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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 March 2, 2010** in the Second Floor conference room A 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.

Major Area Variance

ZB2010-002 Major Area Variance to allow for a parking deficiency, rear setback deficiency and front lot line deficiency related to a proposal to construct a 2 Family home at 1248 (1250) 12th Street, an R-3 Zone, ID 101.47-4-10. Applicant is Tim Gallagher of Architex, 52 Grandview Drive, Latham, NY 12110.

ZB2010-006 Major Area Variance to allow for excessive signage related to a proposal to occupy a vacant commercial building with a BBQ restaurant and bar at 377 River Street, a B-4 Zone ID 101.45-1-2. Applicant is Bergmann Associates for Dinosaur BBQ LLC, 10B Madison Avenue, Albany, NY 12203.

Special Use Permit

ZB2010-009 Special Use Permit to allow for a non conforming use related to a proposal to operate a professional office at 159 Second Street, an R-4 Zone, ID 100.76-2-13. Applicant is Paul Montgomery, 74 Babcock Lake Road, Petersburg, NY 12138.

Use Variance

ZB2010-007 Use Variance to allow for a nonconforming use related to a proposal to open a used car lot at 7 Morrison Avenue, an R-3 Zone, ID 111.76-5-2. Applicant is Zaven Abdo, 7 Morrison Ave, Troy, NY 12180.

ZB2010-008 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant residential unit as a business office and photography studio at 663-664 Pawling Avenue, an R-2 Zone, ID 112.75-5-28. Applicant is James Pular, 351 Spring Ave, Troy, NY 12180.

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: 279-7168. 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 Vandenburgh, Chairperson