



728 Madison Ave, Suite
105 Albany, NY 12208
518-250-6833
pinehillsna.org

March 23, 2021

To: Board of Zoning Appeals
via email: bza@albanyny.gov

On behalf of the Pine Hills Neighborhood Association (PHNA), I am writing in support of the application before the Board regarding the porch at 41 S. Pine Ave. This application (Project #00400) has been considered by the Pine Hills Neighborhood Association Board, following review by our Zoning and Code Enforcement Committee, and we have voted to support the application in its entirety.

The Board agreed with the Zoning and Code Enforcement committee's assessment that the proposal of the applicant is aligned with the spirit of the sections of the USDO that the Planning Department cited as reasons for denial. Most notably, that while the exact original material was not being used for the entirety of the porch, the variations sought by the applicant are similar enough to many porches throughout the neighborhood that it is in keeping with the character of the block and the overall neighborhood. Additionally, the applicant is planning to include many materials that were used in the original porch such as balusters and latticework.

Please note for the record that three members of the PHNA Board abstained from our vote because they had already offered their support by signing a petition and/or submitting a letter in support of the application.

The Pine Hills Neighborhood Association supports approval of all elements of the application to the Board of Zoning Appeals.

Sincerely,

A handwritten signature in black ink, appearing to read "John Clarkson".

John Clarkson
President, Pine Hills Neighborhood Association