

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS AGENDA
AUGUST 17, 2011**

1) **Grant and Sandra Ward –325 Scotch Ridge Road, Rotterdam, NY**, Tax Map #47.00-6-8.2 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 applicants wish to construct a 24’ x 36’ detached garage with a height of seventeen (17) 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 872 square feet and the existing attached garage is 566 square feet making the total garage space 1438 square feet, which is 538 square feet over the allowed size of 900 square feet. The proposed detached garage is seventeen (17) feet in height, which would require a variance of two (2) feet.

2) **Debra Ann Harwood – 1876 Stuart Street, Rotterdam, NY**, Tax Map #59.9-9-32 and 59.9-9-3.1 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.

3) **Michael and Lisa Grzeskowiak –1821 Amsterdam Avenue, Rotterdam, NY**, Tax Map #59.10-7-1 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 270-143 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 wood 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 fence that is one hundred percent (100%) solid. Property is a corner lot.

4) **Cheryl Kimball – 1141 Outer Drive, Rotterdam, NY**, Tax Map #59.10-11-31 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully request that she be granted a variance as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-216 entitled: “Yard and property line requirements.” **Chapter 270-216(A)(2)** states that in-ground pools: shall be not less than 10 feet from side and rear property lines. The applicant would like to install a 14’ x 28’ in ground pool within eight (8) feet of the side property line and within eight (8) feet of the rear property line which would require a variance of two (2) feet.