



Project No. 8156

June 21, 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 requesting relief from Town Code section 210-40(E) to allow the proposed building to have an average height of 40.86 feet where code allows a maximum height of 40 feet.

This application was previously before the Zoning Board of Appeals and was granted three variances (two setback and one parking variance) at the May 9th meeting. Since receiving the variances, the project returned to the Planning Board for architectural review. The Planning Board requested that sloped parapets be added to the front elevation of the building to create a more pleasing appearance. The project architect worked diligently to add the requested features, but this resulted in an average building height slightly above the maximum permitted height.

The project received Site Plan, Special Use and Architectural approvals from the Planning Board at their June 16th, 2022 meeting. One of the conditions of that approval is to return to the Zoning Board of Appeals to obtain the required area variance.

We look forward to appearing before the Zoning Board of Appeals at their July 11th, 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: Shimon Kanter - Store Space
Sabrina Pernalete - Store Space