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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, October 27, 2005** 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

Minor Area Variance

ZB2005-0067 Minor Area Variance to allow a side setback deficiency related to construction of a swimming pool at 37 Cheryl Court, off of Brunswick Rd. a Planned Development Zone District. Applicant is Patricia Tedesco, 37 Cheryl Court, Troy, NY 12180.

Major Area Variance

ZB2005-0063 Major Area Variance to allow off street parking deficiency related to a proposal to establish artist studios at 1425-1431 Fifth Avenue, at Liberty St. a B-5 Zone District. Applicant is Gavin Grimm 1427 Fifth Ave. Troy, NY 12180.

Special Use Permit

ZB2004-0065 Special Use Permit to allow residential units on the first floor of a proposed two story residential building at 472 Third Ave, at 112th Street, a B-2 Zone District. Applicant is John Malik and Jeff Snyder, 238 Gutbrott Rd. Melrose, NY 12121.

Use Variance

ZB2005-0061 Use Variance to allow construction of a residential garage as the principal use on the property at a vacant parcel on Fourth Street, just south of 660 Fourth St. at St. Lukes Avenue, an R-4 Zone District. Applicant is Alexander Glazewski, 668 Fourth St. Troy, NY 12180.

ZB2005-0062 Use Variance to allow floor area expansion of the Pahl House Residential Facility 106-108 Ninth Street, at Jacob, an R-3 Zone District. Applicant is Pahl's Facilities Inc. Joseph St. Troy, NY 12180.

ZB2005-0064 Use Variance to allow an auto sales business to be established on the site of the Miss Troy Diner at 626 Pawling Avenue, at Forest Ave, a B-2 Zone District. Applicant is Moses Sukljian, 445 Loudon Rd. Loudonville, NY 12211.

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
Cecile Mirch, Chairperson