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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. August 4, 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.

Major Area Variance

ZB2015-026 Major Area variance to allow for a side setback related to a proposal to construct an attached utility panel to the rear of an existing structure located at 9 112th Street, a B-2 Zone, ID80.63-6-10. Applicant is Stewarts Shops, PO Box 435 Saratoga, New York 12866. **Approved**

ZB2015-027 Major Area Variance to allow for a front lot line deficiency related to a proposal to subdivide a parcel of land for the purpose of constructing a single family home at 156 Gillette Ave, an R-1 Zone, ID 112.79-3-11. Applicant is Mark Danskin, PO Box 72, Troy, NY 12181 **Approved**

ZB2015-028 Major Area Variance to allow for 2 principle structures on a single lot related to a proposal to convert a carriage house into a restaurant. Project location is 22 2nd Street, a B-4 Zone, ID101.53-8-17. Applicant is Vic Christopher, 12 Second Street Troy, NY 12180 **Approved**

Use Variance

ZB2015-023 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant parcel with a used car lot at 520 5th Ave, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, 801 River Street, Troy, NY 12180. **Denied**

ZB2015-025 Use Variance to allow for a nonconforming use related to a proposal to occupy a residential unit as a bed and breakfast with a parking deficiency at 803 First Ave, an R-1 Zone, ID 80.24-6-6. Applicant is Branda Miller, 803 1st 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

Catherine Conroy, Chairperson

Andrew Petersen, Executive Secretary