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**Zoning Board of Appeals**

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**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 **Thursday, July 27, 2006** 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**

**ZB2005-0047** Major Area Variance to waiver of parking material related to a proposal to construct a driveway at 9 and 15 Parkview Court, an R-2 Zone District. Applicant is Anthony Barker 15 Parkview Ct. Troy, NY 12180. **APPROVED**

**ZB2006-034** Major Area Variance to allow parking deficiency related to a proposal to open a retail store at 605 Fourth Street, at Tyler, an R-4 Zone District. Applicant is Rajeh Hashem, 273 Fourth St. Troy, NY 12180. **DENIED**

**ZB2006-039** Major Area Variance to allow side setback deficiency related to a proposal to construct a rear porch at 170 First Street, between Washington and Adams, an R-4 Zone District. Applicant is Andrea Leanza and Vicki Wolfe, PO Box 343 Troy, NY 12181. **APPROVED**

**ZB2006-042** Major Area Variance to allow parking deficiency related to a proposal to construct two single family homes at 133 and 139 11<sup>th</sup> Street, at Hutton, an R-3 Zone District. Applicant is Habitat for Humanity, 82 Third St. Troy, NY 12180. **DENIED**

**ZB2006-044** Major Area Variance to allow parking deficiency related to a proposal to convert a single family home into a two family at 191 Second Street, between Washington and Adams, an R-4 Zone District. Applicant is Karen Messick, 191 Second St. Troy, NY 12180. **APPROVED**

**CHANGE OF NONCONFORMING USE**

**ZB2006-037** Change of Nonconforming Use to allow a former auto repair business to be converted to a hobby welding business, an office for a commercial welding business, retail sales of motorcycle accessories, an art gallery and a wood chopping business at 257 Congress Street, at 11<sup>th</sup>. Applicant is Sonny's Welding & Sculpture, 153 Ontario St. Cohoes, NY 12047. **APPROVED**

**ZB2006-038** Change of Nonconforming Use to allow a former welding business to be converted into a waste disposal debris business at 3 Burrett Lane, at Forest Avenue, an R-2 Zone District. Applicant is William Haupt, PO Box 435 Wynantskill, NY 12198. **DEFERRED**

**ZB2006-040** Expansion (modification) of a non conforming use to allow field lights to be installed at an existing little league baseball field at Spring Avenue, an R-2 Zone District. Applicant is Spring Youth Baseball, PO Box 921, Troy, NY 12181. **DENIED**

## **USE VARIANCE**

**ZB2006-041** Use Variance and Major Area Variance to allow two side by side attached single family homes with parking deficiency at 135-137 11<sup>th</sup> Street, at Hutton, an R-3 Zone District. Applicant is Habitat for Humanity, 82 Third St. Troy, NY 12180. **DENIED**

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: 270-4557. 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