



**Jay Vandenburg**  
Chairperson  
Phone (518) 279-7168  
Fax (518) 270-4642

**William Dunne**  
Commissioner  
Phone (518) 279-7166  
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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 **July 1, 2014** 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. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.**

**ZB2014-015** Major Area Variance to allow for a parking deficiency and lot size related to a proposal to construct an additional 3 units on an existing single family home. Project location is 2152 12<sup>th</sup> Street, an R-3 Zone, ID 101.47-4-11. Applicant is Tony Trimarchi, 317 Tarquay Blvd, Albany, NY 12203. **Tabled**

**ZB2014-017** Major Area Variance to allow for a lot coverage deficiency related to a proposal to construct a rear patio at 104 3<sup>rd</sup> Street (The Ruck) a B-4 Zone ID101.61-6-20. Applicant is Dave Gardell, 104 3<sup>rd</sup> Street, Troy, NY 12180 **Denied**

**ZB2014-016** Use Variance to allow for the expansion of a nonconforming use related to a proposal to convert a 3 unit building into a 4 unit medium density building located at 541 3<sup>rd</sup> Ave, an R-1 Zone, ID80.55-6-10. Applicant is Simon Balint, 493 6<sup>th</sup> Ave, Troy NY 12182. **Removed**

**ZB2014-018** Use Variance to allow for 2 primary structures on a single parcel related to a proposal to convert a carriage house to an apartment at 30 South Lake Ave, an R-2 Zone, ID 101.35-2-16. Applicant is Ken Sherman, 30 South Lake Ave, Troy, NY 12180. **Approved**

**ZB2014-019** Minor Area Variance to allow for a setback deficiency related to a proposal to construct a swimming pool at 716 4<sup>th</sup> Ave, an R-2 Zone, ID 80-40-9-21. Applicant is Denee Zeigler, 716 Fourth Ave, Troy, NY 12182. **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



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July 2, 2014

Ken Sherman  
30 South Lake Ave  
Troy, NY 12180

**ZB2014-018** Use Variance to allow for 2 primary structures on a single parcel related to a proposal to convert a carriage house to an apartment at 30 South Lake Ave, an R-2 Zone, ID 101.35-2-16. Applicant is Ken Sherman, 30 South Lake Ave, Troy, NY 12180. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held July 1, 2014 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 **Approve** the following:

**Use Variance** to allow for two primary structures on a single parcel.

Sincerely,

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

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement



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July 2, 2014

Denee Zeigler  
716 4<sup>th</sup> Ave  
Troy, NY 12180

**ZB2014-019** Minor Area Variance to allow for a setback deficiency related to a proposal to construct a swimming pool at 716 4<sup>th</sup> Ave, an R-2 Zone, ID 80-40-9-21. Applicant is Denee Zeigler, 716 Fourth Ave, Troy, NY 12182. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held July 1, 2014 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 **Approve** the following:

**Minor Area Variance** to allow for a setback deficiency.

Sincerely,

A handwritten signature in black ink, appearing to be "APetersen", written over a white background.

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement