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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. February 3, 2015** 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.

Use Variance

ZB2015-001 Use Variance and Special Use Permit to allow for a non-conforming use related to a proposal to reestablish an automobile service and sales business at 424 Fifth Ave, a B-2 Zone, ID80.71-9-1. Applicant is Camile Rezek, 1609 Tibbitts Ave, Troy, NY 12180. **Applicant not present, Withdrawn at request of the chair.**

ZB2015-002 Use Variance to allow for a nonconforming use related to a proposal to convert a commercial unit into a ground level residential unit at 2645 5th Ave, a B-5 Zone, ID 101.23-2-7. Applicant is Trip, 415 River Street, Troy, NY 12180. **Applicant not present, Withdrawn at request of the chair.**

Major Area Variance

ZB2015-003 Major Area Variance to allow for excessive lot coverage related to a proposal to construct a rear overhang at 162 Third Street, an R-5 Zone, ID 101.69-8-1. Applicant is Chwon Tzu Ju, 162 3rd Street, Troy, NY 12180. **Applicant not present, Withdrawn at request of the chair.**

Interpretation

Interpretation regarding a request for Major Area Variance to allow for a lot coverage deficiency related to a proposal to construct a rear patio at 104 3rd Street (The Ruck) a B-4 Zone ID101.61-6-20. Applicant is Dave Gardell, 104 3rd Street, Troy, NY 12180. **Adopted facts and findings to support the city decision to require a variance. Rehear request for variance on next agenda.**

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

Catherine Conroy, Chairperson

Andrew Petersen, Executive Secretary