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**BOARD OF ZONING APPEALS
AGENDA
Wednesday, April 14, 2010
5:30 PM
Common Council Chambers
Second Floor, City Hall**

1. Case # 4-10, 1839

The case of The Pine Hills Neighborhood Association on behalf of 50% of the property owners within 200 feet of the premises located at 32 South Allen Street requesting a Public Hearing pursuant to Section 375-91 of the City of Albany Zoning Ordinance to request that the Board make a finding with respect to the property constituting a general nuisance and determine the necessity of terminating the use as a seven (7)-unit apartment building. The seven (7)-unit apartment building is a legal nonconforming use in the R-2A One- and Two-Family Residential zoning district.

2. Case # 4-10, 1840

The case of 39 Sheridan Realty, LLC regarding the premises located at 49 Sheridan Avenue requesting a Parking Lot Permit pursuant to Section 375-174 of the City of Albany Zoning Ordinance to allow for the construction of a 99-space parking lot as accessory to the proposed rehabilitation of a 50,957 square foot building for commercial office space. The proposed 99-space parking lot requires Board authorization in the C-3 Central Business zoning district.

3. Case # 4-10, 1841

The case of Columbia Development Companies regarding the premises located at 147 and 149 South Lake Avenue requesting Area Variances pursuant to Sections 375-26 and 375-64D of the City of Albany Zoning Ordinance to allow for the subdivision of an existing tax lot into two (2) separate tax lots where the existing structures on each lot will not meet the required side yard setback of five (5) feet. A minimum side yard setback of five (5) feet is required in the R-2A One- and Two-Family Residential zoning district.

4. Case # 4-10, 1842

The case of Nicolas M. Borden regarding the premises located at 10 Orlando Avenue requesting an Interpretation pursuant to Section 375-25 of the City of Albany Zoning Ordinance to determine if the existing use of the property as a two (2)-family dwelling is a legal nonconforming use. Two (2)-family dwellings are not a permitted use in the R-1B Single-Family Medium Density Residential zoning district.