

# 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 Public Hearing

Date: **Wednesday, June 26, 2019**

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

Time: 6:00 PM

Members Present: Berkley, Cummings, Daley, Peoples\*, White

\*Brittany Peoples arrived after the vote on 1 Homestead Street

### NEW BUSINESS

- SEQRA – Allow City of Albany Planning Board to act as Lead Agency for 1 Homestead Street: 4-0-0

#### PROJECT # 00289

Application(s)	<b>AV #0045</b>
Property Address	25 Home Avenue
Applicant	Maureen Conroy
Zoning District	R-1M (Residential, Medium-Density)
Proposal	Installation of a 48 square foot enclosed porch.
Request	<b>Area Variance</b> (375-4(G)(4)(d)(i)) and (375-4(G)(4)(d)(ii)) to the requirement that porches shall be retained or replaced and matched in their original style with appropriate supports, balusters, railings, and framed latticework to the maximum extent practicable.
Area Variance- Defer	<b>No Action</b>

#### PROJECT # 00290

Application(s)	<b>AV #0046</b>
Property Address	133 Kenosha Street
Applicant	Connie and John Tully
Zoning District	R-2 (Two-Family)
Proposal	Installation of 21 feet of six-foot fencing that is more than 60 percent opaque.
Request	<b>Area Variance</b> (375-4(F)(8)(b)(i)(A)) from the requirement that fences constructed in any front yard or exterior side yard facing a street must not exceed four feet in height and 60 percent opacity.
Area Variance- Defer	<b>No Action</b>

PROJECT # 00291

Application(s)	<b>AV #0047</b>
Property Address	301 Second Street
Applicant	Diane Clark
Zoning District	R-2 (Two-Family)
Proposal	Installation of a 0.60 square foot awning sign
Request	<b>Area Variance</b> (375-4(l)(5)(a)(i)) to allow for the installation of a 0.60 square foot awning sign when awning signs are not permitted in residential districts.
Area Variance- Defer	<b>No Action (Denard Cummings Recused)</b>

PROJECT # 00292

Application(s)	<b>AV #0048</b>
Property Address	19 Linden Road
Applicant	Jim Farrell
Zoning District	R-1M (Residential, Medium-Density)
Proposal	Installation of six-foot fencing that is more than 60% opaque within a front yard.
Request	<b>Area Variance</b> (375-4(l)(5)(a)(i)) to allow for the installation of 124 feet of six-foot fencing in a front yard, where the maximum permitted height for fencing in a R-1M district is 4 feet.
Area Variance- Defer	<b>No Action</b>

**PENDING BUSINESS**

PROJECT # 00292

Application(s)	<b>AV #0020</b>
Property Address	222 South Pearl Street
Applicant	Ahsan Farooq
Representing Agent	Steven Wilson
Zoning District	MU-FS (Mixed-Use, Form-Based South End)
Proposal	Installation of vehicle fueling pumps
Area Variance- Deferred	<b>No Action</b>

**PROJECT # 00277**

Application(s)	<b>AV #0045</b>
Property Address	31 New Karner Road
Applicant	Stewart's Shops
Representing Agent	Tyler Fronte
Zoning District	I-1 (Light Industrial)
Proposal	Construction of a +/-3,695 square foot vehicle fueling station and automobile wash.
Request	<b>Area Variance</b> to allow for a 166-foot front setback, where the maximum permitted front setback is 50 feet, for the installation of a 64 square foot freestanding sign, where the maximum permitted size of freestanding signage is 64 square feet and maximum permitted height is six feet, for the construction of surface parking and access driveways that are in front of the front wall plane, and for construction of parking areas and driveways that use impervious paving materials and exceed 50 percent of the site area.
Area Variance – Front Setback	<b>No Action</b>
Area Variance – Height of Sign	<b>No Action</b>
Area Variance – Surface Parking in front of Front Wall Plane/ Impervious Materials	<b>No Action</b>

**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.
Area Variance - Denied	<b>Vote: 0-5-0</b>