

April 13, 2022

Zoning Board of Appeals  
Town of Poughkeepsie  
1 Overocker Road  
Poughkeepsie, NY 12603

RE: Store Space - Poughkeepsie  
Zoning Board of Appeals Application  
6 Violet Ave

Dear Board members:

On Behalf of our client, Storage Cap Poughkeepsie, LP, we are submitting materials for the development of a three story climate controlled self-storage building with a footprint of 41,258 square feet with related parking, utilities, landscaping and stormwater management located on three parcels totaling 5.13 acres located at 6 Violet Avenue.

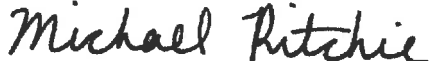
The property is currently occupied by multiple businesses including a truck and RV rental business, a self-storage business, an auto body shop and a used car dealership. The proposed development would remove all of the existing uses and improve the site to accommodate a Store Space self-storage facility. The property is zoned Heavy Industrial (I-H) with self-storage being an allowed use with a Special Use Permit. Based on our review of the code, the following variances are required:

- The property borders a multi-family residential district, and due to the configuration of the lot, an area variance from the Town Zoning Board of Appeals will be required for relief from the required 150 foot front setback. 100 feet is proposed.
- Per Section 210-92 of the Town Code, 186 parking spaces are required and 25 are proposed.

We look forward to appearing before the Zoning Board of Appeals at their May 9th, 2022 hearing.

If you should have any further questions or comments, please feel free to contact our office.

Respectfully Submitted,



Michael Ritchie, PE  
COSTICH ENGINEERING, D.P.C.

Cc: Robert Rice - Store Space  
Sabrina Pernaletе - Store Space