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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 December 6, 2011** in the Second Floor conference room A 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**

**ZB2011-047** Major Area Variance to allow for a parking deficiency related to a proposal to construct 74 units of senior housing at 9<sup>th</sup> Street and House Ave, an R-3 Zone, ID 90.63-4-1.1. Applicant is Thomas Murley, 32 Hialeha Drive, Troy, NY 12182.

**ZB2011-048** Use Variance to allow for a nonconforming use related to a proposal to occupy a former funeral parlor with an office at 143 Oakwood Ave, an R-1 Zone, ID 90.72-5-1. Applicant is Joel Abelove for Start Children's Center, 76 Pawling Ave, Troy, NY 12180.

**ZB2011-049** Special Use Permit to allow for a nonconforming use related to a proposal to construct a doctor's office at 177 Oakwood Ave, an R-2 Zone, ID 90.56-2-2. Applicant is Joel Nicols, 1444 Massachusetts Ave, Troy, NY 12180.

**Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Second floor Troy City Hall, 1776 Sixth Avenue, Troy, New York 12180. Telephone: 279-7168. 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