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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 **Wednesday June 24, 2009** in the Second Floor Mayors Conference 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**

**ZB2008-020** Major Area Variance to allow for a dental office to open with parking deficiencies at 2320 Fifth Avenue, an R-4, ID101.30-8-24. Applicant is Karen Gordon for CEO, 2331 5<sup>th</sup> Ave, Troy, NY, 12180. - **WITHDRAWN**

**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 2<sup>nd</sup> Ave , Troy, NY 12180.  
**APPROVED**

**ZB2009-019** Major Area Variance to allow for a side setback, minimum lot area and front lot line width deficiencies related to a proposal to construct a single family home. Project location is 551 Sixth Avenue, an R-3 Zone, ID 80.56-11-6. Applicant is Maverick Design Service, 41 Bank Street, Troy, NY 12180. **APPROVED**

**ZB2009-022** Major Area Variance to allow for a rear set back deficiency related to a proposal to subdivide a parcel into 2 separate lots. Project location is 3028 Tibbets Ave, an R-1 Zone, ID 101.50-3-15. Applicant is Vartan Jerian, 2338 17<sup>th</sup> Street, Troy, NY 12180 - **WITHDRAWN**

**ZB2009-023** Major Area Variance to allow for excessive signage related to a new hotel and conference center. Project location is 235 Hoosick Street, in a HCD Zone, ID 101.32-3-3 Applicant is Hoosick Street Development, 302 Washington Ave, Albany NY 12203.  
**APPROVED WITH STIPULATIONS**

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