

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS AGENDA
February 16, 2011**

1) **Bruns Realty Group LLC – 3158, 3164, 3168 Carman Road, Rotterdam, NY,** Tax Map #71.6-4-20.1 (existing 14 unit apartment building) and #71.6-4-20.2 (existing 18 unit and existing 20 unit apartment buildings) 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 the two parcels and construct 54 additional apartment units with 66 new bedrooms. The existing parcels to be combined contain total of 54 existing units housing a total of 105 bedrooms. Based upon town code, the applicant would be permitted to construct up to 154 bedrooms. The applicant is seeking to construct a total of 66 new bedrooms making 171 total proposed bedrooms. The lot size required for the location of 171 bedrooms is 521,000 square feet. The total property size is 472,626 square feet in size which would allow for only 154 bedrooms. The applicant is seeking a variance of 48,374 square feet or 17 bedrooms in total.

2) **Suzette Amrock – 2131 Hamburg Street, Rotterdam, NY,** Tax Map #59.7-10-26.1 located in the Retail Business (B-1) and Single Family Residential (R-1) Zoning Districts. Petitioner respectfully requests that she be granted area variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot area,” Chapter 270-59 entitled “Lot area” and Chapter 270-61 entitled “Yard requirements.” The applicant is requesting variances in order to allow for a two (2) lot subdivision to facilitate the construction of a single family residence on newly created 17,021 square foot lot located on Catherine Street and the creation of a 16,655 square foot lot with an existing single family residence located on Hamburg Street. The variance request are as follows:

Proposed Catherine Street Lot (proposed single family residence)

	Required	Existing	Proposed	Variance
Lot Width	100 feet	N.A.	20 feet	80 feet

Proposed 2131 Hamburg Street Lot (existing single family residence)

	Required	Existing	Proposed	Variance
Lot Width	100 feet	48.63 feet	48.63 feet	52.37 feet.
Front Yard	30 feet	11.3 feet	11.3 feet	18.7 feet
Side Yard	10 feet	3.3 feet	3.3 feet	6.7 feet