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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. April 7, 2015** in the 5<sup>th</sup> 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. breweekdays. Any persons having any interest in the above listed matters will be heard at said time and place.**

**Use Variance**

**ZB2015-003** Use Variance to allow for nonconforming uses related to a proposal to occupy a vacant parcel with an auto storage and towing business at 520 5<sup>th</sup> Ave, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, 801 River Street, Troy, NY 12180. **Accepted facts and findings, denied request for variance.**

**Major Area Variance**

**ZB2015-004** Major Area Variance to allow for a parking deficiency related to a proposal to reconvert a single family home into a 2 family home at 2340 17<sup>th</sup> Street, an R-3 Zone, ID 101.32-7-20. Applicant is Miak Yaghash, 2340 17<sup>th</sup> Street Troy, NY 12180 **Approved**

**ZB2015-005** Major Area Variance to allow for excessive signage and deficiency in parking related to a proposal to construct a free standing Rite Aid Pharmacy at 75-81 Vandenburg Ave (Hudson Valley Plaza), a B-3 Zone, ID 123-21-1.23.1. Applicant is Nobis Engineering, 18 Chenell Drive, Concord, NH 03301. **Removed request for parking variance, approved variance related to excessive signage**

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