

City of Rensselaer
Planning and Development Agency
City Hall, 62 Washington Street
Rensselaer, NY 12144
(518) 465-1693 / FAX (518) 465-2031

APPLICATION TO THE ZONING BOARD OF APPEALS

AREA VARIANCE

This application, made on the _____ day of _____ 20__, is an appeal from the decision of the Building Inspector based on requirements set forth in the City of Rensselaer Zoning Ordinance. Included with this application is a site plan of the property with all structures indicated hereon and a copy of the Building Inspector's determination.

Address or lot number of subject property: 42 Partition St. (144.45-12-2)

Zoning District MU-1 Type of Use Two-family

Describe Proposal: Convert old firehouse to a two family residence with two parking spaces.

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)
Section 179-13 requires a minimum of 2 parking spaces per unit

See Architecture drawing for 2 added parking in Drive way to Firehouse 25' x 26'

Justification:

(1) Allowed use exceeds Income. (2) Converting firehouse to a Two Family is a uncommon circumstance. (3) the building will not alter the character of the Neighborhood. (4) We were told by city this firehouse would be ok for a two family but not a three family.

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner: Cuttler Properties LLC Signature: [Signature]

Address: 904 Broadway Date: 7/3/12

Albany, NY 12207 Phone: 518 432 6414 office
378 3884 Bartie (Cell)
378 3883 Todd (Cell)

IF APPLICANT IS NOT OWNER:

Applicant's Name: _____ Signature: _____

Address: _____ Date: _____

Phone: _____

.....
The required fee must accompany this application.
Schedule: \$40.00 - all variances
Make checks payable to the CITY OF RENSSELAER

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Zoning District MU-1 Type of Use Two-family

Describe Proposal: Convert old firehouse to a two family residence with two parking spaces.

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)
Section 179-13 requires a minimum of 5,000 sq.ft. and 40 ft. of frontage for a two family dwelling. Lot size is 2700 Sq Ft. Lot size can not be increased

Justification:

(1) Allowed use exceed Income. (2) Converting fire house to a two family is an uncommon circumstance. (3) The building will not alter the character of the neighborhood. (4) We were told by city the firehouse would be ok for a two family but not a three family.

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner: Cuttler Properties Signature: [Signature]

Address: 904 Broadway Date: 7-3-12

Albany New York 12207 Phone: 518 4326414 OFFICE
378-3884 Cell BARRIE
378-3883 Cell Todd

IF APPLICANT IS NOT OWNER:

Applicant's Name: _____ Signature: _____

Address: _____ Date: _____

Phone: _____

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