

Rotterdam Zoning Board of Appeals Agenda
August 19, 2009

1) Jeffery and Jill Squires –248 Phillips Road, Rotterdam, NY, Tax Map #58.13-1-89 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.” The applicant wishes to construct a 28’ x 28’ detached garage with a height of nineteen (19) 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 proposed detached garage is 784 square feet and the existing attached garage on the house totals 441 square feet making the total garage space 1225 square feet, which is 325 square feet over the allowed size of 900 square feet. The applicant is seeking to construct the detached garage with a height of nineteen (19) feet, which would require a variance of four (4) feet.

2) Cheryl Montanye – 1053 Alheim Drive, Rotterdam, NY, Tax Map # 59.14-7-1 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that she 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, 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.