

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 106 day of 10 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: 17-19 Second Ave, Rensselaer, NY

Zoning District MU-1 Type of Use cafe/restaurant 12144

Describe Proposal: Because As a take-out restaurant

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)

no on-site/off street parking and no greenspace

Justification:

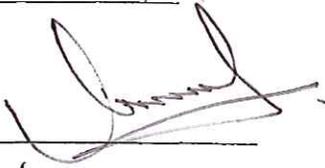
Preexisting building, already mixture of commercial and residential use primarily take out, therefore only limited parking is needed.

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: Aung Naing OO Signature: 

Address: 126 George st Date: 06/10/2013  
Green Island NY 12183 Phone: 518 334 3022

IF APPLICANT IS NOT OWNER:

Applicant's Name: Kyaw Myint Signature: 

Address: 1023, First St, R1 Date: 06/10/2013  
Rensselaer, NY 12144 Phone: 646 322 4270

.....  
The required fee must accompany this application.

Schedule: \$40.00 - all variances

Make checks payable to the CITY OF RENSSELAER

(i) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

No. positive new business provide services.

(ii) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

No. site is built out no new room for ~~parking~~ parking.

(iii) Whether the requested area variance is substantial.

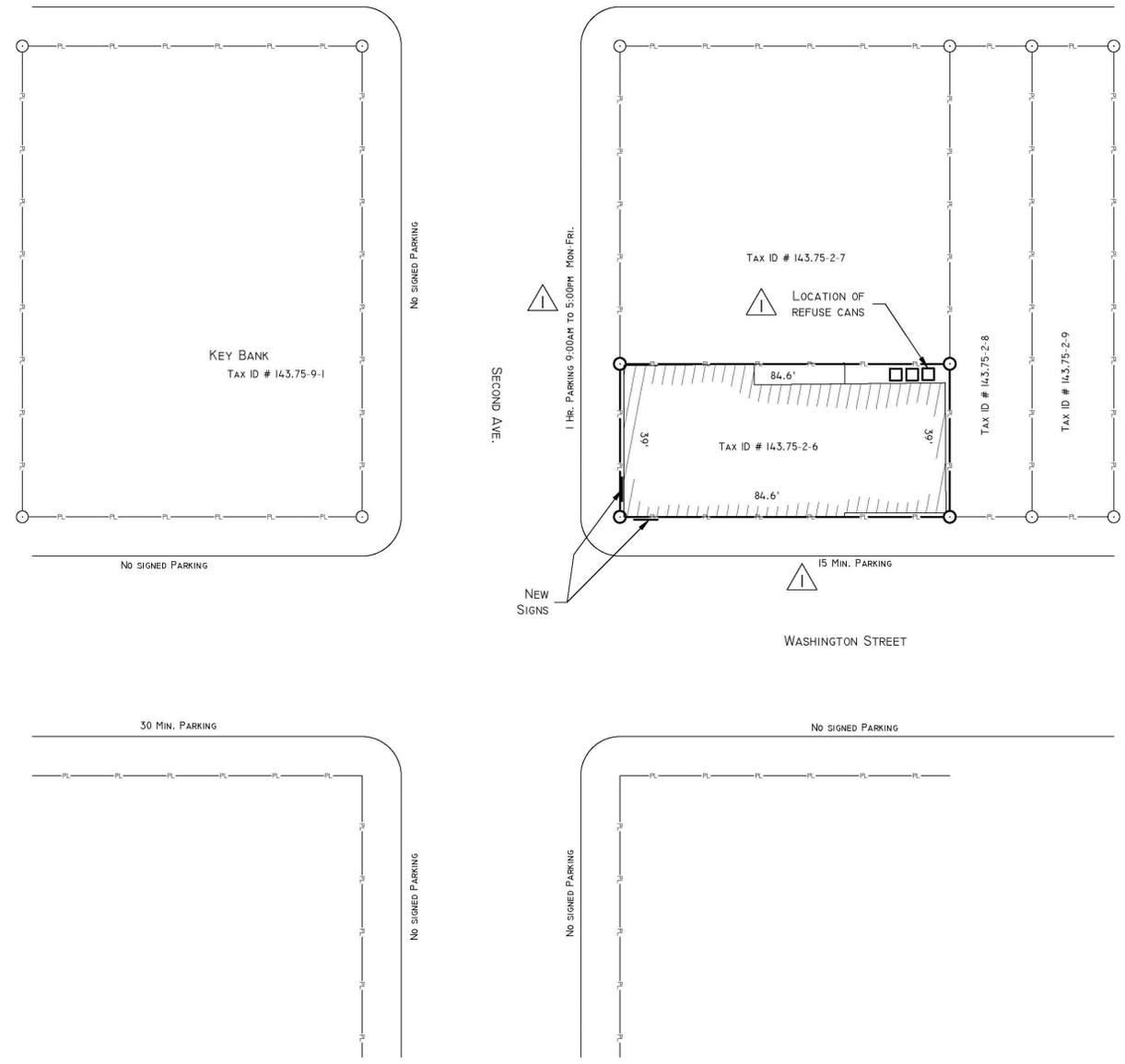
Yes, requires complete relief.

(iv) Whether the proposed variance will have an adverse effect or impact on the physical (or) district and

No. No physical change will be made to environment.

(v) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

No. building is pre-existing parking not on issue.



PROPERTY LEGEND		
TAX ID #	OWNER NAME	SIZE
143.75-2-6	AUNG NOO	.075 ACRE
143.75-2-7	ANN MOYNIHAN	.157 ACRE
143.75-2-8	GERRY WAINMEN	.058 ACRE
143.75-2-9	GERRY WAINMEN	.058 ACRE
143.75-9-1	KEY BANK	.240 ACRE

**Building Proposed Use**

- 1) FIRST FLOOR - 1,000 S.F. BURMESE RESTAURANT.
- 2) FIRST FLOOR - EXISTING GROCERY STORE (NORTH END OF BLDG.)
- 3) SECOND FLOOR - 2 EXISTING APARTMENTS.
- 4) THIRD FLOOR - 2 EXISTING APARTMENTS.

**Proposed Restaurant Sign**

- 1) FACE MOUNTED TO BRICK WALLS, SIMILAR TO EXISTING GROCERY.
- 2) SIGN SIZE = 6' X 2' EACH, MANUFACTURED BY SIGN MANUFACTURER.



**SITE PLAN**  
SCALE: 1" = 20'

**PROPOSED BURMESE RESTAURANT**

APPLICANT: KYAW (JOE) MYINT  
1023 FIRST STREET  
RENSSELAER, NY 12144  
(C) 646-322-4270  
OWNER: AUNG NOO  
D.B.A.: AUNG PROPERTIES L.L.C.  
334-3022

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	6-12-13	ADDED PLANNING BOARD COMMENTS.	

<b>SITE PLAN</b> 17-19 SECOND AVE. RENSSELAER, NY		JOB No: <b>11-8-6 REST.</b>
<small>ALTERNATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.</small>	<b>RICHARD H. GREEN P.E., P.C.</b> CONSULTING ENGINEERS 321 DELAWARE AVE. DELMAR, N.Y. 10524 (518) 439-6174 FAX: (518) 439-6175 E-MAIL: RGREEN@RVERIZON.NET	BY: DLL CHK: RHG
DATE: 5-14-13	SCALE: AS SHOWN	DWG. No: SP-1