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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 May 8, 2012** 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

ZB2012-016 Major Area Variance to allow for a parking deficiency related to a proposal to occupy a vacant commercial building with a retail use at 3001 6th Ave, an R-4 Zone, ID 90.70-3-7. Applicant is Michael Osborne, 3001 6th Ave, Troy, NY 12180 **Removed**

ZB2012-017 Major Area Variance and special use permit to allow for setback deficiencies, lot characteristics deficiencies and nonconforming uses related to a proposal to construct 7 homes at Cross Street and Burden Ave, an IND ZONE. Applicant is Habitat for Humanity, 454 North Pearl Street, Albany, NY 12204. **Approved Lots 1-2 Denied Lots 3-9**

Use Variance

ZB2012-013 Use Variance and Major Area Variance to allow for a nonconforming use with lot characteristic deficiencies related to a proposal to construct an outdoor dining patio at 102 – 104 3rd Street, a B-4 Zone, ID 101.61-6-21. Applicant is David Gardell, 104 3rd Street, Troy, NY 12180. **Denied**

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

Andrew Petersen, Executive Secretary