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## Board of Zoning Appeals Meeting

**Date:** Wednesday, September 8, 2021

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

**Time:** 6:00PM

## Public Workshop Agenda

### Project #00441

<b>Application(s)</b>	<b>AV# 0095</b>
<b>Property Address</b>	161 Washington Avenue Extension
<b>Applicant</b>	Greg Fishel, Allied Sign Company
<b>Zoning District</b>	Mixed-Use, Community Highway (MU-CH)
<b>Proposal</b>	A 100 square foot wall sign.
<b>Requests</b>	<b>Area Variance – § 375-409(5)(a)(i)</b> – To allow a 100 Square foot wall sign when 32 square feet is the maximum allowed.

## Public Hearing Agenda

### Project #00431

<b>Application(s)</b>	<b>NC #0002</b>
<b>Property Address</b>	275 Lark Street
<b>Applicant</b>	Lead Planning Official; Hon. Richard Conti, 6 <sup>th</sup> Ward
<b>Zoning District</b>	Mixed-Use, Neighborhood Center (MU-NC)
<b>Proposal</b>	Board of Zoning Appeals review of a nuisance complaint.
<b>Requests</b>	<b>Board of Zoning Appeals Review</b> – of a July 28 <sup>th</sup> complaint of Nuisance at 275 Lark Street to determine whether 275 Lark Street is a nuisance property.

## Public Meeting Agenda

### Project #00426

<b>Application(s)</b>	<b>AV# 0080; AV #0081; AV #0082</b>
<b>Property Address</b>	23 Hackett Boulevard
<b>Applicant</b>	Ryan M. Smith
<b>Representing Agent</b>	Daniel R. Hershberg
<b>Zoning District</b>	Mixed-Use, Community Urban (MU-CU)
<b>Proposal</b>	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
- Representing Agent Bridgette Shoemaker
- Zoning District Residential, Single-Family, Medium Density (R1-M)
- Proposal Rebranding existing signage at 65 Krank Street to include electronic copy.
- Requests
- Area Variances**
- **§ 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.

**Project #00428**

- Application(s) **AV# 0089; AV# 0090; AV# 0091; AV# 0092;**
- Property Address 42 South Dove Street
- Applicant Azyo Ridge Design & Consulting LLC
- Representing Agent Bridgette Shoemaker
- Zoning District Mixed-Use, Neighborhood Edge (MU-NE)
- Proposal Rebranding existing signage at 42 South Dove Street to include electronic copy.
- Requests
- Area Variances**
- **§ 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(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.

#### Project #00372

<b>Application(s)</b>	AV# 0059
<b>Property Address</b>	1415 Washington Avenue
<b>Applicant</b>	1415 Washington Property LLC
<b>Representing Agent</b>	Dan Hershberg
<b>Zoning District</b>	Mixed-Use, Community Urban (MU-CU)
<b>Proposal</b>	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.
<b>Requests</b>	<b>Area Variance - 375-4(A)(3)(b)(i)</b> – to allow a 107-foot front setback where 10 feet is the maximum permitted.

#### Non-Actionable Pending Business Agenda Items

##### NC # 0001

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