

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, July 10, 2019

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

Time: 6:00 PM

WORKSHOP AGENDA

1. Discussion regarding cases for the **July 24, 2019** public meeting (subject to revision).
2. Open Discussion and Pending Business.
3. Adjourn.

Enclosure: Draft Agenda for upcoming July 24, 2019 public meeting.

Board of Zoning Appeals Public Hearing

Date: **Wednesday, July 24, 2019**

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

Time: 6:00 PM

NEW BUSINESS

PROJECT # 00293

Application	AV #0049 & #0050
Property Addresses	1 Homestead Street
Applicant	Zachary Chaplin, Stonefield Engineering and Design
Zoning District	MU-NC (Mixed-Use, Neighborhood Center)
Proposal	Construction of a +/- 3,026 one-story bank and twenty (20) automobile parking spaces.
Request	Area Variance (375-4(E)(2)(b)) to allow for the construction of 23 parking spaces, which exceeds the maximum permitted number of parking spaces (9). Area Variance (375-4(A)(3)(b)(i)) to allow for a 146.7-foot front setback, which exceeds the maximum permitted front setback in a MU-NC district.

PENDING BUSINESS

PROJECT # 00289

Application(s)	AV #0045
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	Area Variance (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.

PROJECT # 00290

Application(s)	AV #0046
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	Area Variance (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 an 60 percent opacity.

PROJECT # 00291

Application(s)	AV #0047
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	Area Variance (375-4(I)(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.

PROJECT # 00292

Application(s)	AV #0048
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	Area Variance (375-4(I)(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.

PROJECT # 00292

Application(s)	AV #0020
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.
Request	Area Variance (375-4(B)(1)(d)(iii)) to allow for the installation of vehicle fueling pumps forward of an existing building.

PROJECT # 00277

Application(s)	AV #0044
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	Area Variance to allow for a 166-foot front setback, where the maximum permitted front setback is 50 feet, for the installation of a 79 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.