads that people are traveling on. This dead end stretch of Monroe Ave is a dedicated ROW, however it currently only provides access to 1 single family house. It is only 14' wide and does not meet dedicated road standards. This road will only serve the proposed project and the single family house. It will still only operate as a driveway to the development. Per the code section above no parking in front yard except on driveways. This road will operate as a driveway. The public will not be driving down this road. The proposed parking to serve building C is 150' feet away from Clinton Street. Clinton Street is the main collector road that the public would use and parking is well away from that road.

Granting the variance would not have a negative impact on the environment, nor would it have a negative impact on the character of the neighborhood.

In support of the application please find 5 copies of the attached:

- 5 - copies of the Letter of Intent
- 5 - copy of the Long Form EAF
- 5 - copies of the Zoning Board Application
- 5 - full size copies of the Site Plans, floor plans and elevations.
- Application fee in the amount of \$150.
- 1 - CD containing electronic submission materials.

If you require any additional information or have questions, please contact me. Thank you.

Sincerely,



David L. Gox, PE
Project Manager
DLC:paf
Enclosures

cc: Steve Underhill; Housing Visions