

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

MAYOR: KATHY M. SHEEHAN

COMMISSIONER: CHRISTOPHER P. SPENCER

CONTACT: Lauren Alpert
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Board of Zoning Appeals Public Meeting

Date: Wednesday, February 27, 2019

Location: 200 Henry Johnson Blvd | 2nd Floor Community Room

Time: 6:00 PM

AGENDA

PROJECT # 00261

Application(s)	AV 0039
Property Address	33 Arthur Drive
Applicant	Richard Barber and Margaret Barrows
Zoning District	R-1M (Single-Family, Medium Density)
Proposal	Area Variance - §375-5(E)(21)
Request	Area Variance to allow for the installation of +/- 184 feet of six (6)-foot fencing, +/- 108 feet of which will be located within the exterior side yard area. Fences located within required front or exterior side yards may not exceed four (4) feet in height or be more than 60% opaque (§375-4(F)(8)(b)(i)(A) of the USDO).

PROJECT # 00270

Application(s)	AV 0040
Property Address	572 Park Avenue
Applicant	Alena and John Rodick
Zoning District	R-T (Residential, Townhouse)
Proposal	Area Variance - §375-5(E)(21)
Request	Area Variance to allow for the installation of a porch and steps that do not meet the standards of §375-4(G)(4)(d)(ii) of the USDO. §375-4(G)(4)(d)(ii) of the USDO requires that if a structure's original style included a porch that is no longer present, such porch should be replaced and matched to the original style as noted in the Section 375-4(G)(4)(d) to the maximum extent practicable.

PENDING BUSINESS

PROJECT # 00246

Application(s)	AV 0037
Property Address	341 Madison Avenue
Applicant	Michael Harrington
Representing Agent	N/A
Zoning District	R-T (Residential, Townhouse)
Proposal	Conversion of a two-family townhouse to a three-family townhouse. A conversion is permitted with approval of a conditional use permit, provided that at least one unit has a minimum size of at least 1,000 sq. ft. and each unit occupies at least 80 percent of a single floor plane.
Request	Area Variance (375-2(C)(5)) to the requirement that a unit has to occupy at least 80 percent of a single floor plane to occupy +/-52 percent of a single floor plane.

PROJECT # 00252

Application(s)	AV 0038
Property Address	89 (AKA 95) Central Avenue
Applicant	Legal Aid Society of New York
Representing Agent	Lillian M. Moy, Executive Director, Legal Aid Society of New York
Zoning District	MU-FC (Mixed Use Form-Based Central Avenue)
Proposal	Installation of a sign
Request	Area Variance (375-4(I)(5)(a)(i)) from the maximum wall sign from 24 square foot to a +/- 35 square foot wall sign.