

**Town of Rotterdam**  
**Zoning Board of Appeals Agenda**  
**June 16, 2010**

- 1) Marie Deyoe and Kathleen DuFresne –219 Princetown Road, Rotterdam, NY,** Tax Map #71.6-2-9 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicants would like to construct a 30’ x 12’ detached storage structure in the rear yard of an existing single family residence. The variance request(s) are as follows: **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 existing single family residence is 1,260 square feet which would allow an accessory structure of 189 square feet. The proposed detached storage building will create an accessory structure that is 360 square feet, which is 171 square feet over the allowed size of 189 square feet.
- 2) Steven Combs – 1772 Amsterdam Avenue, Rotterdam, NY,** Tax Map # 59.10-2-3 and 59.10-2-15 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that he be granted a modification to a variance granted on May 19, 2010. The applicant was granted a variance as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-143 entitled “Fences”** to allow for a six foot high solid vinyl fence in the front yard. The applicant would like to install a six (6) foot high chain link fence for portions of the fence as opposed to utilizing the solid vinyl for the entire project. These properties front on both Amsterdam Avenue and Rensselaer Avenue with the house facing Amsterdam Avenue.
- 3) Thomas and Diane Houck – 78 Princetown Road, Rotterdam, NY,** Tax Map #48.14-5-37.2 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicant wish to construct a 24’ x 30’ detached garage with a height of 17 feet. The variance request(s) are as follows: **Chapter 270-138(c) “Lot Coverage”** states with respect to private garages, the floor area for each stall for the enclosed parking or storage of private motor vehicles shall not exceed 300 square feet. Calculations computed for square footage shall be based upon exterior foundation dimensions. No accessory garages shall exceed a maximum height of 15 feet in all existing zoning districts. The applicant is seeking to construct the new detached garage with a height of seventeen (17) feet, which would require a variance of two (2) feet.

- 4) **Shawn Allen – 1402 Helderberg Avenue, Rotterdam, NY**, Tax Map #48.14-5-37.2 located in the Retail Business (B-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-61 entitled “Yard Requirements.” The applicant is seeking to construct an 8’ wide roof structure to cover an existing handicapped ramp for a dental office. The variance request is as follows: **Chapter 270-61(B)(1)** states that the front yard depth shall be a minimum of 30 feet. The applicant is seeking to construct this structure within 14 feet of the front property line on Woodlawn Avenue which would require a variance of 16 feet. Property is located on a corner lot.