



Board of Zoning Appeals Public Workshop

Date: Wednesday, April 14, 2021

Location: Teleconference and Videoconference via Zoom (Instructions Listed Below)

Time: 6:00 PM

WORKSHOP AGENDA

1. Public Workshop discussing cases for the upcoming April 28, 2021 Public Meeting (subject to revision)
2. Open Discussion
3. Adjourn

How to join the Workshop using Zoom

1. Register in advance for this webinar through this link:
https://us02web.zoom.us/webinar/register/WN_yxWLzflTQhWpbsKiUOCWJQ
2. After registering, you will receive a confirmation email containing information about joining the webinar.

How to call into the Workshop:

1. Dial one of the phone numbers listed below:

United States:

+1 929 205 6099 +1 346 248 7799
+1 312 626 6799 +1 669 900 6833
+1 301 715 8592 +1 253 215 8782

International Numbers Available

<https://zoom.us/j/9171271271>

2. Enter Webinar ID
874 0815 9417

Board of Zoning Appeals Public Workshops, Meetings and Hearings are being held pursuant to Governor Cuomo's executive order 202.1 and Mayor Sheehan's emergency order 315-1b. Zoom is a digital platform that may require you to have certain capabilities, for more information please visit: <https://support.zoom.us/hc/en-us/articles/204003179-System-Requirements-for-Zoom-Rooms>

Board of Zoning Appeals Public Meeting

Date: Wednesday, April 28, 2021

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Time: 6:00PM

No New Business

Pending Business Agenda

Project #00400

Application(s)	AV# 0065; AV#0066; AV# 0067; INT# 005; INT# 006; INT# 007
Property Address	41 South Pine Avenue
Applicant	William Stanley
Representing Agent	Dan Hershberg
Zoning District	Residential, Two-Family (R-2)
Proposal	Propose to demolish and rebuild replacement porch of lower portion of columns with masonry supports and relocating steps from left offset to center offset.
Requests	Area Variances <ul style="list-style-type: none">• §375-4(G)(4)(a) – To allow the use of the use of masonry elements instead of the original material of wood.• §375-4(G)(4)(d)(i) – To allow the reconstruction of the porch in a style that deviates from original construction design. Interpretations relating to decision by the Chief Planning Official to deny permit based on applicability of regulations <ul style="list-style-type: none">• §375-4(G)(4)(a) – To request the BZA interpret applicability.• §375-4(G)(4)(d)(i) – To request the BZA interpret applicability.

Project #00372

Application(s)	AV# 0059
Property Address	1415 Washington Avenue
Applicant	1415 Washington Property LLC
Representing Agent	Dan Hershberg
Zoning District	Mixed-Use, Community Urban (MU-CU)
Proposal	Demolition of +/- 66,237 square foot hotel and the construction of +/- 414,580 square foot student dormitory with 240 dwelling units and a parking garage with +/- 207 automobile parking spaces.
Requests	Area Variance - 375-4(A)(3)(b)(i) – to allow a 107-foot front setback where 10 feet is the maximum permitted.

Project #00371

Application(s)	AV# 0060
Property Address	255-271 Clinton Avenue
Applicant	Home Leasing
Representing Agent	Dan Hershberg, Hershberg & Hershberg
Zoning District	Mixed-Use, Neighborhood Edge (MU-NE)
Proposal	Construction of a parking lot with +/-38 parking spaces.
Requests	Area Variance - 375-4(E)(2)(b) - to allow +/- 33 parking spaces where 3 parking spaces is the maximum permitted.

NC # 0001

Application(s)	NC# 0001
Property Address	36 Judson Street
Applicant	Hon. Jahmel Robinson, Common Council Representative, 5 th Ward
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Proposal	Board of Zoning Appeals review of a nuisance complaint.
Requests	Board of Zoning Appeals Review – of a December 12 th , 2019 complaint of Nuisance at 36 Judson Street to determine whether 36 Judson Street is a nuisance property.