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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 June 5, 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 and special use permit to allow for lot characteristics deficiencies and nonconforming uses related to a proposal to construct multiple homes at Cross Street and Burden Ave, an IND ZONE. Applicant is Habitat for Humanity, 454 North Pearl Street, Albany, NY 12204. **Approved**

USE VARIANCE

ZB2012-017 Use Variance to allow for a nonconforming use related to a proposal to operate a dog daycare at 23 Lilac Lane, an R-2 Zone, ID 112.83-2-20. Applicant is Ruth Phillips, 23 Lilac Lane, Troy, NY 12180. **Approved with additional stipulations**

ZB2012-018 Use Variance to allow for the expansion of a nonconforming use related to a proposal to expand an existing fraternity at 58 Pinewoods Ave, an R-2 Zone, ID 112.33-3-6. Applicant is Phi Epsilon Phi, 58 Pinewoods Ave, Troy, NY 12180. **Approved**

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