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832 6397 8027

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<https://support.zoom.us/hc/en-us/articles/204003179-System-Requirements-for-Zoom-Rooms>

Board of Zoning Appeals Public Hearing and Meeting

Date: Wednesday, August 25, 2021

Location: Zoom Webinar; YouTube Livestream; 200 Henry Johnson Boulevard

Time: 6:00PM

Public Hearing Agenda

No hearing items.

Public Meeting Agenda

Project #00431

Application(s) **NC #0002**

Property Address 275 Lark Street

Applicant Lead Planning Official; Hon. Richard Conti, 6th Ward

Zoning District Mixed-Use, Neighborhood Center (MU-NC)

Proposal Board of Zoning Appeals review of a nuisance complaint.

Requests **Board of Zoning Appeals Review** – of a July 28th complaint of Nuisance at 275 Lark Street to determine whether 275 Lark Street is a nuisance property.

Project #00426

Application(s) **AV# 0080; AV #0081; AV #0082**

Property Address 23 Hackett Boulevard

Applicant Ryan M. Smith

Representing Agent Daniel R. Hershberg

Zoning District Mixed-Use, Community Urban (MU-CU)

Proposal Construction of a 2,166 square foot temporary trailer classroom for Albany Leadership Charter High School for Girls on the grounds of St. Paul's Episcopal Church.

Requests **Area Variances**

- **§375-401(3)(b)(i)** – to allow a front setback of 182 feet when the maximum allowed front setback is 10 feet.
- **§375-4(E)(4)(d)** – to allow a trailer to be stored in side yard when trailers are only permitted in the rear yard.
- **§375-4(E)(1)(d)(ii)** – to allow a change to the parking configuration that brings site out of conformance or would increase existing nonconformity.

Project #00427

Application(s) **AV# 0083; AV# 0084; AV# 0085; AV# 0086; AV# 0087; AV# 0088;**

Property Address 65 Krank Street

Applicant Azyo Ridge Design & Consulting LLC

<p>Representing Agent</p> <p>Zoning District</p> <p>Proposal Requests</p>	<p>Bridgette Shoemaker</p> <p>Residential, Single-Family, Medium Density (R1-M)</p> <p>Rebranding existing signage at 65 Krank Street to include electronic copy.</p> <p>Area Variances</p> <ul style="list-style-type: none"> • § 375-409(5)(a)(i) – To allow two Wall Signs on one frontage where one is the maximum allowed number of wall signs per frontage. • § 375-409(5)(a)(i) – To allow a 51 Square foot wall sign when 24 square feet is the maximum allowed. • § 375-409(5)(a)(i) – To allow a 75 square foot wall sign when 24 square feet is the maximum allowed. • § 375-409(5)(a)(i) – To allow a 7-foot tall monument sign when 5-feet is the maximum height allowed. • § 375-409(5)(a)(i) – To allow a 43 Square foot Monument sign when 20 square feet is the maximum allowed. • § 375-409(3)(b) – To allow a sign with flashing/intermittent rotating or moving lights when signs with flashing/intermittent rotating or moving lights is not permitted.
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Project #00428

<p>Application(s)</p> <p>Property Address</p> <p>Applicant</p> <p>Representing Agent</p> <p>Zoning District</p> <p>Proposal Requests</p>	<p>AV# 0089; AV#-0090; AV# 0091; AV# 0092;</p> <p>42 South Dove Street</p> <p>Ayzo Ridge Design & Consulting LLC</p> <p>Bridgette Shoemaker</p> <p>Mixed-Use, Neighborhood Edge (MU-NE)</p> <p>Rebranding existing signage at 42 South Dove Street to include electronic copy.</p> <p>Area Variances</p> <ul style="list-style-type: none"> • § 375-409(5)(a)(i) – To allow two Wall Signs on one frontage where one is the maximum allowed number of wall signs per frontage. • § 375-409(5)(a)(i) – To allow a 76 square foot wall sign when 24 square feet is the maximum allowed. • § 375-409(3)(b) – To allow a sign with flashing/intermittent rotating or moving lights when signs with flashing/intermittent rotating or moving lights is not permitted. • § 375-409(5)(a)(i) – To allow an 8-foot tall monument sign when 5-feet is the maximum height permitted.
<p>AV# 0090 Denial Withdrawn</p>	

Non-Actionable Pending Business Agenda Items

Project #00372

Application(s)	AV# 0059
Property Address	1415 Washington Avenue
Applicant	1415 Washington Property LLC
Representing Agent	Dan Hershberg
Zoning District	Mixed-Use, Community Urban (MU-CU)
Proposal	Demolition of +/- 66,237 square foot hotel and the construction of +/- 414,580 square foot student dormitory with 240 dwelling units and a parking garage with +/- 207 automobile parking spaces.
Requests	Area Variance - 375-4(A)(3)(b)(i) – to allow a 107-foot front setback where 10 feet is the maximum permitted.

NC # 0001

Application(s)	NC# 0001
Property Address	36 Judson Street
Applicant	Hon. Jahmel Robinson, Common Council Representative, 5 th Ward
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Proposal	Board of Zoning Appeals review of a nuisance complaint.
Requests	Board of Zoning Appeals Review – of a December 12 th , 2019 complaint of Nuisance at 36 Judson Street to determine whether 36 Judson Street is a nuisance property.