



Jay Vandenburg
Chairperson
Phone (518) 279-7168
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William Dunne
Commissioner
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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 June 4, 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.

Major Area Variance

ZB2013- 009 Major Area Variance to allow for the conversion of a single family home to a 2 family home located at 348 9th Street, an R-2 Zone, ID 90.79-5-49. Applicant is David Kellog, 348 9th Street, Troy, NY 12182. **Approved**

ZB2013-010 Major Area Variance to allow for the conversion of a 2 family home into a 3 family home located at 37 Desson Ave, an R-1 Zone, ID112.59-2-6. Applicant is Stacy Schafer, 18 Taborton Road, West Sand Lake, NY 12153. **Denied**

ZB2013-011 Major Area Variance to allow for the conversion of a carriage house into an apartment located at 132 3rd Street, a B-4 Zone, ID101.61-11-32. Applicant is Jaqueline Kello, 132 3rd Street, Troy, NY 12180 **Removed**

ZB2013-012 Major Area Variance to allow for the conversion of a single family home to a 2 family home located at 1645 Tibbits Ave, an R-1 Zone, ID 101.72-4-13. Applicant is Ruth Morgan, 206 Drummond Road, Deland Florida, 32724. **Approved**

ZB2013-008 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant building as an adult establishment. Project location is 520 5th Ave, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, 9 Douw Street, Troy, NY 12180. **PENDING**

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



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June 5, 2013

David Kellog
348 9th Street
Troy, NY 12182

ZB2013- 009 Major Area Variance to allow for the conversion of a single family home to a 2 family home located at 348 9th Street, an R-2 Zone, ID 90.79-5-49. Applicant is David Kellog, 348 9th Street, Troy, NY 12182. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held June 4, 2013 the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **Approved** the following:

Major Area Variance to allow for conversion of a single family to a two family.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Petersen".

Andrew Petersen
Executive Secretary
Zoning Board of Appeals



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June 5, 2013

Ruth Morgan
206 Drummond Road
Deland, FL 32724

ZB2013-012 Major Area Variance to allow for the conversion of a single family home to a 2 family home located at 1645 Tibbits Ave, an R-1 Zone, ID 101.72-4-13. Applicant is Ruth Morgan, 206 Drummond Road, Deland Florida, 32724. **Approved**

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Should you have any questions relevant to this matter, please contact me at your earliest convenience.

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Andrew Petersen
Executive Secretary
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Stacy Schafer
18 Taborton Road
West Sand Lake, NY 12153

ZB2013-010 Major Area Variance to allow for the conversion of a 2 family home into a 3 family home located at 37 Desson Ave, an R-1 Zone, ID112.59-2-6. Applicant is Stacy Schafer, 18 Taborton Road, West Sand Lake, NY 12153. **Denied**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held June 4, 2013 the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to **Deny** the following:

Major Area Variance to allow for conversion of a two family home to a three family home.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Petersen". The signature is fluid and cursive, with a large, sweeping "A" at the beginning.

Andrew Petersen
Executive Secretary
Zoning Board of Appeals