

# 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  
bza@albanyny.gov

## Board of Zoning Appeals Workshop

**Date:** Wednesday, February 13, 2019

**Location:** 200 Henry Johnson Blvd | 1st Floor Planning Conf. Room

**Time:** 6:00 PM

### WORKSHOP AGENDA

1. Discussion regarding cases for the **February 27, 2019** public meeting (subject to revision).
2. Open Discussion and Pending Business.
3. Adjourn.

---

**Enclosure:** Draft Agenda for upcoming February 27, 2019 public meeting.

## 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)	<b>AV 0039</b>
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	<b>Area Variance</b> 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)	<b>AV 0040</b>
Property Address	572 Park Avenue
Applicant	Alena and John Rodick
Zoning District	R-T (Residential, Townhouse)
Proposal	Area Variance - §375-5(E)(21)
Request	<b>Area Variance</b> 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)	<b>AV 0037</b>
Property Address	341 Madison Avenue
Applicant	Michael Harrington
Representing Agent	N/A

<b>Zoning District</b>	R-T (Residential, Townhouse)
<b>Proposal</b>	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.
<b>Request</b>	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**

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