



Schenectady Zoning Board of Appeals

To: Zoning Board of Appeals
From: Avi Epstein, Neighborhood Stabilization Coordinator
Subject: Regular Meeting, Wednesday, July 7, 2021 at 6:30 PM, City Hall, Room 110

This meeting will be held in person. To access the meeting remotely please use the information provided below:

Webex Access Code: 1615 50 6087

Meeting Password: 4MMbPneJJ87

Join by Phone: 1-415-655-0001

Meeting Link: [WebEx Link](#)

I. Call to Order

II. Roll Call

III. Review of Last Meetings' Minutes

- A. Review and approve meeting minutes

IV. Applications

- A. **James Sauers** requests area variances for 825 Lincoln Ave (49.40-6-24), located in the R-2 Two Family zoning district, to allow for a 647.5 square foot carport with a 2-foot side yard setback, where a maximum size of 100 square feet and a 3-foot side yard setback are required pursuant to Schedule C of the zoning ordinance.
- B. **Better Community Neighborhoods, Inc.** requests area variances for 112 Prospect St (39.74-3-22.111), located in the R-2 Two-Family Residential zoning district to allow for the construction of a two-family building with a minimum lot area of 2,700 square feet, max lot coverage of 43%, and 2 parking spaces where a minimum lot area of 4,500 square feet, maximum lot coverage of 30% and 3 parking spaces are required pursuant to the zoning ordinance.
- C. **Better Community Neighborhoods, Inc.** requests area variances for SBL 39.74-3-22.112, located in the R-2 Two-Family Residential zoning district to allow for the construction of a two-family building with a minimum lot area of 2,700 square feet, max lot coverage of 43% and 1 parking space, where a minimum lot area of 4,500 square feet, maximum lot coverage of 30% and 3 parking spaces are required pursuant to the zoning ordinance.
- D. **Charles Craft** requests area variances for 771, 763, 759 and 749 Albany St (49.25-1-23.11, 49.25-1-46, 49.25-1-47, 49.25-1-48), located in the C-4 Downtown Mixed-Use zoning district to allow for a front setback of 242 feet, a rear setback of 1 foot and a fence height of 6 feet, where a front setback of 0 feet, a rear setback of 5 feet and maximum fence height of 4 feet are required pursuant to the zoning ordinance.
- E. **Charles Craft** requests area variances for 771 Albany St (49.25-1-23.11), located in the C-4 Downtown Mixed-Use zoning district to install a freestanding electronic monument sign with a height of 17 feet and sign area of 81 square feet, where a maximum height of 7 feet and sign area of 25 square footage are permitted pursuant to the zoning ordinance.



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- F. Hamilton Corner SSP, LLC** requests area variances for 922 State St (49.33-5-32), located within the C-2 Mixed Use zoning district to allow for 18 residential units with a minimum lot area of 6,646 square feet, 100% impervious surface and 0 parking spaces, where 22,500 square feet of lot area, 20% permeable surface and 27 parking spaces are required pursuant to the zoning ordinance.

V. Other Business

VII. Adjourn