

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 19th day of August 2013, 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: 800 Broadway

Zoning District MU-1 Type of Use Retail, Good and Services

Describe Proposal: Build up one floor for Partition Wine & Liquors Store

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)
Section 179-13 Bulk and Use Table requires additional 3 parking spaces per 1,000 sq. ft. for retail, good and services. The second floor gross area is approximately 2,925 sq. ft. a total of 9 parking spaces is required. Relief of 9 parking spaces is requested.

Justification:

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: _____ Signature: _____

Address: _____ Date: _____

_____ Phone: _____

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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Document Status:
 Preliminary, Not For Construction
 Pricing Set
 Building Permit Set
 Construction Set

**PRELIMINARY
NOT FOR
CONSTRUCTION**

James F. Moore, R.A. NYS #027678

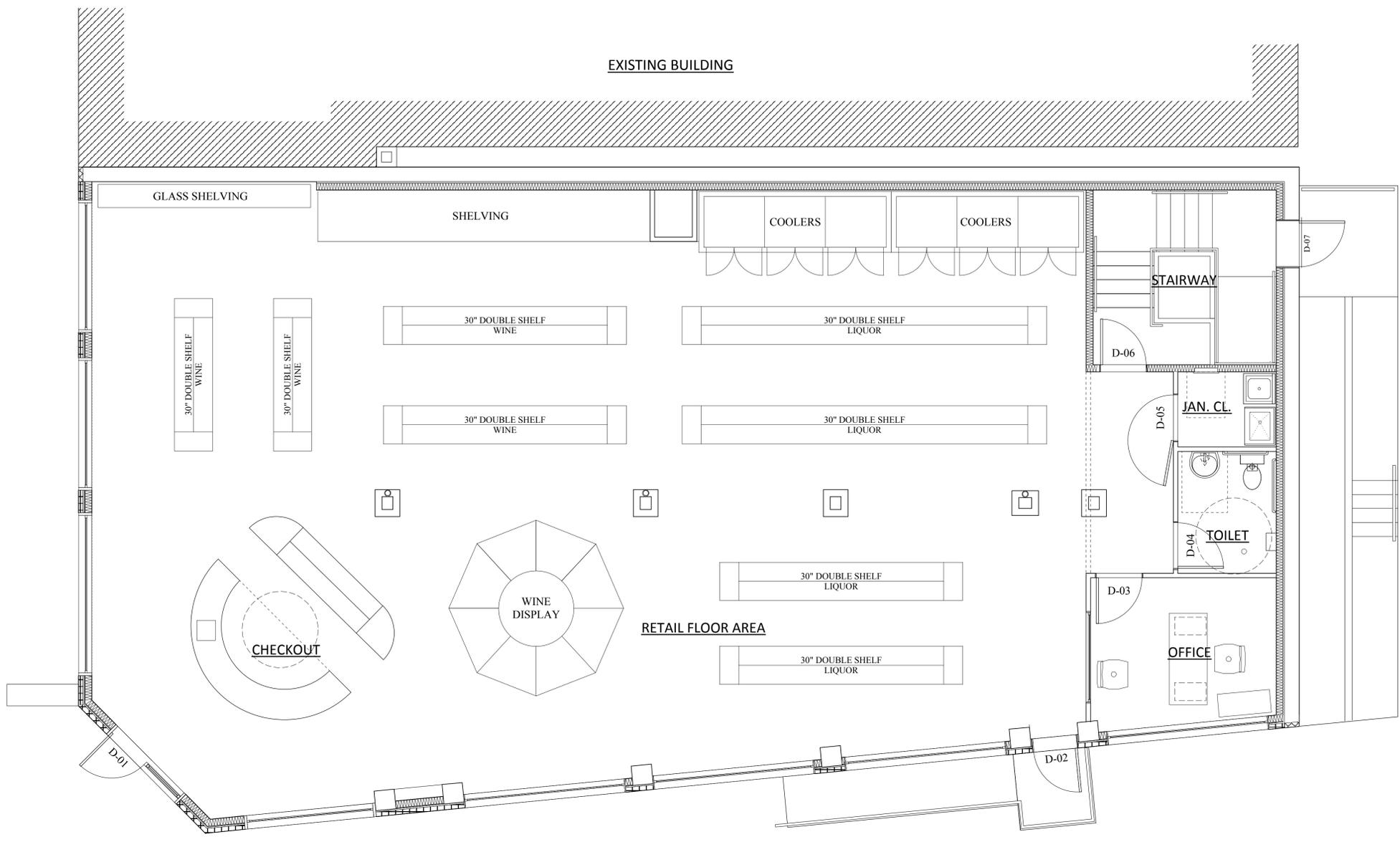
Renovation of 800 Broadway
 Rensselaer, New York
 City of Rensselaer
 Rensselaer County

Project Consultants:

 Albert S. Mugrace, Architect
 18 Crestwood Lane
 Troy, NY 12180


 Moore Architecture
 12 Highland Drive
 East Greenbush, NY 12061
 tel. 518.441.3368

Date: January 5, 2013
 Project #: 12018
 Drawn by: J. Moore, A. Mugrace
 01/05/13 - Client Review
 01/23/13 - Client Review
 02/18/13 - Client Review
 03/08/13 - On-Site Review
 03/11/13 - Issued for Permit
 07/24/13 - 2nd Floor Addition
 08/07/13 - Client Review
 08/12/13 - Planning Board



1 **Ground Floor Plan**
 Scale: 1/4" = 1'-0"
 NET FLOOR AREA = 2,925 sf

First Floor Plan

A1

'General Conditions of the Work' apply to all contractors and subcontractors performing work. Read all specifications and notes prior to commencing Work.

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1 Upper Floor Plan
 Scale: 1/4" = 1'-0"
 NET FLOOR AREA = 1,850 sf

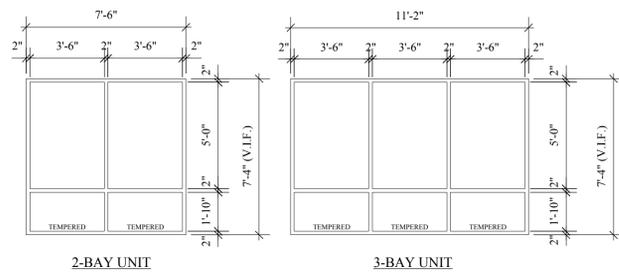
Second Floor Plan

A2

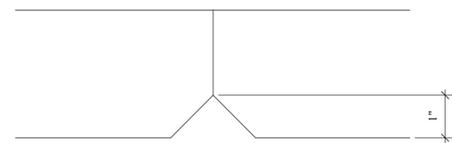
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WINDOW NOTES:

1. Provide Low 'E', double-pane, argon-filled glazing.
2. Contractor to confirm all unit sizes and all existing rough opening sizes prior to commencing with construction and ordering windows.
3. Provide safety glazing per where indicated in drawings and per the requirements of the 2010 Building Code of New York State.



4 Window Types
Scale: 1/4" = 1'-0"

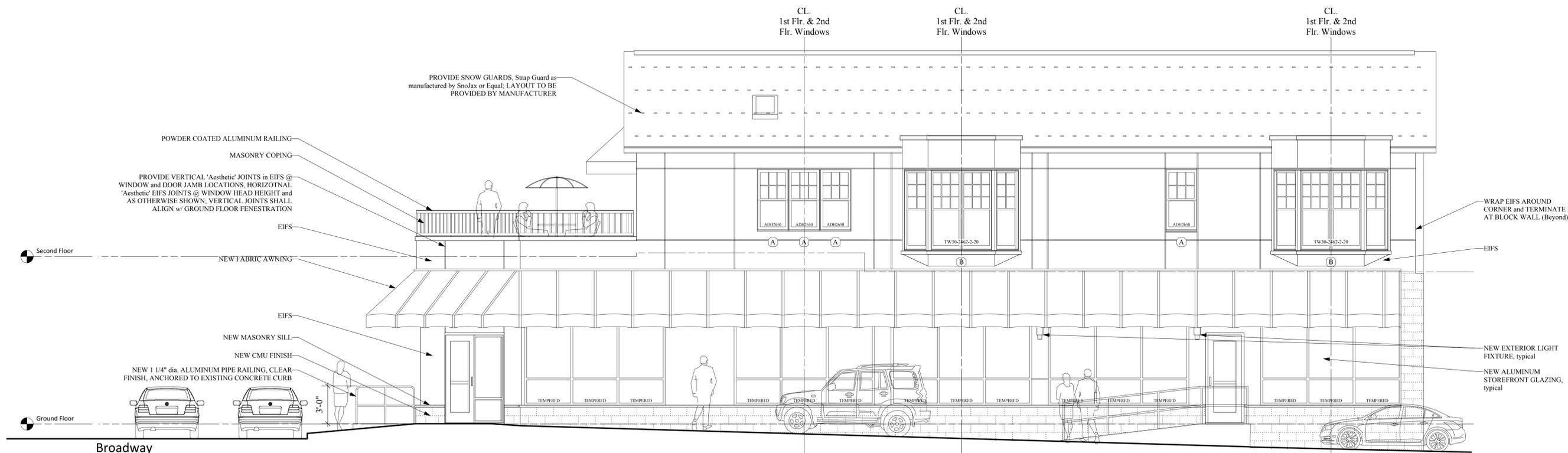


5 EIFS Joint Profile
Not to Scale

- EIFS JOINT, typical
- EIFS
- EXTEND NEW CMU FINISH FULL HEIGHT OF WALL
- NEW FABRIC AWNING
- NEW ALUMINUM STOREFRONT GLAZING, typical
- NEW MASONRY SILL
- NEW CMU FINISH
- REPLACE EXISTING BASEMENT WINDOWS



2 West Elevation (Broadway)
Scale: 1/4" = 1'-0"



1 South Elevation (Partition St.)
Scale: 1/4" = 1'-0"

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Elevations

A3

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