

TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS AGENDA
John F. Kirvin Government Center – 1100 Sunrise Boulevard
V. Dalton Bambury Hearing Room – 7:30PM
July 20, 2011

- 1) **Michael Kondratowicz –1014 Horvath Street, Rotterdam, NY**, Tax Map #59.14-13-12 located in the Single Family Residential (R-1) Zoning District. The applicant would like to demolish the existing single family home on the property and construct a new 29' x 60' single family residence. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled "Lot Area." **Chapter 270-31 (A)**: states that "the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet." The existing lot is 8,800 square feet in size with 80 feet of road frontage which would require a variance of 6,200 square feet for lot area and 20 feet for lot width.

- 2) **Rebecca Ann Durand – 1717 Bernice Street, Rotterdam, NY**, Tax Map #59.6-7-16 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully request that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-33 entitled "Yard requirements." The applicant wishes to construct a 13' x 20' carport onto the north side of an existing single family residence. The variance request(s) are as follows: **Chapter 270-33(b)** states that the side yard width shall be not less than 10 feet. The applicant is seeking to construct the carport within six (6) feet of the side yard which would require a variance of four (4) feet.

- 3) **Jeff and Shirley Burckhard – 8-10 Sartoli Avenue** Tax Map #60.17-1-6.1 located in the Agricultural (A-1) Zoning District. Petitioner respectfully requests that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled "Accessory Structures and Uses," **Chapter 270-138(b)(2)**: "Yards" states that no detached accessory structure shall be located in the front yard of any lot. The applicant wishes to construct a 12' by 24' accessory structure in the front yard facing Rome Avenue and a 21' round above ground pool with associated fencing in the front yard facing Sartoli Avenue. The applicant also requesting a variance to allow an existing 12' by 30' accessory structure located in the front yard facing Rome Avenue. The subject property has frontage on both Sartoli Avenue and Rome Avenue (unimproved).