

**Rotterdam Zoning Board of Appeals Agenda
January 20, 2010**

1) **Michael Roberts – 292 Pangburn Road, Rotterdam, NY**, Tax Map #47.00-6-17, located in the Agriculture (A-1) Zoning District. Petitioner respectfully request that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to demolish an existing garage and construct a 832 square foot detached garage with a height of 17.5 feet. The variance request(s) are as follows: **Chapter 270-138(c)** “Lot Coverage” states that 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 and a half (17.5) feet, which would require a variance of two and a half (2.5) feet.

2) **Gerald O’Connor – 3068 Cox Avenue, Rotterdam, NY**, Tax Map #48.19-6-26.11 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully request that he be granted variances 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 14’ detached platform to house an amateur astronomical observatory. The variance request(s) are as follows: **Chapter 270-138(B)(2)** “Yards” states that every detached accessory structure shall be located no less than five feet from a side or rear property line. The applicant is seeking to construct the detached platform within one and a half (1.5) feet of the side property line, which would require a variance of three and a half (3.5) feet.

3) **Frank Lesniewski –242 May Avenue, Rotterdam, NY**, Tax Map #59.15-5-19 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that he be granted area variance(s) as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-31** entitled “Lot Area.” which 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 applicant is requesting a variance in order to allow for a Boundary Line Adjustment to slightly reduce the size of his existing 11,920 square foot lot in order to allow the transfer of 433 square feet of property to the adjoining property at 238 May Avenue. The variance request is as follows:

242 May Avenue

	Required	Existing	Proposed	Variance
Lot Area	15,000 s.f.	11,920 s.f.	11,487 s.f.	3,513 s.f.
Lot Width	100 feet	75.68 feet	70.18 feet	29.82 feet