

Town of Rotterdam
Zoning Board of Appeals Agenda
May 19, 2010

- 1) **Jack and Florence Addy – 1136 Owen 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 270-33 entitled “Yard Requirements.” **Chapter 270-33(B)** states that the side yard width shall be not less than 10 feet. The applicants also want to construct a 9’ x 22’ carport onto the west side of the single family residence on the property line, which would require a variance of nine (9) feet. This Public Hearing was continued from the April 21, 2010 meeting.

- 2) **Dale Martell –1201 Houlton Avenue, Rotterdam, NY**, Tax Map # 59.6-3-8 located in the General Business (B-2) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-143 entitled “Fences.” **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 in the front yard, which would require a variance of two (2) feet. **Chapter 270-143(A)(4)** states that front yard fences should be less that 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.

- 3) **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 variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-143 entitled “Fences” and Chapter 270-138 “Accessory structures and uses.” **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 in the front yard, which would require a variance of two (2) feet. **Chapter 270-143(A)(4)** states that front yard fences should be less that 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. **Chapter 270-138(A)** states that no accessory structure shall be located in the front yard of any lot. **Chapter 270-138 (C)** states that no accessory garages shall exceed a maximum height of 15 feet in all existing zoning districts. The applicant would like to construct a 30’ by 30’ detached garage in a front yard with a height of seventeen (17) feet. This would require a variance for the location in the front yard and a variance of two (2) feet for the height of the garage. These properties front on both Amsterdam Avenue and Rensselaer Avenue with the house facing Amsterdam Avenue.