



Meeting Cancelled Due to Lack of Quorum

Board of Zoning Appeals Public Hearing

Date: Wednesday, April 24, 2019

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

Time: 6:00 PM

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 # 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.

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 side 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 side setback is 3.5 feet.

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 # 00277

Application(s)	AV #0045
Property Address	31 New Karner Road
Applicant	Stewart's Shops
Representing Agent	Tyler Fronte
Zoning District	I-1 (Light Industrial)
Proposal	Area Variance - §375-5(E)(21)
Request	Area Variance to allow for a 166-foot front setback, where the maximum permitted front setback is 50 feet and for the installation of a 79 square foot freestanding sign, where the maximum permitted size of freestanding signage is 64 square feet.