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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 August 6, 2013** in the 5th Floor Planning Department Hearing Room of The Hedley Building, to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy.

Use Variance

ZB2013-015 Use Variance to allow for a nonconforming use related to a proposal to construct a garage as a principle use on a vacant lot. Project location is 12 St Mary's Ave, an R-4 Zone, ID 101.69.19-12.2. Applicant is Donald Hopkins, 10 Oakwood Ave, Troy, NY 12180.

Major Area Variance

ZB2013-016 Major Area Variance to allow for a parking deficiency related to a proposal to construct a basement apartment. Project location is 142 President Street, an R-4 Zone, ID 90.62-4-3. Applicant is Estaban Garcia, 142 President Street, Troy, NY 12180.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Fifth floor Troy City Hall, 433 River Street, 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

STAFF REPORT ZB2013-015

APPLICANT: DON HOPKINS

PROJECT DESCRIPTION:

ZB2013-015 Use Variance to allow for a nonconforming use related to a proposal to construct a garage as a principle use on a vacant lot. Project location is 12 St Mary's Ave, an R-4 Zone, ID 101.69.19-12.2. Applicant is Donald Hopkins, 10 Oakwood Ave, Troy, NY 12180.

Per Section 285-55 of the Zoning Ordinance, the principle use garage is not listed as an allowed use. The applicant will require a USE VARIANCE to allow for a garage as a principle use on a lot.

REQUEST:

Use variance to allow for a garage as a principle structure

Use Variance

Authorization by the Z.B.A. that allows a specified use in a zone district including restricted locations on the lot or within the structure in which the specified use is not allowed by this ordinance. In order to qualify for a use variance, an appellant must provide evidence for the record that a legal hardship would occur in the absence of such use variance. The Z.B.A. shall not grant a use Variance unless the applicant provides conclusive evidence to prove:

1. That the land, property, structure or building in question cannot yield a reasonable economic return if used only for a purpose allowed in the zone; and
2. That the need for the variance was not caused by the applicant; and
3. That the use to be authorized by the variance shall not alter the essential character of the neighborhood, nor depreciate aesthetic or property values of the locality; and
4. That the plight of the owner is due to unique circumstances & not to the general conditions in the neighborhood, which may reflect the unreasonable uses of the zoning ordinance itself

APPROVALS NEEDED:

Use Variance to allow for the construction of a garage on a parcel as the principle use

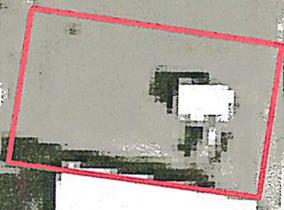
SEORA: Staff recommends that the Board find this proposal to be an UNLISTED action with sufficient information available upon which to make a determination that the project is not expected to cause significant environmental impact. No local agencies are involved and no State or Federal agencies are involved.

WASHINGTON ST

5TH AV

ST MARYS AV

ST JOSEPHS AV



STAFF REPORT ZB2013-016

APPLICANT: Estaban Garcia

PROJECT DESCRIPTION:

ZB2013-016 Major Area Variance to allow for a parking deficiency related to a proposal to construct a basement apartment. Project location is 142 President Street, an R-4 Zone, ID 90.62-4-3. Applicant is Estaban Garcia, 142 President Street, Troy, NY 12180.

Per Section 285-91 of the Zoning Ordinance, residential unit requires 1.5 spaces per existing unit and 2 spaces per newly created units. The applicant has 2 existing units and proposes an additional unit in the basement therefore the applicant will be required to provide 5 spaces. The applicant provides 3 spaces therefore is deficient 2 spaces. The applicant will require a Major Area Variance to allow for a parking deficiency of 2 spaces.

REQUEST:

Use variance to allow for a parking deficiency of 2 spaces

Major Area Variance

In order to have a project approved that requires that an Area Variance be granted by the Z.B.A. all applicants must prove "Practical Difficulty" as it applies to the project.

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the area variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider:

- (1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- (2) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (3) Whether the requested area variance is substantial;
- (4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- (5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.

Based on the information provided by the applicant there are no other zoning deficiencies or violations

APPROVALS NEEDED:

Use variance to allow for a parking deficiency of 2 spaces

SEQRA: Staff recommends that the Board find this proposal to be an UNLISTED action with sufficient information available upon which to make a determination that the project is not expected to cause significant environmental impact. No local agencies are involved and no State or Federal agencies are involved.



BOND ST

PRESIDENT ST

GEORGE ST

