

Rotterdam Zoning Board of Appeals Agenda
February 17, 2010

- 1) **William and Michelle Reese – 366 County Line Road, Rotterdam, NY**, Tax Map #70.12-1-5 located in the Agriculture (A-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,” Chapter 270-15 entitled “Accessory uses, buildings and structures,” and Chapter 270-143 entitled “Fences.” The applicant would like to construct a 28’ x 38’ 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 1,713 square feet which would allow an accessory structure of 257 square feet. The proposed detached storage building will create an accessory structure that is 1,064 square feet, which is 807 square feet over the allowed size of 257 square feet. **Chapter 270-15(B)** states that no accessory building or structures shall exceed 14 feet in height. The applicant would like to construct the detached storage structure with a height of 16 feet 8 inches which would require a variance of 2 feet 8 inches. **Chapter 270-143(A)(1)** sets a front yard height limit at four (4) feet. The applicant would like to install a six (6) foot high vinyl fence, which would require a variance of two (2) feet. **Chapter 270-143(A)(4)** states that front yard fences should be less than fifty percent (50%) solid or opaque. The applicant would like to install a six (6) foot high vinyl fence that is one hundred percent (100%) solid. Property is a corner lot.

- 2) **Richard and Cheryl Little – 41 Apeldorn Drive, Rotterdam, NY**, Tax Map #58.20-2-24 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,” and Chapter 270-15 entitled “Accessory uses, buildings and structures.” The applicant would like to construct a 20’ x 25.5’ 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 1,948 square feet which would allow an accessory structure of 292 square feet. The proposed detached storage building will create an accessory structure that is 510 square feet, which is 218 square feet over the allowed size of 292 square feet. **Chapter 270-15(B)** states that no accessory building or structures shall exceed 14 feet in height. The applicant would like to construct the detached storage structure with a height of 16.5 feet which would require a variance of 2.5 feet.

ZBA Comments
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SEQR Requirement: Type 2 Listed Action – 6NYCRR Part 617.5. No further review is required.

ZBA Comments
March 17, 2010

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