

Rotterdam Zoning Board of Appeals Agenda
September 16, 2009

- 1) Thomas D. Konopka – 21 Lawndale Avenue, Rotterdam, NY, Tax Map #58.7-3-23, 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 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct a 16’ x 24’ detached garage. 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 garage within three (3) feet of the side yard on the easterly end of the property, which would require a variance of two (2) feet.**
- 2) David Leon –1259 Gordon Road, Rotterdam, NY, Tax Map #37.00-5-11.13, 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 construct a 51’ x 30’ detached garage with a height of 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 maximum permissible garage space is 900 square feet and the applicant has 888 square feet of total existing garage space. The proposed detached garage is 1,530 square feet making the total proposed garage space 2,418 square feet, which would require a variance of 1,518 square feet. The applicant is seeking to construct the new detached garage with a height of nineteen (19) feet, which would require a variance of four (4) feet.**
- 3) John and Joseph Raucci – 3164 Marra Lane, Rotterdam, NY, Tax Map #71.6-5-5.1 (existing 12 unit apartment building) and #71.6-5-3.1 (portion south of Marra Lane) located in the Multiple Family Residential (R-3) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-49 entitled “Lot area.” **Chapter 270-49** states that the minimum total lot area shall be 20,000 square feet, except that buildings or structures with more than four bedrooms shall increase the total lot area by a minimum of 3,000 square feet for each additional bedroom over four, with a minimum lot width of 100 feet. The applicant is proposing to combine two parcels and construct an 8 unit apartment building with 11 bedrooms. The existing parcel to be combined with a vacant parcel contains a 12 unit apartment building with 18 bedrooms. The total lot size required for the location of 29 bedrooms is 95,000 square feet. The total property size is 68,944 square feet in size which would allow for only 20.3 bedrooms. The applicant is seeking a variance of 26,056 square feet or 8.7 bedrooms in total.**

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4) Sheila Hackert – 345 Mariaville Road, Rotterdam, NY, Tax Map #48.19-12-1, located in the Retail Business (B-1) Zoning District. Petitioner respectfully request that she 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 20’ x 25’ detached garage and replace it with a 24’ x 30’ detached garage with a height of 19.5 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 nineteen (19.5) feet, which would require a variance of four and a half (4.5) feet.

5) 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.

