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Board of Zoning Appeals Public Workshop and Hearing

Date: Wednesday, January 12, 2022

Location: Zoom Webinar; YouTube Livestream

Time: 6:00PM

Public Workshop & Public Hearing Agenda

Project #00450

Application(s)	AV #0097, AV #0098, AV #0099
Property Address	276 Central Avenue
Applicant	North American Islamic Trust
Zoning District	Mixed-Use, Form-Based Central Avenue (MU-FC)
Proposal	1) Demolition and reconstruction of the existing front area of the building. 2) Extending the prayer hall, adding a water/RPZ room to first floor, adding a mechanical room to the second floor, and adding an elevator and additional exit staircase.
Requests	Area Variance – §375-407(4)(a) - to allow for the existing building materials to be changed and replaced. Area Variance - §375-407(4)(g) - to allow for the existing window and door arrangements to be changed and replaced. Area Variance - §375-407(4)(f) - to allow for the existing roof form to be changed and replaced. Consent to Lead Agency Declaration - the project will undergo Demolition Review by the Planning Board, during which they will declare Lead Agency under SEQRA.

Public Hearing Agenda

Project #00451

Application(s)	INT #009
Property Address	82 Euclid Avenue
Applicant	Jeffrey L. Zimring
Zoning District	Residential, Single-Family, Low Density (R-1L)
Proposal	Construction of a retaining wall that exceeds four feet in height forward of the front wall plane of the building.
Requests	Interpretation of the term 'grade' and §375-406(8)(b)(i)(A) as applies to retaining walls. As per the USDO, definition of 'GRADE, FINISHED' is a natural surface of the ground, or surface of the ground after completion of any change in contour, abutting building or premises.

As per the USDO Dimensional Standards, walls and fences may be located in any front yard or exterior side yard facing a street, provided that they are no more than four feet in height and no more than 60% opaque.

Project #00435

Application(s)	AV #0096
Property Address	185 Henry Johnson Boulevard
Applicant	Roy's Caribbean Restaurant
Zoning District	Mixed Use, Community Urban (MU-CU)
Proposal	3 off-street parking spaces and 4 on-street parking spaces. (As per the USDO, 26 total parking spaces are required, after shared parking and proximity to transit reductions. Based on the proposed uses and provided parking/parking reductions, the project still requires 19 additional spaces to meet the standards of § 375-405(2)(a))
Requests	Area Variance - § 375-405(2)(1)(a) – Required off-street parking. <i>Minimum required parking. In all zoning districts, off-street parking shall be provided in accordance with Table 375.405.1, Minimum Required Off-Street Parking, as adjusted by other provisions of this USDO.</i>

Project #00424

Application(s)	AV #0079, AV #0092, AV #0093
Property Address	1053 Broadway
Applicant	Druthers Brewing Company II, Inc.
Zoning District	Mixed-Use, Form-Based Warehouse (MU-FW)
Proposal	Construction of a 13-foot wide, 110 foot long deck in the public right-of-way.
Requests	Rehearing of Area Variance – §375-402(1)(c)(vii)(G)(4) – to allow a front deck to extend into the right-of-way or any easement in a Mixed-Use; Form-Based zoning district. Area Variance - §375-402(2)(c)/Table 375-402.1- to allow for the construction of a front porch, which is not permitted under the Mixed-Use Core frontage standards. Area Variance - §375-402(2)(c)/Table 375-402.1- to allow for the porch to extend past the front build-to zone under the Mixed-Use Core frontage standards.

Project #00414

Application(s)	Project #00414
Property Address	875 New Scotland Avenue
Applicant	Stewart's Shops
Zoning District	Mixed-Use, Neighborhood Edge (MU-NE)

Proposal Modification of an existing Use Variance.

Requests To modify the existing Use Variance to allow Stewart's to expand their hours from 6am-10pm to 5am-11pm.