

**AREA VARIANCE APPLICATION**

**Part 1. Application Notes**

An application for an Area Variance is a request for relief from the dimensional or development standards of the USDO for a specific property. An application may be submitted after denial of a proposed project or development by the Chief Planning Official or the Chief Building Official.

1. The Board of Zoning Appeals (BZA) reviews the application at a public workshop and public hearing and makes its decision based on the standards in Section 375-5(E)(21)(c)(i).
2. An Area Variance application asks the BZA to change the standard code requirements because of a unique situation. The burden of proof lies with the Applicant and requested variances will only be granted if an application and supporting materials meet the necessary criteria.
3. The BZA is required to grant only the minimum variance that it deems necessary and adequate to address the hardship while preserving and protecting the character of the neighborhood and health, safety and welfare of the community.
4. The decision of the BZA is final and another application for the same or essentially the same approval cannot be submitted within one year from the date of the decision.

*Note: A pre-application meeting is available upon request prior to submitting this application.*

**Part 2. General Information**

Project Address:	Tax ID Number(s):
Zoning District:	Current Principal Use:

**Part 3. Project Description**

*(Describe the variance and identify the standard(s) or requirement(s) of the USDO proposed to be varied):*

Select the type of standard(s) or requirement(s) being varied:

Lot area   
  Lot width   
  Impervious lot coverage   
  Height   
  Minimum setback   
  Fence/wall standard  
 Off-street parking/loading/circulation standard   
 Landscaping/buffer standard   
 Exterior lighting standard  
 Signage   
 Other *(Specify; must reference a specific standard in the USDO):* \_\_\_\_\_

Section number of USDO from which the variance(s) is being requested:

Current USDO requirement(s) or standard(s):

Proposed requirement(s) or standard(s):

**Part 4. Character of the Neighborhood**

Explain why the dimensional alteration being proposed will not result in a structure or a configuration that will be out of place in the neighborhood or zone district (e.g., the structure's overall size and footprint size and placement are similar to the structures on adjacent properties):

Having a projecting sign at 23 Dove Street would not be out of place. This building has historically had a projecting sign on it since it was opened as Princess Pat Tea Room in 1935. The restaurant was sold to the Bongiorno family in 1978 where they continued with projecting signage. In the vicinity, Dirty Harry's Uptown Laundromat and Dove + Deer have projecting signs. Dove + Deer was formerly Center Square Pub, and this establishment also had a projecting sign.

**Part 5. Alternatives Considered**

Describe the benefit to be achieved by the granting of the variance and why such benefit cannot otherwise be reasonably achieved (detail any alternatives that were considered and rejected, and include evidence where necessary to support your conclusions):

A projecting sign is historically accurate for 23 Dove Street. The building is being historically restored and The City of Albany Department of Planning and Development have approved all exterior renovations to the building. Historical renovations include: wooden Anderson A series windows with a 6 over 6 pane, decorative lintels around windows, fully functioning wooden shutters, and exterior painting in Sherwin Williams Historic Collection color pallet. A projecting sign will continue with the historic accuracy and renovations being made to the building. A sign cannot be mounted to the building on the Dove Street side as there will not be room due to current awnings, which repairs are being completed on. A sign mounted on the Spring Street sign of the building would not be able to be seen from the Dove Street side of the building or anyone traveling by foot North bound. No other alternatives for signs are being considered.

### Part 6. Substantiality

Indicate why the requested variances is not a substantial or contextually significant deviation from the prevailing regulation:  
 The departure of the zoning ordinance is 6 square feet. The current projecting sign at 23 Dove Street is 3.5ft x 4ft, totaling 14 square feet. Therefore, the new projecting sign would reduce the size by a total of 8 square feet. A new sign of 6 square feet is the smallest size available for signage containing our logo and design. The Rosanna's branding was created and developed well before any work began on the building, which is necessary for workflow. Attached is documentation from Snyder's Signs & Neon in Albany, NY stating a sign containing or logo and design can be no smaller than 6 square feet.

### Part 7. Impact on Environment

Describe any potential impact on such factors as drainage, traffic circulation, dust, noise, odor, public services, among others (e.g., compliance with the USDO requirement to be varied would result in the removal of three mature trees and a natural berm):  
 There would be no impact to the environment.

### Part 8. Self-Created Difficulty

Explain why the need for the variance requested is not self-created (e.g., the lot was created in 1954 and does not comply with the minimum lot area requirements of the USDO):  
 A self-created difficulty is present. To preserve the historical accuracy of the building, and to continue with other historic renovations already in place, a projecting neon sign is mandatory. The Rosanna's brand was established with a neon sign. All work to the building was extremely thought out and historical accuracy was imperative to the design of the building and brand.

### Part 4. Submittal Requirement Checklist

(NOTE: Submit the greater number of required documents for concurrent applications if duplicate submittal documents are listed)

	Required Documents (All Documents Must Be Submitted Electronically)	Electronic Copies	Electronic Submission Name (.PDF)
<b>A. Required for All Area Variance Applications</b>			
<input type="checkbox"/>	Master Application	1	Master Application
<input type="checkbox"/>	Area Variance Application	1	AV
<input type="checkbox"/>	Rejection Letter from Chief Planning or Building Official	1	Rejection Letter
<input type="checkbox"/>	Color photographs of the property in context with surrounding properties	1	Photos
<input type="checkbox"/>	Site Plan showing lot lines, dimensions, buildings, driveways, parking, landscaping, etc., drawn to scale	1	Site Plan [YYYY]- [MM]-[DD]
<input type="checkbox"/>	Application fee as established in the Albany Fee Schedule – Payable to <i>The City of Albany Treasurer</i> <ul style="list-style-type: none"> <li>• One- to two-family residence : \$50.00</li> <li>• All Others: \$150.00</li> </ul>		
<b>B. Voluntary of Upon Request</b>			
<input type="checkbox"/>	Environmental Assessment Form as required by SEQR	1	Short or Full EAF
<input type="checkbox"/>	Floor Plans (if new construction or an addition), drawn to scale	1	Floor Plan [YYYY]- [MM]-[DD]
<input type="checkbox"/>	Building Elevations showing building height in relation to buildings on adjacent properties (if variance is for a structure, building, fence, etc.), drawn to scale	1	Elevations [YYYY]- [MM]-[DD]
<input type="checkbox"/>	Project Narrative	1	Project Narrative
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	1	[Document Name]

Electronic document submissions shall be sent via email to [bza@albanyny.gov](mailto:bza@albanyny.gov), USB Flash Drive, or by another medium approved by the City of Albany Planning Staff. CD and DVD submissions are **not** accepted.