



## Board of Zoning Appeals Public Meeting

**Date:** Wednesday, March 27, 2019

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

**Time:** 6:00 PM

## PENDING BUSINESS

### PROJECT # 00246

<b>Application(s)</b>	<b>AV #0037</b>
<b>Property Address</b>	341 Madison Avenue
<b>Applicant</b>	Michael Harrington
<b>Representing Agent</b>	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>	<b>Area Variance</b> (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>	<b>Area Variance</b> (375-4(I)(5)(a)(i)) from the maximum wall sign from 24 square foot to a +/- 35 square foot wall sign.

**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).

**NEW BUSINESS**

**PROJECT # 00275**

Application(s)	<b>AV #0042</b>
Property Address	301 Orange Street
Applicant	Habitat for Humanity Capital District
Representing Agent	Fred Darguste
Zoning District	R-T (Residential, Townhouse)
Proposal	Area Variance - §375-5(E)(21)
Request	<b>Area Variance</b> to allow for a six (6)-foot side setback, where the maximum permitted side setback is 3.5 feet.

**PROJECT # 00276**

Application(s)	<b>AV #0043</b>
Property Address	288 Orange Street
Applicant	Habitat for Humanity Capital District
Representing Agent	Fred Darguste
Zoning District	R-T (Residential, Townhouse)
Proposal	Area Variance - §375-5(E)(21)
Request	<b>Area Variance</b> to allow for a six (6)-foot side setback, where the maximum permitted side setback is 3.5 feet.

**PROJECT # 00264**

Application(s)	<b>AV #0041</b>
Property Address	950, 960, 964 Central Avenue
Applicant	BBL Construction Services, Inc.
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-CH (Mixed-Use, Community Highway)
Proposal	Area Variance - §375-5(E)(21)
Request	<b>Area Variance</b> to allow for a 136-foot front setback, where the maximum permitted front setback is 100 feet.

**PROJECT # 00238**

Application(s)	<b>AV #0044</b>
Property Address	563 New Scotland Avenue
Applicant	Jankow Companies
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-NC (Mixed-Use, Neighborhood Center) & R-M (Residential, Multi-Family)
Proposal	Area Variance - §375-5(E)(21)
Request	<b>Area Variance</b> to allow for the construction of a five (5)-story mixed-use building, where the maximum permitted height for principal buildings is 4.5 stories with a low impact development incentive.