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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 4, 2014** 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.

Major Area Variance

ZB2014-001 Major Area Variance to allow for a parking deficiency related to a proposal to rehabilitate a vacant structure into a 5 unit building at 200 9th Street, an R-3 Zone, ID101.31-9-18. Applicant is Galina German, 17 Myrtle Ave, Troy, NY 12180.

Use Variance

ZB2014-002 Use Variance to allow for the construct of storage units at 506 8th Street, an R-2 Zone, ID90.79-4-55. Applicant is Kurayan Khachadour, 30 Mellon Ave, Troy, NY 12180.

ZB2014-003 Use Variance to allow single room occupancy apartments on the second floor of a mixed use building at 664 Second Ave, a B-2 Zone, ID 80.48-1-6. Applicant is Dean Stebbins, 901 5th Ave, Troy, NY 12182.

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 ZB2013-001

APPLICANT: Galina German

PROJECT DESCRIPTION:

ZB2014-001 Major Area Variance to allow for a parking deficiency related to a proposal to rehabilitate a vacant structure into a 5 unit building at 200 9th Street, an R-3 Zone, ID101.31-9-18. Applicant is Galina German, 17 Myrtle Ave, Troy, NY 12180.

Per Section 285-91 of the Zoning Ordinance, a residential unit requires 2 spaces of off street parking. The applicant proposes to convert a single family home to a 5 family home, increasing the units by 4. The applicant requires an additional 8 spaces. The applicant proposes 0 spaces. The applicant requires a Major Area Variance for an 8 space off street parking deficiency.

REQUEST:

Major Area Variance to allow for deficient parking

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.

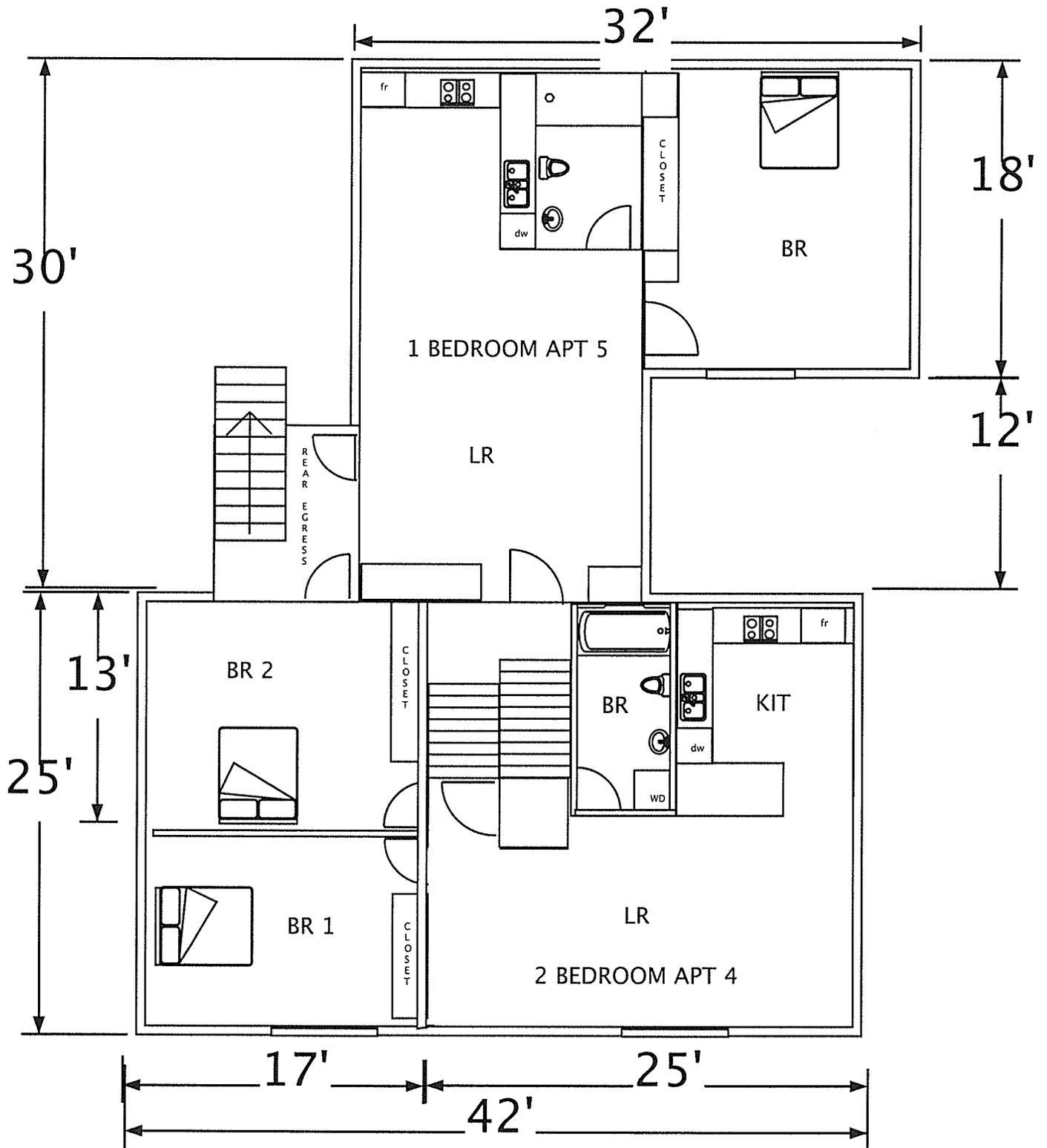
Based on the information provided by the applicant there are no other zoning deficiencies or violations.

APPROVALS NEEDED:

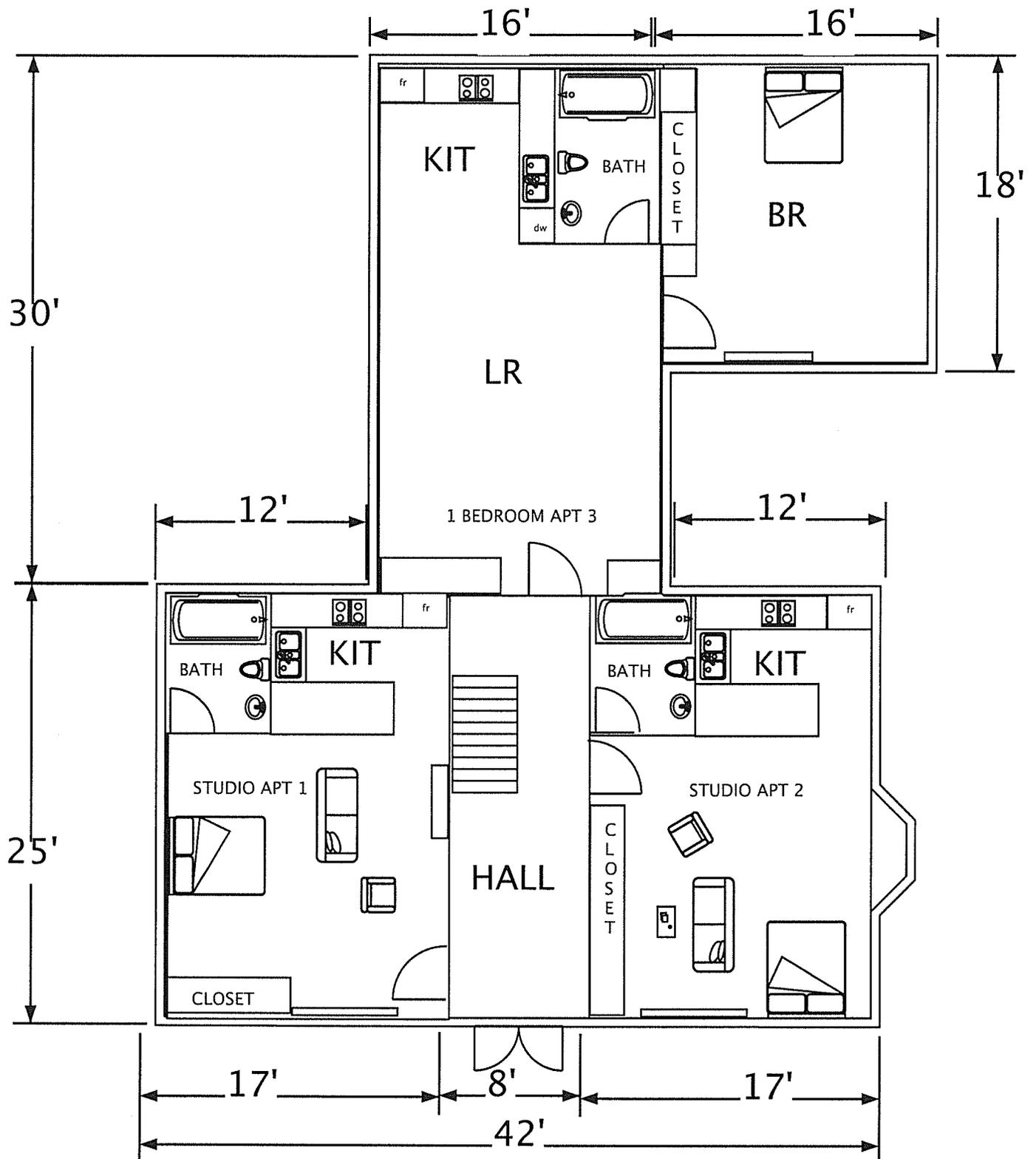
Major Area Variance to allow for an 8 space parking deficiency

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.

200 9TH STREET TROY NY
SECOND FLOOR



200 9th street Troy NY
FIRST FLOOR



330

328

90

324

217

222

326

215

218

322

213

216

320

211

289

316

209

287

314

207

285

312

203

283

310

201

214

308

197

200

306

195

281

304

198

284

282

280

200 9th Street

276

179

192

262

177

260

5

175

4

171

3

2

8TH ST

10TH ST

STAFF REPORT ZB2013-002

APPLICANT: Kurayan Khachadour

PROJECT DESCRIPTION:

ZB2014-002 Use Variance to allow for the construct of storage units at 506 8th Street, an R-2 Zone, ID90.79-4-55. Applicant is Kurayan Khachadour, 30 Mellon Ave, Troy, NY 12180.

Per Section 285-53 of the Zoning Ordinance the use *Storage Units* is not an allowed use in the R-2 Zone. The applicant proposes to construct 28 rental units on a vacant parcel in the R-2 Zone. The applicant will require a Use Variance to allow for a nonconforming use in the R-2 Zone.

REQUEST:

Use Variance to allow for a nonconforming use

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.

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

APPROVALS NEEDED:

Use Variance to allow for storage units in the R-2 Zone.

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.

Business Plan Proposal

506 8th Street, Troy N.Y. 12180

Khachadour S. Karayan & Vartan Karayan

December 29, 2013

Dear Sir or Madam,

My father and I are planning to open a Self-Storage business on a piece of property we purchased. The address is 506 8th street in Troy, located off Middleburgh St. This property is 7200 square feet of vacant land formerly a 2 family residence zoned residential. We ask that you please zone this property commercial so that we can construct this building in the summer of 2014.

After conducting research and analyzing the data that I found, we have come to the conclusion that there is a significant demand for storage units. We believe this would be a great opportunity to take advantage of by opening a self-storage business which will not only raise the property values around the business but also bring in a significant amount of tax revenue.

Business overview:

28 rental Units using 3,000sqft.

28 unit kit cost: \$25,000

Estimated construction cost: \$10-15,000

- Concrete Slab
- Blacktop

- Fencing
- Constructing storage unit kits
- Surveillance Camera's

Total Estimated cost: \$40,000.00

- Estimated Monthly Income: \$2,500 w/no vacant units.
- Estimated Monthly Income: \$1,250.00 w/50% vacancy.

5x10 unit price: \$75/mo

10x15 unit price: \$100/mo

- Property is located off of Middleburgh Street; address is 506 8th street in Troy. Formerly a 2 family dwelling.
- Property size: 60ft by 120ft approximately 7200 sqft.
- 12- 5x10 units
- 16- 10x15 units

Duro Steel 30x100x8.5 Metal Building Kits Direct Mini Retail Self Storage Units

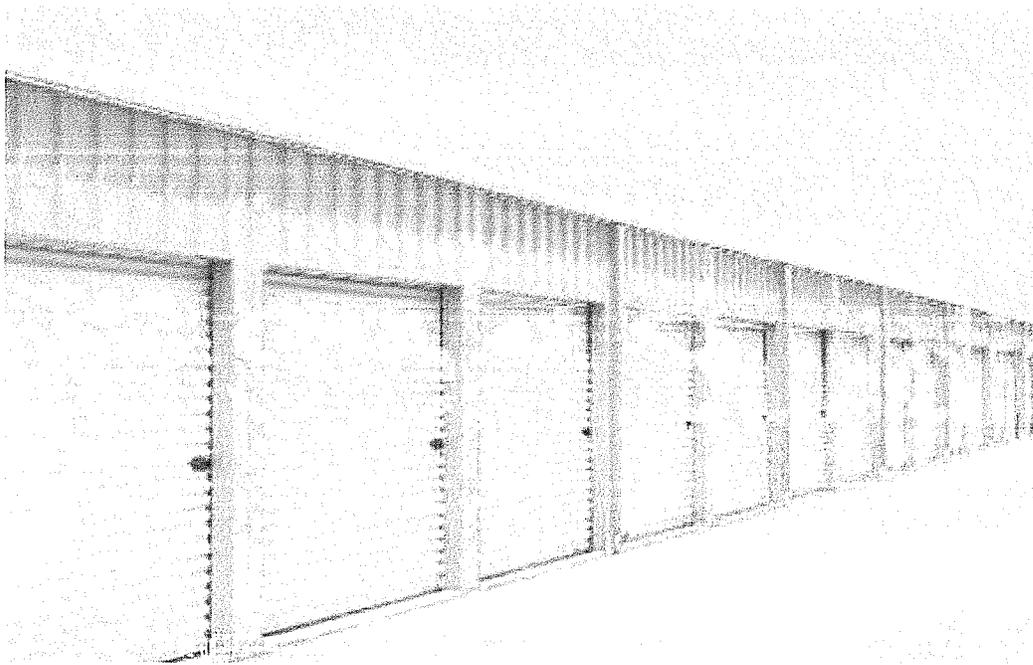
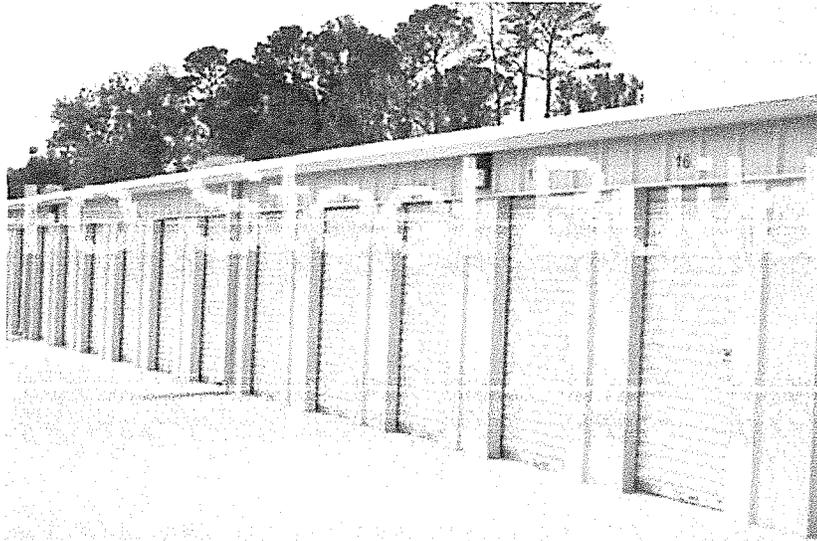
- IBC / UBC / SBC / BOCA
- 115 MPH Wind Load
- 30 Lb Live Load
- 42.9 Lb Snow Load
- Seismic Coefficient .25
- Seismic Zone B
- Collateral Load 1
- Exposure C

- Clear Span

Building warranty lifetime structural, 30 Year on colored coating. 25 Year Galvalume Coating

- | | |
|---|---|
| <ul style="list-style-type: none"> • Solid I-Beam Construction • 100% Solid Red Iron • Full Frame on Door Openings • 26 Ga. 80,000 PSI Sheeting • Welded Clips • Steel Base Angle & Trim • Color-Coated Fasteners • Construction Drawings | <ul style="list-style-type: none"> • Engineered Drawings • Permit Drawings • Roof Sealant • Oversized Fasteners • Self Drilling and Self Tapping Screws • Primed Frames • Pre-Cut • Pre-Drilled |
|---|---|

- (12) 5' Wide x 10' Deep Compartments
- (12) 3' x 7' Framed Openings
(12) 3' Wide by 7' Tall Roll up Doors
- (16) 10' Wide x 15' Deep Compartments
- (16) 8' x 7' Framed Openings
(16) 8' Wide by 7' Tall Roll up Doors
- Red Iron I-beam construction
- All parts are pre-cut, drilled, stamped & labeled
- Parts are numbered for easy assembly
- Pre-Welded Factory Clips
- AZ 55 Galvalume Plus® PBR roof panels
- 26 gauge, 80,000 psi yield
- Siliconized polyester baked on enamel finish
- Choice of Color on Walls & Trim
- Base Trim
- 25 year warranty



STAFF REPORT ZB2013-003

APPLICANT: Dean Stebbins

PROJECT DESCRIPTION:

ZB2014-003 Use Variance to allow single room occupancy apartments (transient motel) on the second floor of a mixed use building at 664 Second Ave, a B-2 Zone, ID 80.48-1-6. Applicant is Dean Stebbins, 901 5th Ave, Troy, NY 12182.

Per Section 285-59 of the Zoning Ordinance the use *transient motel* is not an allowed use in the B-2 Zone. The applicant proposes to occupy the second floor of an existing building with single room occupancy use (transient motel) in the B-2 Zone. The applicant will require a Use Variance to allow for a nonconforming use in the B-2 Zone.

REQUEST:

Use Variance to allow for a nonconforming use

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.

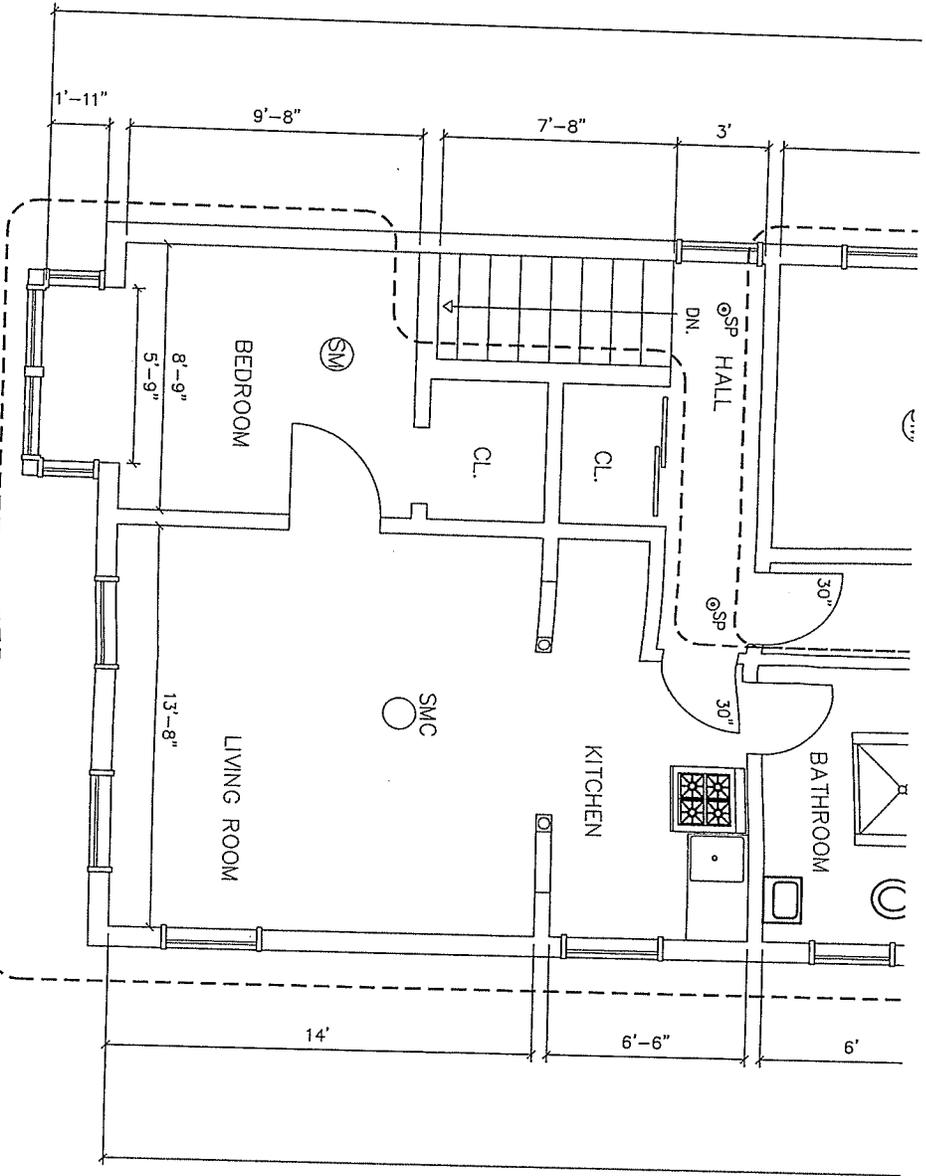
Based on the information provided by the applicant there are no other zoning deficiencies or violations.

APPROVALS NEEDED:

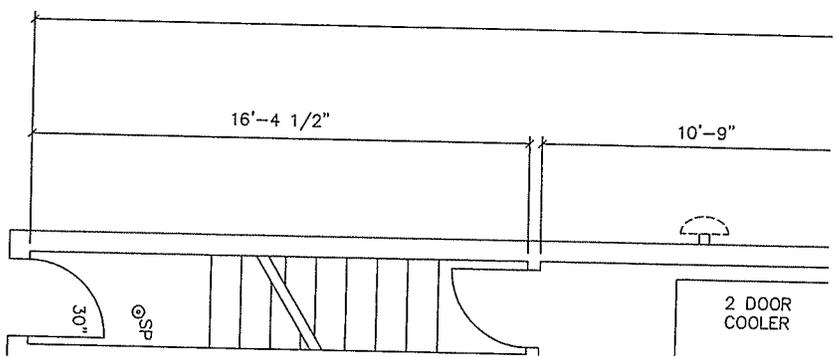
Use Variance to allow for transient motel in the B-2 Zone.

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.

NOTE:
INTERCONNECTED SMOKE AND
CARBON DETECTORS



2 SECOND FLOOR PLAN
1/4"=1'-0"



1 FIRST FLOOR
1/4"=1'-0"

