

**Rotterdam Zoning Board of Appeals Agenda  
May 20, 2009**

- 1) **David Evans – 2004 Pyle Road, Rotterdam, NY**, Tax Map #27.00-2-15.1 located in the Single Family Residential (R-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 12’ x 32’ 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 property line, which would require a variance of two (2) feet.
  
- 2) **Dorothy A. Smith –1746 Norfolk Avenue, Rotterdam, NY**, Tax Map # 59.6-1-18 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 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. Property is a corner lot.
  
- 3) **Douglas Hewitt (Contract Vendee) – 105 Sherman Street (Vacant Lot), Rotterdam, NY**, Tax Map # 59.16-2-6 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that he be granted area variances as prescribed in the Town of Rotterdam Zoning Code being **Chapter 270-59** entitled “Lot Area” and **Chapter 270-61** entitled, “Yard Requirements”. The applicant is requesting variances in order to allow for the construction of a single family residence on an existing 12,320 square foot lot. The variance request(s) are as follows:

**254 Rotterdam Street (proposed single family residence)**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	15,000 s.f.	12,320 s.f.	N/A	2,680 s.f.
Lot Width	100 feet	70 feet	N/A	30 feet
Side Yard Setback (north line)	10 feet	N/A	9 feet	1 foot
Side Yard Setback (south line)	10 feet	N/A	9 feet	1 foot

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- 4) Christopher Beach – 2549 First Avenue, Rotterdam, NY, Tax Map # 59.11.13.11** 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.” **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 stockade 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 stockade fence that is one hundred percent (100%) solid. Property is a corner lot.
  
- 5) Joshua Pensabene –983 Burdeck Street, Rotterdam, NY, Tax Map #47.20-3-24** 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.” **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 stockade 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 stockade fence that is one hundred percent (100%) solid. Property is a corner lot.