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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, April 22<sup>nd</sup>, 2004** 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

**OLD BUSINESS**

**ZB2004-0004** Major Area Variance to allow deficient parking and lot size related to the conversion of an existing basement in a one family home into a second dwelling unit at 809 Federal Street, an Institutional Zone District. Kirtland I. King, 60 Union Ave, Delmar NY 12054.

**MINOR AREA VARIANCE**

**ZB2004-0018** Minor Area Variance to allow side setback deficiency relating to the construction of an above ground swimming pool at 190 Seventh Ave, between 103<sup>rd</sup> and 104<sup>th</sup>, an R-3 Zone District. Applicant is Vincent DeRubertis, 190 Seventh Ave, Troy, NY 12180.

**NEW BUSINESS**

**ZB2004-0015** Major Area Variance to allow side setback deficiency related to construction of a two car garage at 207 Second Street, at Adams, an R-4 Zone District. Applicant is Steven Muller, 207 Second St, Troy, NY 12180.

**ZB2004-0016** Use Variance to allow construction of a 24' by 40' garage as the principle building on a vacant parcel at 785 Second Avenue, at 122<sup>nd</sup>, an R-2 Zone District. Applicant is Lansingburgh Veteran's Club 777 First Ave, Troy NY 12182.

**ZB2004-0017** Use Variance to establish an off-street parking lot at 1 Brunswick Rd, at Pawling, a B-2 Zone District. Applicant is Sean Moore, 577 Congress St, Troy, NY 12180.

**ZB2004-0019** Use Variance and Major Area Variance to allow construction of a new one-story brick and steel building with deficient parking for The Sign Studio at 2537 Fifth Ave, at Jay St, an R-4 Zone District. Applicant is The Sign Studio, 3001 Sixth Ave, Troy, NY 12180.

**ZB2004-0020** Use Variance and Major Area Variance to allow establishment of a beauty salon with deficient parking at 28 Vandensburgh Ave, at Lark St., an R-2 Zone District. Applicant is Robert And Natlie Ashe, 20 Maryview Drive, Wynantskill, NY 12198.

**ZB2004-0021** Use Variance to allow office and program space for Troy Area United Ministries at the former Hibernian Hall, 392 Second St, between Monroe and Jackson, an R-4 Zone District. Applicant is TAUM, 17 First St. Troy, NY 12180.

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: 270-4619. 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

Catherine Conroy, Chairperson