



Jay Vandenburg
Chairperson
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Zoning Board of Appeals

Harry Tutunjian
Mayor
Phone (518) 270-4401
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May 13, 2009

Matthew Charde
143 Second Ave, Apt 2F
Troy, N.Y. 12180

RE:ZB2009-018 Major Area Variance to allow for a front and side setback deficiency related to a proposal to subdivide a single parcel into two separate parcels at 161-163 First Street, in a R-4 Zone, ID 100.76-9-9. Applicant is Matthew Charde, 143 2nd Ave , Troy, NY 12180. **DENIED**

1. **Major Area Variance to allow for a front setback deficiency of 10 feet at 161 first street.**
2. **Major area Variance to allow for a front setback deficiency of 10 feet at 163 first street.**
3. **Major Area Variance to allow for a side setback deficiency of 10 feet at 161 First street.**
4. **Major Area Variance to allow for a side setback deficiency of 10 feet at 163 First street.**

Dear Mr. Charde:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held May 12, 2009, the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was decided to **Deny** your request at this time.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Economic Development

May 13, 2009

Jason Peyser
541 Ninth Ave
Troy, N.Y. 12180

RE: **ZB2009-012** Major Area Variance to allow for a 12'X 22' rear deck to be built with a side set back deficiency at 541 Ninth Ave, in a R-3 Zone, ID 80.65-1-5. Applicant is Jason Peyser. 541 Ninth Ave, Troy, N.Y. 12180. **APPROVED**

Dear Mr.Peyser:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held May 12, 2009 the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

1. **Major Area Variance to allow for a 7 foot side setback deficiency related to the construction of a 12'x 22' rear deck.**

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the April 14, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Community Development

cc: City Clerk

May 13, 2009

Troy Patriots
550 Hoosick 644 5th Ave
Troy, N.Y. 12182

RE: **ZB2009-013** Use Variance to allow for the construction of a one story 30' x 60' storage building at Third Ave and Roosevelt Ave, in a R-1 Zone, ID 70.73-1-2. Applicant is Troy Patriots, 644 5th Ave, Troy, N.Y. 12182. **APPROVED**

Dear Troy Patriots:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held May 12, 2009 the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

2. **Use Variance to allow for the construction of a one story 30' x 60' storage building in a R-1 Zone.**

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the May 12, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Community Development

cc: City Clerk

May 13, 2009

Angela Joyce
19 107th Street
Troy, N.Y. 12180

RE: **ZB2009-015** Special Use Permit to allow for a single family residence as the principal structure on the lot at 19 107th Street, in a B-2 Zone, ID 90.23-1-8. Applicant is Angela Joyce, 19 107th Street, Troy, N.Y. 12180. **APPROVED**

Dear Ms. Joyce:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held May 12, 2009 the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

3. **Special Use Permit to allow for a two-family residential to be converted into a single-family residence in a B-2 Zone.**

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Community Development

cc: City Clerk

May 13, 2009

Kareem Jandali
550 Hoosick Street
Troy, N.Y. 12180

RE: **ZB2009-016** Major Area Variance to allow for a front setback deficiency related to the construction of a freestanding sign at 550 Hoosick Street, in a B-2 Zone, ID 101.35-2-2. Applicant is Kareem Jandali, 550 Hoosick Street, Troy, NY 12180. **APPROVED**

Dear Mr.Jandali:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held May 12, 2009 the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

- 4. Major Area Variance to allow for a 19 foot front setback deficiency related to the construction of a freestanding sign.**

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the May 12, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Community Development

cc: City Clerk