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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. September 13, 2016** 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.

ZB2016-018 Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to convert a 3 unit building into a 4 unit building at 141 6th Ave, an R-2 Zone, 90.39-5-15. Applicant is Albert Mgrace, 18 Crestwood Lane, Troy, NY 12180. **Tabled**

ZB2016-019 Major Area Variance to allow for a parking deficiency related to a proposal to occupy a vacant bakery as a restaurant and retail space at 216-226 4th Street, a B-5 Zone, ID 101.69-11-2. Applicant is Neil Palone, 16 Second Street, Troy, NY 12180. **Approved**

ZB2016-022 Use Variance to allow for a nonconforming use related to a proposal to occupy a portion of an existing auto sales lot as an auto storage lot at 325 2nd Ave, a B-2 Zone, ID80.78-1-7. Applicant is Dale Sousis, 417 7th Ave, Troy, NY 12182. **Approved**

ZB2016-024 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant commercial space with a tattoo parlor at 80 Division Street, an R-4 Zone, ID 101.69-8-5. Applicant is Nick Reinert, 80 Division Street, Troy, NY 12180. **Approved**

ZB2016-025 Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to convert a ground level storefront into a residential unit at 83 5th Ave, a B-2 Zone, ID 90.46-2-4. Applicant is Hamid Mohammad, 83 5th Ave, Troy, NY 12182. **Approved**

ZB2016-026 Major Area Variance to allow for a setback deficiency related to a proposal to construct a carport, at 39 1st Street, a B-4 Zone, ID 100.60-4-5. Applicant is Robert Hirsh, 39 1st Street, Troy, NY 12180 **Approved**

ZB2016-027 Major Area Variance to allow for a parking deficiency related to a proposal to convert a residential unit into a bed and breakfast at 669 2nd Ave, an R-4 Zone, ID 80.39-4-10. Applicant is Charles Daubner, 669 2nd Ave, Troy, NY 12182. **Approved**

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

Catherine Conroy, Chairperson

Andrew Petersen, Executive Secretary