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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 September 15, 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

ZB2009-035 Major Area Variance to allow for an outdoor advertising sign related to a proposal to construct signage at 224 Pawling Avenue, The Spring Little League, an R-2 Zone, ID112.41-1-25. Applicant is Mike Bruno for Spring Little League, PO Box 921, Troy, NY 12180. **Approved**

ZB2009-036 Major Area Variance to allow for front yard parking in an HCD Zone at 2412 15th Street, an HCD Zone, ID 101.32-2-19. Applicant is Nyeon Jeon, 2412 15th, Troy, NY 12180. **Denied**

ZB2009-037 Major Area Variance to allow for a rear setback deficiency related to a proposal to construct an addition at 16 110th Street, an R-3 Zone, ID 80.71-11-2. Applicant is Christine Beaudoin, 16 110th Street, Troy, NY 12180. **Approved**

Use Variance

ZB2009-028 Use variance to allow for a non-conforming use related to a proposal to open a Tattoo Parlor at 601-603 Second Ave, in a B-2 Zone, ID 80.47-5-8. Applicant is Eric Henry, 117 Park Ave, Mechanicville, NY 12118. **(Withdrawn)**

ZB2009-030 Use variance to allow for a non-conforming use related to a proposal to operate a Fraternity with a parking deficiency at 320 Congress Street, in a B-2 Zone, ID 101.71-7-2. Applicant is Paul Marano for Phi Sigma Kappa, 258 Broadway, Troy, NY 12180. **Denied**

ZB2009-034 Use Variance to allow for a non-conforming use related to a proposal to operate a woodworking facility at 778 5th Avenue, a B-3 Zone, ID80.33-8-1. Applicant is Bogdan Bodnaruk, 23 Glenbrook Drive, Clifton Park, NY 12065. **Approved**

Interpretation

PB2009-021 Request of the Zoning Board of Appeals to determine the existing zoning on the parcel, 520 5th Ave at the time of purchase in July 2006. Applicant is Jack Cox PO Box 119 Troy, NY 12182. **Not heard as per Corporation Council**

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: 270-4488. 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.

City of Troy Zoning Board of Appeals
Jay Vandenburg, Chairperson