



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

GERALD D. JENNINGS
Mayor

MICHAEL J. YEVOLI
Commissioner

BOARD OF ZONING APPEALS

**Wednesday, March 13, 2013
AGENDA**

**City Hall, 2nd Floor
Common Council Chambers
(unless otherwise announced on the City's website)
5:30 pm**



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**Board of Zoning Appeals
Planning Board**
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1. Case # 3-13, 4079

The case of Albany Basketball & Sports Corporation c/o Hershberg & Hershberg regarding the premises located at 171 AKA 195 Washington Avenue requesting a Parking Lot Permit pursuant to §375-174 of the City of Albany Zoning Ordinance to allow a parking area for five (5) vehicles in front of the building. A Parking Lot Permit to allow a parking area for ten (10) vehicles was denied in Case #8-07, 1440. Authorization of the Board is required for the parking, storage or garaging for more than four (4) vehicles.

2. Case # 3-13, 4080

The case of Famil Etienne regarding the premises located at 405 Clinton Avenue requesting a Use Variance pursuant to §375-26 and §375-65A of the City of Albany Zoning Ordinance to allow for the reestablishment of three (3) dwelling units in a +/- 2,400 vacant structure. The proposed three (3)-family dwelling is not a permitted use in the R-2B One- and Two-Family Medium-Density Residential zoning district.

3. Case # 3-13, 4081

The case of Joshua Daniels regarding the premises located at 251 Western Avenue requesting a Use Variance pursuant to §375-26 and §375-65A of the City of Albany Zoning Ordinance to allow for the change of use to a three (3)-family dwelling. The proposed three (3)-family dwelling is not a permitted use in the R-2B One- and Two-Family Medium-Density Residential zoning district.

4. Case # 3-13, 4082

The case of Ontario Real Estate Inc. regarding the premises located at 106 Ontario Street requesting a Use Variance pursuant to §375-26 and §375-64A of the City of Albany Zoning Ordinance to allow for the establishment of a grocery store in a +/- 1,000 square foot commercial space. The proposed grocery store is not a permitted use in the R-2A One- and Two-Family Residential zoning district.

5. Case # 3-13, 4083

The case of Friends of Kathy Sheehan regarding the premises located at 811 Madison Avenue requesting a Special Use Permit pursuant to §375-27 and §375-71C of the City of Albany Zoning Ordinance to allow for the establishment of an office in a +/-

400 square foot commercial space. The proposed office is a special permit use in the C-1 Neighborhood Commercial zoning district.

6. Case # 3-13, 4084

The case of Jonathan & Kristina Geddes regarding the premises located at 5 Ormond Street requesting Area Variances pursuant to §375-26, §375-63D and §375-85 of the City of Albany Zoning Ordinance to allow for the construction of a +/- 2,400 square foot, single-family dwelling with side yard setbacks totaling sixteen (16) feet on a lot that is 40 feet in width. The proposed dwelling does not meet the minimum required combined side yard setbacks of twenty (20) feet or lot width of 45 feet required for a single-family dwelling to be constructed on a nonconforming lot of record in the R-1B Single-Family Medium-Density Residential zoning district.

7. Case # 3-13, 4085

The case of John H. Mancini c/o Tobin & Grifferty, P.C. regarding the premises located at 147 Sherman Street requesting a Use Variance pursuant to §375-26 and §375-64A of the City of Albany Zoning Ordinance to allow for the conversion of a +/- 6,400 square foot former convent to a single room occupancy (SRO) dwelling. The proposed single room occupancy (SRO) dwelling is not a permitted use in the R-2A One- and Two-Family Residential zoning district.

8. Case # 3-13, 4086

The case of 28 Thatcher, LLC regarding the premises located at 28 Thacher Street AKA 927 Broadway requesting a Use Variance pursuant to §375-26 and §375-75A of the City of Albany Zoning Ordinance to allow for the establishment of a concert hall (auditoria) / tavern in a +/- 9,500 square foot commercial warehouse space. The proposed concert hall (auditoria) / tavern is not a permitted use in the C-M Light Industrial zoning district.

BZA Contact Information

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