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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 August 19, 2008** in the Third Floor Conference room 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**

**ZB2008-042** Major Area Variance to allow for a front set back deficiency related to a proposal to construct an enclosed screened porch over existing 15X15 deck at 6 Viewpoint Drive, ID 80.50-1-14.12, in a P-Zone. Applicant is Mary Wiley, 6 Viewpoint Drive, Troy, N.Y. 12182. **APPROVED**

**ZB2008-044** Major Area Variance to allow for excessive signage and excessive letter size on a proposal to erect 2 different signs at 312 Oakwood Ave, in a B-1 Zone, ID 80-3-5. Applicant is Nicks Sign (for GUNS REALTY,LLC), 133 Dunsbach Ferry Road, Cohoes NY 12047. **DENIED**

**ZB2008-046** Major Area Variance to allow lot size and front setback deficiency related to a proposal to convert the second floor of an accessory structure into a dwelling unit at 39 Sheridan Avenue, at Thomas Street, an R-2 Zone, ID 112.70-4-13. Applicant is David Klem, 39 Sheridan Ave. Troy, NY 12180. **WITHDRAWN**

**ZB2008-047** Major Area Variance to allow for a 2 space parking deficiency related to a proposal to open a sushi/deli take-out at 2412 15<sup>th</sup> Street, in a HCD Zone, id 101.32-2-19. Applicant is Nyeon Ha Jeon, 16 Miller Ave, Latham NY 12110. **DENIED**

**Use Variance**

**ZB2008-048** Use Variance and Major Area Variance to allow for a proposal to sub-divide a parcel of land into four (4) separate parcels at 3027 Sixth Ave, in a R-4 Zone, ID 90.70-3-1. Applicant is the Ark Community Charter School, 759 River Street, Troy, NY 12180. **DENIED**

**Special Use Permit**

**ZB2008-045** Special Use Permit to allow for a proposal to expand a non-conforming use by adding a auto repair shop to the existing auto sales business at 741 Pawling Ave, in a B-2 Zone, ID 112.75-8-13. Applicant is Johnny Shamounian, 506 Pawling Ave, Troy, N.Y. 12180. **APPROVED**

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