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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 February 7, 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

ZB2012-001 Major Area Variance and Special Use Permit to allow for a nonconforming use with a parking deficiency related to a proposal to convert a residential unit into a professional office. Project location is 2220 16th Street, an R-3 Zone, ID 101.40-8-3. Applicant is Peter Doo, 531 Piccadill Road, Towson Md, 21204. **Tabled at request of applicant**

ZB2012-002 Major Area Variance to allow for a parking deficiency related to a proposal to convert a 2 family home into a 3 family home. Project location is 120 Hill Street, an R-4 Zone, ID 101.77-15.1. Applicant is Rafiq Umar, 120 Hill Street, Troy, NY 12180. **Approved**

ZB2012-003 Major Area Variance to allow for a parking deficiency related to a proposal to occupy a vacant carriage house as an art studio at 161 Second Street, an R-4 Zone, ID 100.76-6-2. Applicant is Vasilios Neroulis, 161 Second Street, Troy, NY 12180. **Approved**
Use Variance

ZB2012-004 Use Variance to allow for a nonconforming use related to a proposal to convert a portion of a restaurant into 2 apartments at 630 Second Ave, a B-2 Zone ID 80.47.6-1. Applicant is Terry Fredericks, 31 Plant Road, Clifton Park NY 12065 **Denied**

ZB2012-005 Use Variance to allow for a nonconforming use related to a proposal to convert a portion of a restaurant into an apartment at 626 Second Ave, a B-2 Zone ID 80.47.6-17. Applicant is Anthony D'Adamo, 2390 Western Ave, Guilderland, NY 12084. **Tabled, applicant not present**

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