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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 **October 7, 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.

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.

Major Area Variance

ZB2014-022 Major Area Variance to allow for a parking deficiency related to a proposal to convert a single family home into a two family home at 216 9th Street, an HCD Zone, ID 101.31-9-23. Applicant is Walter Urzan, 288.5 Tenth Street, Troy, NY 12180. **Approved**

Minor Area Variance

ZB2014-025 Minor Area Variance to allow for a side setback deficiency related to a proposal to construct a storage overhang at 1721 Tibbits Ave, an R-1 Zone, ID 101.73-3-15.2. Applicant is Douglas Billingham, 1721 Tibbits Ave, Troy, NY 12180 **Approved with stipulations requiring a gutter at the rear of the structure.**

Use Variance

ZB2014-024 Use Variance to allow for a nonconforming use related to a proposal to occupy a former restaurant as a tattoo parlor at 2801 Sixth Ave, a B-5 Zone, ID 90.78-1-5. Applicant is Scott Sawyer, 24 Lindeman Way, Poestenkill, NY 12140. **Approved**

ZB2014-026 Use variance to allow for a nonconforming use that exceeds density requirements related to a proposal to construct residential units below the second floor line in the Central Business District at 21 First Street, a B-4 Zone, ID100.604-2. Applicant is YWCA, 21 First Street, Troy, NY 12180. **Approved.**

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