



Board of Zoning Appeals Public Hearing

Date: Wednesday, May 8, 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. Area Variance to allow for the installation of a 79 square foot freestanding sign, where the maximum permitted size of freestanding signage is 64 square feet. Area Variance to allow for 72% impervious lot coverage, where the maximum permitted impervious lot coverage in the PB-O is 50%.

PROJECT # 00256

Application(s)	AV #0046
Property Address	86 Dana Avenue
Applicant	Ron Stein
Representing Agent	Madison Park Management
Zoning District	R-M (Multi-Family)
Proposal	Area Variance - §375-5(E)(21)
Request	Area Variance to allow for a 10-foot rear setback, where the minimum required setback in an R-M district is 15 feet.