

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
AGENDA
OCTOBER 20, 2010**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, October 20, 2010 in the V. Dalton Bambury Hearing Room, at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York at 7:30 p.m. to consider the following applications:

- 1) **Ronald and Joan Marsh – 515 Gordon Road, Rotterdam, NY**, Tax Map #located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that he be granted variance(s) as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct a 12’ x 20’ detached shed with associated decking. The variance request(s) are as follows: **Chapter 270-138(a) “Location.”** States that no accessory structure shall be located in the front yard of any lot. The applicant would like to construct the shed in the front yard of the existing lot. **Chapter 270-138(c) “Lot Coverage”** states that the floor area of any accessory structure shall not exceed 15% of the total habitable floor area of an existing or proposed principal structure in the A, RA, R-1, R-2 and R-3 Districts. The applicant is seeking to locate a 240 square foot shed on the property with approximately 248 square feet of associated decking. The existing home on the property is 1,508 square feet which would allow for a maximum accessory structure of 226 feet thereby requiring a variance of 14 square feet for the shed and including the 248 square feet of associated decking would constitute a variance of 262 square feet.
- 2) **Bruns Realty Group LLC – 3158, 3164, 3168 Carman Road, Rotterdam, NY**, Tax Map #71.6-4-20.1 (existing 14 unit apartment building) and #71.6-4-20.2 (existing 18 unit and existing 20 unit apartment buildings) located in the Multiple Family Residential (R-3) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-49 entitled “Lot area.” **Chapter 270-49** states that the minimum total lot area shall be 20,000 square feet, except that buildings or structures with more than four bedrooms shall increase the total lot area by a minimum of 3,000 square feet for each additional bedroom over four, with a minimum lot width of 100 feet. The applicant is proposing combine the two parcels and construct three (3) new apartment buildings as follows: Building #1 = 20 units with 28 bedrooms, Building #2 = 16 units with 24 bedrooms, and Building #3 = 18 units with 26 bedrooms. The existing parcels to be combined contain total of 52 existing units housing a total of 105 bedrooms. Based upon town code, the applicant would be permitted to construct up to 154 bedrooms. The applicant is seeking to construct three (3) additional apartment buildings containing a total of 78 new bedrooms making the total number of proposed bedrooms 183. The total lot size required for the location of 183 bedrooms is 557,000 square feet. The total property size is 472,626 square feet in size which would allow for only 154 bedrooms. The applicant is seeking a variance of 84,374 square feet or 29 bedrooms in total.