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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, February 19, 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

ZB2008-01 Major Area Variance to allow inadequate lot size related to a proposal to construct a two family residence on a vacant lot at 551 Sixth Ave, in a R-3 Zone, ID 80.56-11-6. Applicant is Maverick Design Services, Inc. 25 Brunswick Ave. Troy NY 12180. **Denied.**

ZB2008-02 Major Area Variance to allow for a rear setback deficiency related to a proposal to construct an enclosed patio on an existing deck in the rear of 20 Viewpoint Drive, in a P Zone, ID 80.50-1-1.11. Applicant is Patio Enclosures, Inc. for Wendy Roy, 20 Viewpoint Dr., Troy, NY 12182. **Approved.**

ZB2008-04 Major Area Variance to allow inadequate lot size and insufficient off-street parking related to a proposal to convert a two family residence into a three family residence at 142 President St, in an R-4 Zone, ID 90.62-4-3. Applicant if Esteban Garcia, 3326 Sixth Ave, Troy, NY 12180. **Denied.**

ZB2008-05 Major Area Variance to allow for a side setback deficiency related to a proposal to construct an attached garage one foot from the property line at 9 Mountain View Ave., in a R-2 Zone, ID 112.75-8-11. Applicant is John Rosney, 9 Mountain View Ave, Troy, NY 12180. **Approved.**

Special Use Permit

ZB2007-089 Revised Application for a Special Use Permit and Major Area Variance to allow conversion of a former beauty salon into a new first story residential apartment with insufficient off-street parking at 111-113 Fifth Avenue, at 102nd Street, in a B-2 Zone, ID 90.39-4-27. Applicant is Victor Ferrer, 111-113 Fifth Ave. Troy, NY 12180. **Denied.**

ZB2008-03 Special Use Permit and Major Area Variance to convert an existing first floor apartment into a law office with insufficient off-street parking at 554 Fifth Ave, a R-4 Zone, ID 80.56-11-9. Applicant is Victor DeBonis, 554 Fifth Ave., Troy NY 12182. **Denied.**

Use Variance

ZB2008-06 Use Variance to allow a conversion of a former bar into a Buy and Sell shop at 40 3rd Street, a B-4 Zone, ID 101.53-9-24. Applicant is Akim V. Hovanecz for Capital City Cash, 30-4th St., Troy, NY 12180. **Approved.**

ZB2008-07 Use Variance to allow conversion of a former restaurant into a Sporting Goods Store/Gun Shop at 312 Oakwood Ave, in a B-1 Zone, ID 80.-3-5. Applicant is Guns Realty, LLC, 350 Columbia Turnpike, Rensselaer, NY 12144. **Approved.**

Board Interpretation

ZB2007-084 The Zoning Board of Appeals is requested to determine if Condominiums are considered an allowed upper story residential use in the B-4 Zone. Project location is 159 River St. Applicant is Dan McCarthy, 26 Pickering Lane, Troy NY 12180. **(Not Heard.) Deferred at request of applicant.**

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