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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 May 4, 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.

**USE VARIANCE**

**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. **Denied**

**ZB2010-014** Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant church building as an indoor market and café at 230 Second Street, an R-4 Zone, ID 100.84-5-4.1 Applicant is Tom Boglino, PO BOX 405, Brook Haven NY, 11719. **Approved**

**MAJOR AREA VARIANCE**

**ZB2010-012** Major Area Variance to allow for a rear and structure setback deficiencies related to a proposal to construct a 3 season room at 9 Jesse Ct, an R-2 Zone, ID 112-1.75-3-4. Applicant is Theresa Zubretski, 9 Jesse Ct. Troy, NY 12180. **Approved**

**ZB2010-015** Major Area Variance to allow for excessive height and side and rear setback deficiencies related to a proposal to construct a 2 car garage at 8 Eaton Road, and R-1 Zone, ID 101.56-4-8. Applicant is Jeff Miner, 8 Eaton Road, Troy, NY 12180. **Approved**

**SPECIAL USE PERMIT**

**ZB2010-013** Special Use Permit to allow for extended hours related to a proposal to alter an existing special use permit at 209 Hill Street, an R-4 Zone, ID 112-22-2-10. Applicant is Steven Charland, 209 Hill Street, Troy, NY 12180. **Approved with stipulations**

*All projects are reviewed in accordance with the 2007 NYS Building Code, NYS Fire Code and all other applicable codes by The Bureau of Code Enforcement and Engineering. Further protocol will be addressed on a case by case basis during this review*

**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 Vandenburg, Chairperson