

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

MAYOR: KATHY M. SHEEHAN

COMMISSIONER: CHRISTOPHER P. SPENCER

CONTACT: Zach Powell
bza@albanyny.gov

Board of Zoning Appeals Workshop

Date: Wednesday, March 13, 2019

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

Time: 6:00 PM

WORKSHOP AGENDA

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

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

Board of Zoning Appeals Public Meeting

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

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

Time: 6:00 PM

AGENDA

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.

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.

NEW BUSINESS

PROJECT # 00275

Application(s)	AV #0042
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	Area Variance to allow for a six (6)-foot side setback, where the maximum permitted site setback is 3.5 feet.

PROJECT # 00276

Application(s)	AV #0043
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	Area Variance to allow for a six (6)-foot side setback, where the maximum permitted site setback is 3.5 feet.

PROJECT # 00264

Application(s)	AV #0041
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	Area Variance to allow for a 136-foot front setback, where the maximum permitted front setback is 100 feet.

PROJECT # 00238

Application(s)	AV #0044
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	Area Variance 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.