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Zoning Board of Appeals
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Tuesday January 15, 2008** in the Second Floor Council Chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

Major Area Variance

ZB2007-090 Major Area Variance to allow lot size and front setback deficiency related to a proposal to construct a two family residence on a vacant double lot at 14-16 118th Street, at 3rd Ave, an R-3 Zone, ID 80,48-6-3. Applicant is Maverick Design Services, Inc. 25 Brunswick Ave. Troy NY 12180.

ZB2007-092 Major Area Variance to allow parking deficiency related to a proposal to convert a vacant commercial space into a not for profit drop in center including meals, recreation, peer support groups, outreach, and advocacy at 16 Northern Drive, a B-3 Zone, ID 80.25-5-1. Applicant is Capital Living Estates, PO Box 202, Watervliet, NY 12189.

Special Use Permit

ZB2007-077 Special Use Permit to allow conversion of a vacant lot into off street parking for four vehicles at 3242 Seventh Avenue, between Glen and Park, an R-3 Zone, ID 90.55-9-28. Applicant is Kenneth Thompson, 24 Glen Ave. Troy, NY 12180.

ZB2007-093 Special Use Permit to allow conversion of a three family home with a basement commercial space into a one family home at 29 Second Street, at State, a B-4 Zone, ID 101.53-7-7. Applicant is James and Anne-Marie Gunn, 29 Second St. Troy, NY 12180.

Use Variance

ZB2007-089 Use Variance to allow conversion of a former beauty salon into a tattoo parlor at 111-113 Fifth Avenue, at 102nd Street, a B-2 Zone, ID 90.39-4-27. Applicant is Victor Ferrer, 111-113 Fifth Ave. Troy, NY 12180.

ZB2007-094 Use Variance and Major Area Variance to allow conversion of a two family home into a three family home with deficient parking at 320 Spring Avenue, at Gregory Ct., an R-2 Zone, ID 112.58-9-1. Applicant is Peter Teal, 120 Momrow Rd. Averill Park, NY 12018.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4618. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals
Jay Vandenburg, Chairperson