

**TOWN OF ROTTERDAM  
ZONING BOARD OF APPEALS  
October 16, 2024**

**Workshop 7:00pm – Public Hearings 7:30pm**

**Workshop (2<sup>nd</sup> Floor Conference Room) – 7:00pm**

**Public Hearings (V. Dalton Bambury Hearing Room 2<sup>nd</sup> Floor) – 7:30pm**

- 1) **Ryan Brown – 46 South Westcott Road, Rotterdam, NY**, Tax Map #58.18-3-8.111 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 42’ x 60’ attached garage. 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. The proposed attached garage is 2520 square feet, which is 1620 square feet over the allowed size of 900 square feet.
- 2) **Ernest Porter (Contract Vendee) – Pinelawn Avenue, Rotterdam, NY** - Tax Map #58.8-12-23 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 270-31 entitled “Lot Area,” and Chapter 270-33 entitled “Yard Requirements.” The applicant would like to construct a new single-family residence. **Chapter 270-31(A)** states that “the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicant is requesting to construct a new single-family residence on a 7,000 square foot lot that has a lot width of 50 feet. This would require a variance of 8,000 square feet for lot area and 50 feet for lot width. **Chapter 270-33(B)** states that the “side yard width shall be not less than 10 feet.” The applicant is proposing a side yard width of 5 feet on the northern side yard which would require a variance of 5 feet.
- 3) **Michael and Tabitha Lawton – 2736 Wellington Avenue, Rotterdam, NY**, Tax Map #48.15-4-23 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 270-138 entitled “Accessory structures and uses” and Chapter 270-143 entitled “Fences.” The applicant wishes to place a 12’ x 24’ detached shed on the property. **Chapter 270-138 (a) Location**. States: “No accessory structure shall be located in the front yard of any lot.” The applicant is proposing to locate the shed in what is considered a front yard. **Chapter 270-138(c)** “Lot Coverage” states that the floor area of any accessory structure shall not exceed 15% of the total habitable floor area of an existing or proposed principal structure. The existing residential structure is 1320 square feet which would allow an accessory structure of 198 square feet. The proposed accessory structure is 288 square feet, which will require a variance of 90 square feet. **Chapter 270-143(A)(1)** sets a front yard fence height limit at four (4) feet. The applicant would like to install a six (6) foot high 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 fence that is one hundred percent (100%) solid. The property is a corner lot.

- 4) **William Warren – 194 Countyline Road, Rotterdam, NY**, Tax Map #70.12-1-12.1 located in the Agriculture (A-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 32’ x 32’ detached garage with a height of 24 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 1024 square feet, and the existing garage is 390 square feet which would make the total garage space 1414 square feet, which is 514 square feet over the allowed size of 900 square feet. The proposed garage height is 24 feet and is 9 feet over the allowed height of 15 feet.

- 1) **Ryan Brown – 46 South Westcott Road, Rotterdam, NY**, Tax Map #58.18-3-8.111 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 42’ x 60’ attached garage. 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. The proposed attached garage is 2520 square feet, which is 1620 square feet over the allowed size of 900 square feet.

**SEQR Requirement:** Type 2 Listed Action – 6NYCRR Part 617

**County 239-m Requirement:** County review is not required.

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

PART II

VARIANCE APPLICATION  
General Information

Legal Owner's Name: Ryan Brown

Mailing Address: 212 Gutha Rd  
City: Delanson State: NY Zip: 12053  
Daytime Phone: 518-894-8147 Fax: \_\_\_\_\_

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: Michael Floccuzio

Mailing Address: 250 Suits Rd  
City: Duanesburg State: NY Zip: 12056  
Daytime Phone: 518-813-1864 Fax: \_\_\_\_\_

Project/Proposal Site Area (Acres or sq. ft.): 7.08 Acres  
Assessor Tax Parcel No.(s) of Proposal Site: 58.18-3-8.111

Adjacent Area Owned or Controlled (Acres or sq. ft.): 58.18-3-3.112, 58.18-3-6, 58.18-3-7,  
Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: 58.18-3-8.11, 58.18-3-11,

Name and Address of All Adjacent Landowners:

NAME: <u>Floccuzio Construction LLC</u>	NAME: <u>Diana Arnold</u>
ADD: <u>3513 Guilderland Ave, 12306</u>	ADD: <u>58 S Westcott Rd, 12306</u>

NAME: <u>Kevin Bonesteel</u>	NAME: <u>Daniel Laflash</u>
ADD: <u>44 S Westcott Rd, 12306</u>	ADD: <u>42 S Westcott Rd, 12306</u>

NAME: <u>William Olochnowicz</u>	NAME: _____
ADD: <u>34 S Westcott Rd, 12306</u>	ADD: _____

NAME: <u>Laura Cusano</u>	NAME: _____
ADD: <u>54 S Westcott Rd, 12306</u>	ADD: _____

RECEIVED  
SEP 13 2024  
TOWN OF ROTTERDAM  
PUBLIC WORKS

Street Address of Proposed Site (if any): 46 South Westscott Rd Rotterdam NY, 12056

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others):  
Vacant Land

Existing Zoning Classification: A1

School District: Schalmon

Fire District: \_\_\_\_\_

Water Supply Town

**Existing/Proposed Use of Property:**

- |   |   |
|---|---|
| <input type="checkbox"/> A1 One-family dwelling                                 | <input type="checkbox"/> C1 Business      |
| <input type="checkbox"/> A2 Two-family dwelling                                 | <input type="checkbox"/> C2 Mercantile    |
| <input type="checkbox"/> B1 Multiple Dwelling (permanent occupancy)             | <input type="checkbox"/> C3 Industrial    |
| <input type="checkbox"/> B2 Multiple Dwelling (transient occupancy)             | <input type="checkbox"/> C4 Storage       |
| <input type="checkbox"/> B3 Multiple Dwelling (senior citizen housing)          | <input type="checkbox"/> C5 Assembly      |
| <input type="checkbox"/> B4 Multiple Dwelling (adult residential care facility) | <input type="checkbox"/> C6 Institutional |
| <input type="checkbox"/> C7 Miscellaneous                                       |   |

**LEGAL INFORMATION**

Location of Proposal Site (General description by which direction and how far from roads and intersections and other community features): South West from Giffords Church Rd

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Public Road (s) providing access: South Westcott Rd

Width of Property Fronting on Public Road: 280+-

I have attached a legal description of the proposed site:  yes  no

Section(s) of the zoning ordinance under which a variance is requested:  
\_\_\_\_\_

Purpose for the requested variance: To build a large enough garage for my needs.

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:  
Yes, garage is larager than permitted.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted:

The garage is attached to the new proposed home and will compliment the house. Also the structure will be approximately 500' off the road where it can not be seen by any neighboring properties.

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives:

Yes, we can build a smaller garage than propose and needed

Is your request a substantial variance from the ordinance? Please explain:

We don't believe it is. The garage is approximatly 1100 sq ft larger than allowed.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain:

It is an attached garage to a larger home which compliments nicely. Also proposed structure is 500' off the road and can not be seen by the road or any neighnoring properties.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship):

Was not aware of any size restrictions on an attached garage to home. This difficlty arose after applying for a building permit and being informed of the variance needed.

*If you have any additional comments, please attach them on a separate sheet of paper.*

**PART III  
LEGAL OWNER SIGNATURE**  
(Signature of legal owner(s) or representative(s) as authorized by legal owner)

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Michael Floccuzza

Date: 9/12/24

Address: 250 Suits Rd

Phone: 518-813-1864

Duaneburg NY 12056

Zip: 12056

*[Handwritten Signature: Michael Floccuzza]*  
\*#1 Signature of Applicant or Representative

Date: 9/12/24

Notary  
\*(For Signature #1 Above)

STATE OF NEW YORK) ss:  
COUNTY OF SCHENECTADY)

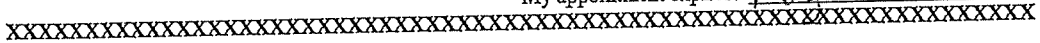
SUBSCRIBED AND SWORN to me this 12<sup>th</sup> day of September, 2024.

NOTARY SEAL RAYMOND N. INGRAHAM III  
Notary Public, State of New York  
No. 011N6396620  
Qualified in Schenectady County  
Commission Expires Aug. 26, 2027

*[Handwritten Signature: Raymond N. Ingraham III]*  
Notary Signature

Notary Public in and for the State of New York

My appointment expires: Aug 26 2027



Name: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

\_\_\_\_\_

Zip: \_\_\_\_\_

\_\_\_\_\_  
\*#2 Signature of Applicant or Representative

\_\_\_\_\_  
Date

Notary  
\*(For Signature #2 Above)

STATE OF NEW YORK) ss:  
COUNTY OF SCHENECTADY)

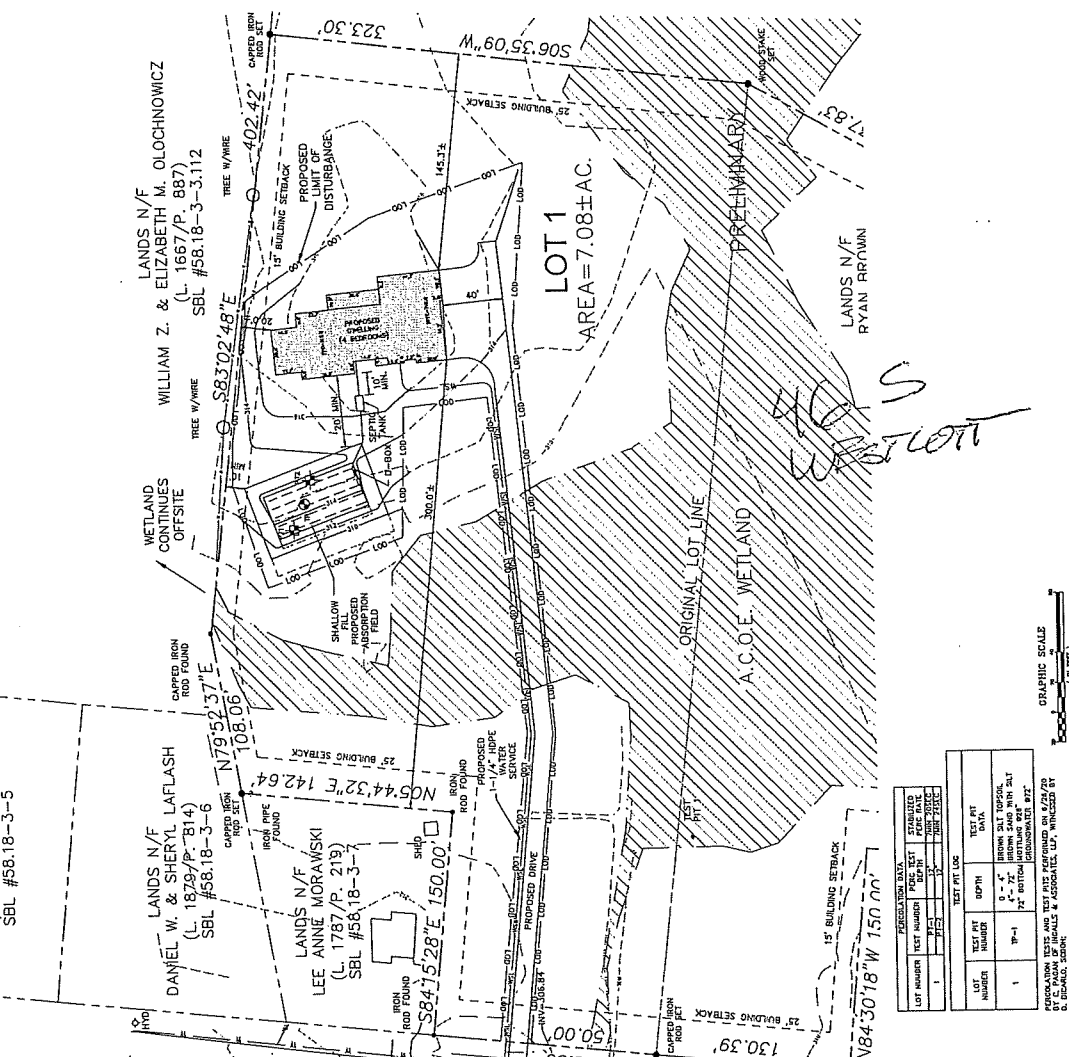
SUBSCRIBED AND SWORN to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY SEAL

\_\_\_\_\_  
Notary Signature

Notary Public in and for the State of New York

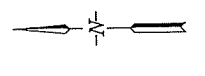
My appointment expires: \_\_\_\_\_



**SEPTIC PLAN**  
 LANDS N/F RYAN & RHIANNA BROWN  
 LOT - WESTCOTT ROAD  
 TOWN OF ROTTERDAM  
 COUNTY OF SURESBURY STATE OF NEW YORK  
 RAVEN HILL, NY 11714  
 DATE: 11-14-2023  
 DRAWN BY: J.P.C. / P.P.M.  
 CHECKED BY: J.P.C. / P.P.M.  
 SCALE: 1" = 40'  
 SHEET 2 OF 3

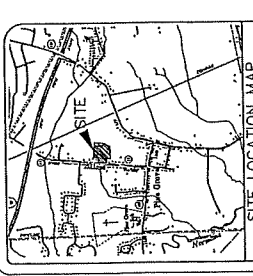
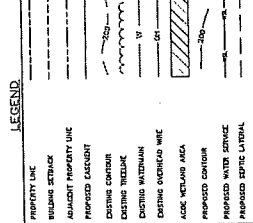
**INGALLS & ASSOCIATES, LLP**  
 ENGINEERS  
 100 WESTCOTT ROAD  
 ROTTERDAM, NY 11714  
 TEL: 845.234.2200  
 FAX: 845.234.2201  
 WWW.INGALLSANDASSOCIATES.COM

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND SPECIFICATION OF THE SEPTIC SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEPTIC SYSTEM. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THE SEPTIC SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND SPECIFICATION OF THE SEPTIC SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEPTIC SYSTEM. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THE SEPTIC SYSTEM.



**PERMEABILITY COEFFICIENTS - 1" MINIMUM SEPARATION DISTANCE -**

TYPE OF FILL	PERMEABILITY COEFFICIENT (cm/sec)
GRAVEL	1.0
GRAVEL WITH SAND	0.5
SAND	0.1
SAND WITH SILT	0.05
SILT	0.01
SILT WITH CLAY	0.005
CLAY	0.001
CLAY WITH SILT	0.0005
ORGANIC MATERIALS	0.0001



**SHALLOW ABSORPTION SYSTEM NOTES**

- DESIGN CONSTRUCTION MATERIALS, METHODS, AND SPECIFICATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF HEALTH PUBLICATIONS, "DESIGN AND CONSTRUCTION OF SEPTIC SYSTEMS FOR INDIVIDUAL HOUSEHOLD SYSTEMS."
- BUILDERS SHALL VERIFY GRADE OF SOIL PIPE AT BUILDING PRIOR TO CONSTRUCTION.
- ABSORPTION TRENCHES SHALL BE APPROXIMATELY 18"-24" DEEP MEASURED FROM THE TOP OF FILL TO BOTTOM OF THE SYSTEM. TRENCHES SHALL BE GRADED SO AS TO DIRECT ANY SURFACE RUNOFF AWAY FROM THE SYSTEM.
- NO WELLS OR OTHER WATER-BEARING FEATURES SHALL BE LOCATED WITHIN 100' OF ANY SHALLOW ABSORPTION SYSTEM.
- NO ROOF, FLOORING, FLOOR, COILING WATER, BACKWASH DRAINAGE ETC. SHALL BE DISCHARGED INTO ANY SHALLOW ABSORPTION SYSTEM.
- OWNER IS TO BE PROVIDED A COPY OF THE APPROVED PLAN BY THE DESIGN ENGINEER. THERE SHALL BE NO CHANGES ON THESE PLANS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- PROJECT IS NOT WITHIN 100' YEAR FLOOD PLAIN.
- NO VEHICULAR PARKING OR TRAFFIC SHALL BE ALLOWED ON ANY PORTION OF THE PROJECT.
- A LICENSED ENGINEER/ARCHITECT SHALL SUPERVISE CONSTRUCTION IN ACCORDANCE WITH THE APPROVED PLAN AND ANY LOCAL ORDINANCES.
- SYSTEM IS NOT DESIGNED TO ACCOMMODATE WASTEWATER FROM GARAGE, GARAGE OR ATTACHED PORCH.

**DESIGN CRITERIA**

- DESIGN FLOW: 110 GALLONS PER DAY EQUALS 440 GALLONS PER DAY
- DESIGN CONCENTRATION: 5 PERCENT SLOPE
- DESIGN PERMEABILITY: 1-1.5 IN/INCH LATERAL FILL FROM APPROVED SOURCE (APPLICATION RATE 0.40 GPD/SF) EDGE OF FILL SLOPES 5:1 VERTICAL ON A HORIZONTAL. ACTUAL PERCOLATION RATE AT 12" DEPTH = 0.8
- SOIL: MEDIUM BROWN SILTY SAND, NOTTING 026.

**CALCULATIONS:**

- SHALLOW ABSORPTION: USE APPLICATION RATE: 11 GPD/INCH (0.40 GPD/SF)
- REQUIRED LATERAL LENGTH: (440 GPD)/(0.80 GPD/INCH) = 550 IN. USE (5) 6" LATERALS = 300 IN.

**SYSTEM REQUIREMENTS:**

- CONSTRUCTION ACTIVITY ON ADJACENT SOIL CONSTRUCTION ACTIVITY OVER THE AREA SHALL BE LIMITED TO THE SYSTEM PERIMETER AND TO THE PROPER OBSERVATION POINTS. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE.
- CONSTRUCTION ACTIVITY ON ADJACENT SOIL CONSTRUCTION ACTIVITY OVER THE AREA SHALL BE LIMITED TO THE SYSTEM PERIMETER AND TO THE PROPER OBSERVATION POINTS. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE.
- CONSTRUCTION ACTIVITY ON ADJACENT SOIL CONSTRUCTION ACTIVITY OVER THE AREA SHALL BE LIMITED TO THE SYSTEM PERIMETER AND TO THE PROPER OBSERVATION POINTS. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE.
- CONSTRUCTION ACTIVITY ON ADJACENT SOIL CONSTRUCTION ACTIVITY OVER THE AREA SHALL BE LIMITED TO THE SYSTEM PERIMETER AND TO THE PROPER OBSERVATION POINTS. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE. EXISTING TREES AND STUMPS LEFT IN PLACE SHALL BE PROTECTED BY A 12" DIAMETER CONCRETE.

**GENERAL REQUIREMENTS:**

- PLACE GRANULAR FILL MATERIAL ON THE UPSLOPE EDGES OF THE FLOVED AREA. THE FILL MATERIAL SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. WITH A 1/4" SLOPE. ALWAYS KEEP A MINIMUM OF 6" OF THE NATURAL SOIL TO THE INSIDE OF THE PERFORATED PVC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.
- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.
- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.
- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.
- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.

**SYSTEM STRUCTURES:**

- SEPTIC TANK SHALL BE 1500 GAL. DUAL COMPARTMENT PRECAST SEAMLESS CONCRETE TANK BY GUARDIAN CONCRETE, INC. OR EQUIVALENT.
- DISTRIBUTION BOX SHALL BE PRECAST CONCRETE BOX AND COVER DB-8 (0) OUTLET BY GUARDIAN CONCRETE, INC. OR EQUIVALENT.

**PERMS:**

- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.
- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.
- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.
- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.
- PERFORATED PVC SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS. THE SYSTEM SHALL BE 4" SCA 40 PCC WITH TIGHT JOINTS.

**CONCRETE:**

- PLACE 6 IN. OF GOOD QUALITY TOPSOIL OVER THE ENTIRE SYSTEM AND FILL BUFFER SURFACE.
- PLANT GRASS OVER THE ENTIRE SYSTEM USING GRASSES BROADCAST TO THE SLOPES. GRASSES SHOULD BE SOUGHT TO BE TOLERANT TO SOIL CONDITIONS. PLANTS SHOULD BE BROADCAST TO THE SLOPES. GRASSES SHOULD BE BROADCAST TO THE SLOPES. PLANTS SHOULD BE BROADCAST TO THE SLOPES.
- PLANTS SHOULD BE BROADCAST TO THE SLOPES. GRASSES SHOULD BE BROADCAST TO THE SLOPES. PLANTS SHOULD BE BROADCAST TO THE SLOPES. GRASSES SHOULD BE BROADCAST TO THE SLOPES.
- PLANTS SHOULD BE BROADCAST TO THE SLOPES. GRASSES SHOULD BE BROADCAST TO THE SLOPES. PLANTS SHOULD BE BROADCAST TO THE SLOPES. GRASSES SHOULD BE BROADCAST TO THE SLOPES.
- PLANTS SHOULD BE BROADCAST TO THE SLOPES. GRASSES SHOULD BE BROADCAST TO THE SLOPES. PLANTS SHOULD BE BROADCAST TO THE SLOPES. GRASSES SHOULD BE BROADCAST TO THE SLOPES.

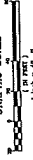
**INSPECTION:**

THE ENGINEER SHALL MAKE THE FOLLOWING INSPECTIONS OF THE DESIGNED SYSTEM:

- BEFORE GROUND PREPARATION.
- AFTER PLACEMENT OF PERFORATED PVC.
- AFTER PLACEMENT OF PERFORATED PVC.
- AFTER PLACEMENT OF PERFORATED PVC.

IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE ENGINEER FOR INSPECTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THE SEPTIC SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND SPECIFICATION OF THE SEPTIC SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEPTIC SYSTEM. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THE SEPTIC SYSTEM.

LOT NUMBER	TEST NUMBER	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC	PERFORATED PVC
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1



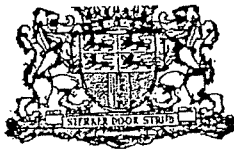




- 2) **Ernest Porter (Contract Vendee) – Pinelawn Avenue, Rotterdam, NY - Tax Map #58.8-12-23** located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-31 entitled “Lot Area,” and Chapter 270-33 entitled “Yard Requirements.” The applicant would like to construct a new single-family residence. **Chapter 270-31(A)** states that “the required minimum lot area shall be not less than 15,000 square feet, with a lot width of not less than 100 feet. The applicant is requesting to construct a new single-family residence on a 7,000 square foot lot that has a lot width of 50 feet. This would require a variance of 8,000 square feet for lot area and 50 feet for lot width. **Chapter 270-33(B)** states that the “side yard width shall be not less than 10 feet.” The applicant is proposing a side yard width of 5 feet on the northern side yard which would require a variance of 5 feet.

**SEQR Requirement:** Type 2 Listed Action – 6NYCRR Part 617

**County 239-m Requirement:** County review is not required.



Town of Rotterdam  
Zoning Board of Appeals  
**AREA VARIANCE APPLICATION**

**PART II**  
TOWN OF ROTTERDAM  
General Information

**All requested information shall be provided and must be filled out in ink or typed for photocopying purposes**

Legal Owner's Name: DeCarlo, Eric  
 Mailing Address: 3223 Traber Road  
 City: Schduy State: NY Zip: 12303  
 Daytime Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: Ernest Porter  
 Mailing Address: 1620 Dongan Street  
 City: Schduy State: NY Zip: 12303  
 Daytime Phone: 518 331 5513 E-mail: \_\_\_\_\_

Project/Proposal Site Area (Acres or sq. ft.): 7,000 sq ft  
 Assessor Tax Parcel No.(s) of Proposal Site: 58.08-12-23  
 Street Address of Proposed Site (if any): Pinelawn Avenue

Adjacent Area Owned or Controlled (Acres or sq. ft.): NA  
 Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: NA  
 Name and Address of All Adjacent Landowners:

NAME: Anderton, J & M  
 ADD: 2106 pinelawn  
58.08-12-22

NAME: Cocca, D.  
 ADD: 1671 Roselawn  
27

NAME: Gabriel, R.  
 ADD: 1661 Roselawn  
24

NAME: Sawyer, C. & A. and Inglis, L.  
 ADD: 2047 Cedarlawn  
28

NAME: Demarest, F. & Tymchyn, G.  
 ADD: 1665 Roselawn  
25

NAME: \_\_\_\_\_  
 ADD: \_\_\_\_\_

NAME: Yager, K.  
 ADD: 1669 Roselawn  
26

NAME: \_\_\_\_\_  
 ADD: \_\_\_\_\_

RECEIVED  
 SEP 17 2024  
 TOWN OF ROTTERDAM  
 PUBLIC WORKS

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): \_\_\_\_\_

Existing Zoning Classification: existing garage (to be removed) R-1

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 50'

Section(s) of the zoning ordinance under which a variance is requested:

Purpose for the requested variance: single family residence construction

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:

adjacent properties with existing improvements

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes \_\_\_\_\_ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

Proposal would be consistent with lot area, width and sideyard setbacks of existing residences in the neighborhood.

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

No, maintaining similar setting with existing distances between residences allows proposal to blend in with the character of the neighborhood.

Is your request a substantial variance from the ordinance? Please explain.

No, Not when the majority of existing residences are of similar lot area, width and sideyard setbacks.

Equal to or greater than 19 of 27 width

15 of 27 sideyard  
20 of 27 area

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

Sanitary sewers & sandy soils create setting for no impacts.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

The desire to slide proposed house to the east to increase distance from Anderton residence creates setting consistent with existing residences.

# TOWN OF ROTTERDAM



John F. Kirvin Government Center • 1100 Sunrise Boulevard • Rotterdam, NY 12306  
Telephone: 518 355 7575 • Fax: 518-355-7976 • Website: www.rotterdamny.org

## LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT

A COPY OF THIS LETTER MUST BE SUBMITTED FOR EACH PROPERTY OWNER  
INVOLVED

I, Ernie N. G. G. G., being duly sworn declare that I am the  
(PROPERTY OWNER)

owner of the property involved in a proposed variance application request  
before the Town of Rotterdam for property known as parcel number (s):

Tax Parcel Number(s): 5808-12-23

I hereby grant Ernie N. G. G. G. and/or their agent(s) to act on my behalf.

I further declare that all statements, answers, and information herein submitted is in all respects  
true and correct to the best of my knowledge and belief.

Signature (Authorized Representative): [Signature]

Date: 4.15.21

NOTARY

STATE OF NEW YORK) ss:  
COUNTY OF Schenectady

ROBIN P. SCHLICHT  
Notary Public, State of New York  
No. 01508214372  
Qualified in Schenectady County  
My Commission Expires December 7, 2025

SUBSCRIBED AND SWORN to before me this 15<sup>th</sup> day of April, 2021

NOTARY SEAL

[Signature]  
Notary Signature

Notary Public in and for the State of New York

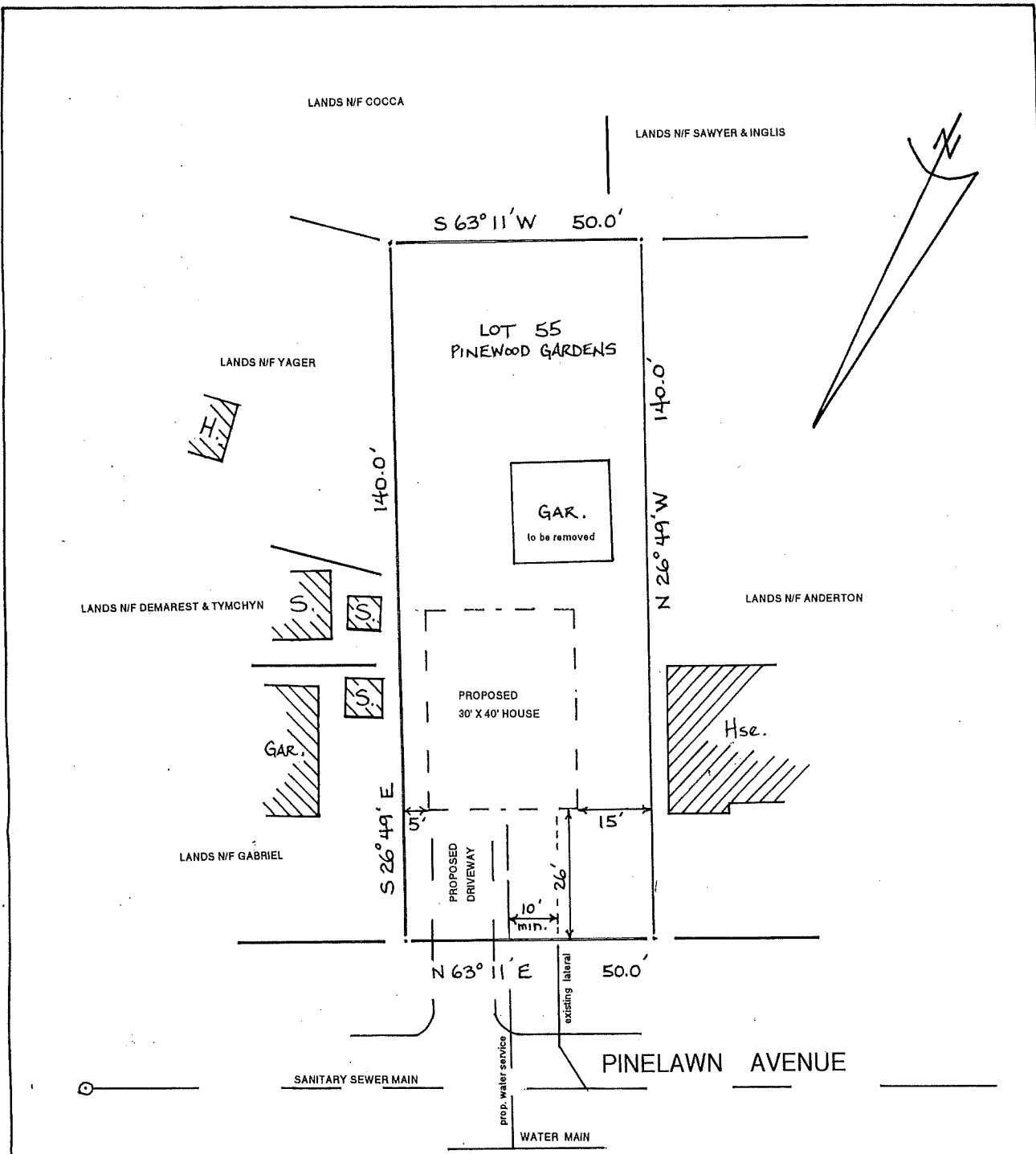
Residing at:

Schenectady County

My appointment expires:

12/7/2025





RECEIVED

RECEIVED

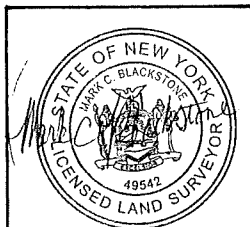
SEP 17 2024

SEP 17 2024

TOWN OF ROTTERDAM  
PUBLIC WORKSTOWN OF ROTTERDAM  
PUBLIC WORKS

MAP SHOWING PROPOSED HOUSE LOCATION

DECARLO / PORTER AREA VARIANCE APPLICATION



TOWN OF ROTTERDAM  
SCHENECTADY COUNTY, N.Y.

SCALE 1" = 20'  
SEPTEMBER 12, 2024

BLACKSTONE LAND SURVEYORS  
1152 FORT HUNTER RD. SCH'DY, NY 12303



- 3) **Michael and Tabitha Lawton – 2736 Wellington Avenue, Rotterdam, NY**, Tax Map #48.15-4-23 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 270-138 entitled “Accessory structures and uses” and Chapter 270-143 entitled “Fences.” The applicant wishes to place a 12’ x 24’ detached shed on the property. **Chapter 270-138 (a)** Location. States: “No accessory structure shall be located in the front yard of any lot.” The applicant is proposing to locate the shed in what is considered a front yard. **Chapter 270-138(c)** “Lot Coverage” states that the floor area of any accessory structure shall not exceed 15% of the total habitable floor area of an existing or proposed principal structure. The existing residential structure is 1320 square feet which would allow an accessory structure of 198 square feet. The proposed accessory structure is 288 square feet, which will require a variance of 90 square feet. **Chapter 270-143(A)(1)** sets a front yard fence height limit at four (4) feet. The applicant would like to install a six (6) foot high 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. The property is a corner lot.

**SEQR Requirement:** Type 2 Listed Action – 6NYCRR Part 617

**County 239-m Requirement:** County review is not required



RECEIVED

SEP 30 2024

Town of Rotterdam  
Zoning Board of Appeals  
AREA VARIANCE APPLICATION

TOWN OF ROTTERDAM  
PUBLIC WORKS

**PART II**

TOWN OF ROTTERDAM  
General Information

All requested information shall be provided and must be filled out in ink or typed for photocopying purposes

Legal Owner's Name: Michael and Tabitha Lawton

Mailing Address: 2736 Wellington Avenue

City: Rotterdam State: Ny Zip: 12306

Daytime Phone: 518-227-3522 E-mail: Dragon Mouse 75@yahoo.com  
518-378-5172 TCRivenburgh@yahoo.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Project/Proposal Site Area (Acres or sq. ft.): 288 sq. ft.

Assessor Tax Parcel No.(s) of Proposal Site: 48.15-9-23

Street Address of Proposed Site (if any): 2736 Wellington Ave Rotterdam, Ny 12306

Adjacent Area Owned or Controlled (Acres or sq. ft.): \_\_\_\_\_

Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: \_\_\_\_\_

Name and Address of All Adjacent Landowners:

NAME: Ching Boon  
ADD: 2801 Wellington Ave.

NAME: Susan Johnson  
ADD: 2732 Wellington Avenue  
Rotterdam Ny  
12306

NAME: David Carey  
ADD: 2500 Wellington Ave

NAME: \_\_\_\_\_  
ADD: 2729 granite

NAME: Cleveland Maldan  
ADD: 2739 Wellington Ave

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_

NAME: Louis Lopez  
ADD: 2745 Wellington Ave.

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_

Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): \_\_\_\_\_

empty yard space  
Existing Zoning Classification: \_\_\_\_\_

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: \_\_\_\_\_

Section(s) of the zoning ordinance under which a variance is requested:  
\_\_\_\_\_

Purpose for the requested variance: accessible tool storage for my disabled husband Michael

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:

Yes, the shed is 90 sq. ft larger than currently allowed, but this size is needed for larger tools.

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes \_\_\_\_\_ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

Shed spec: 12'  $\odot$  x 24'  $\odot$  x 11 Ft  $\odot$

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

The shed for tool storage is professionally manufactured by Mohawk Valley Sheds and will be professionally installed. The site will be prepped and set up by site prep including a professionally built rock pad for drainage and will conform to code compliance

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

No, due to the currently allowed size shed allowed is too small for the amount and size of tools I own for my trade I need to store when not in use.

Is your request a substantial variance from the ordinance? Please explain.

The shed is slightly larger than what is currently allowed but is needed for my tool storage due to my physical limitations.

Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

The shed will be professionally built, installed with drainage via a rock pad and that should negate any negative impact in appearance or environmentally. The shed would also increase property value.

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

I knew I needed permits for a shed, but was unaware of size restrictions upon my own property.

If you have any additional comments, please attach them on a separate sheet of paper.

PART III  
LEGAL OWNER SIGNATURE  
(Signature of legal owner(s))

I, the undersigned, swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I(we) (am)(are) the owner(s) of record of the area proposed for the previously identified land use action, or, if not the owner(s), attached herewith is written permission from the owner(s) authorizing my actions on his or her behalf.

Name: Michael Lawton Date: 9-30-24  
Address: 2736 Wellington Ave Phone: (518) 222-3522  
Rotterdam NY 12306 Zip: 12306  
*[Signature]* Date: 9-30-24  
\*#1 Signature of Owner #1

Notary  
\*(For Signature #1 Above)

STATE OF NEW YORK) ss:  
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 30<sup>th</sup> day of September, 2024.

NOTARY SEAL

**Tammy L. Whelan**  
Notary Public, State of New York  
Certified Schenectady County  
# 01WH6261330  
Commission Expires 5/17/28

*[Signature]*  
Notary Signature  
Notary Public in and for the State of New York  
My appointment expires: 5/17/28

XX

Name: Tabitha Lawton Date: 09/30/24  
Address: 2736 Wellington Ave. Phone: 518-378-5172  
Rotterdam, NY 12306 Zip: 12306  
*[Signature]* Date: 09/30/24  
\*#2 Signature of Owner #2

Notary  
\*(For Signature #2 Above)

STATE OF NEW YORK) ss:  
COUNTY OF SCHENECTADY)

SUBSCRIBED AND SWORN to me this 30<sup>th</sup> day of September, 2024.

NOTARY SEAL

**Tammy L. Whelan**  
Notary Public, State of New York  
Certified Schenectady County  
# 01WH6261330  
Commission Expires 5/17/28

*[Signature]*  
Notary Signature  
Notary Public in and for the State of New York  
My appointment expires: 5/17/28

Fence

Yard

Proposed  
Shed and  
Back Pad

Fence

Open  
Porch

Prepared  
Pad Spec  
26 FT X 14 FT

House

Shed Spec  
12 FT X 24 FT  
Overall Hgt 11 FT

Yard

Fenced

Low Wall

Porch

Driveway

North  
↗

Wellington Ave

- 4) **William Warren – 194 Countyline Road, Rotterdam, NY**, Tax Map #70.12-1-12.1 located in the Agriculture (A-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 32’ x 32’ detached garage with a height of 24 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 1024 square feet, and the existing garage is 390 square feet which would make the total garage space 1414 square feet, which is 514 square feet over the allowed size of 900 square feet. The proposed garage height is 24 feet and is 9 feet over the allowed height of 15 feet.

**SEQR Requirement:** Type 2 Listed Action – 6NYCRR Part 617

**County 239-m Requirement:** County review is not required



*Town of Rotterdam*  
*Zoning Board of Appeals*  
**AREA VARIANCE APPLICATION**

**PART II**

TOWN OF ROTTERDAM  
 General Information

**All requested information shall be provided and must be filled out in ink or typed  
 for photocopying purposes**

Legal Owner's Name: William F Warren

Mailing Address: 194 Countryline Rd  
 City: Schenectady State: NY Zip: 12306  
 Daytime Phone: 518-555-6486 E-mail: wbillc@nyreport.com

If applicant is not the owner, include the written owner authorization form below designating the contact to serve as representative.

Owner's Designated Contact: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Daytime Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Project/Proposal Site Area (Acres or sq. ft.): \_\_\_\_\_  
 Assessor Tax Parcel No.(s) of Proposal Site: 70.12-1-12  
 Street Address of Proposed Site (if any): 194 Countryline Rd Schenectady NY 12306

Adjacent Area Owned or Controlled (Acres or sq. ft.): \_\_\_\_\_  
 Assessor Tax Parcel No.(s) of Adjacent Land Owned or Controlled: \_\_\_\_\_  
 Name and Address of All Adjacent Landowners:

NAME: <u>Beale</u>	NAME: _____
ADD: <u>212 Countryline Rd</u>	ADD: _____
<u>Schenectady</u>	_____
<u>NY 12306</u>	_____

NAME: <u>Stabinski</u>	NAME: _____
ADD: <u>178 Countryline Rd</u>	ADD: _____
<u>Schenectady NY</u>	_____
<u>12306</u>	_____

NAME: <u>Thomas</u>	NAME: _____
ADD: _____	ADD: _____
_____	_____
_____	_____

NAME: _____	NAME: _____
ADD: _____	ADD: _____
_____	_____
_____	_____



Describe Existing Use(s) on Proposed Site (Such as buildings, well, sewer drainfield and others): \_\_\_\_\_

Residential home

Existing Zoning Classification: \_\_\_\_\_

LEGAL INFORMATION

Please attach the deed to the proposed site (REQUIRED)

Width of Property Fronting on Public Road: 80'

Section(s) of the zoning ordinance under which a variance is requested: \_\_\_\_\_

Purpose for the requested variance: Construct a free standing garage  
closer to side line as well as additional garage  
sq footage - 6 feet from property line

Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building, which prevent compliance with the zoning ordinance? If so, please explain:

Topography - Its the highest point to avoid weather related  
flooding

Does any Town officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? Yes \_\_\_\_\_ No X. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

PLEASE DISCUSS EACH OF THE FOLLOWING FIVE (5) CRITERIA WHICH FORM THE LEGAL BASIS FOR THE GRANTING OF A VARIANCE

Explain why you believe that your variance request will not create an undesirable change to the character of the neighborhood or be a detriment to nearby properties if it is granted.

Its a wooded area behind adjoining homes

Can the benefit you seek by this variance request be achieved by some other means? If not, explain why there are no other alternatives.

Additional cost to bring in fill to raise the elevation of the proposed building site. Also unstable ground as trees & stumps were removed. Preferable to build on virgin soil

Is your request a substantial variance from the ordinance? Please explain.

No. Ordinance is 10' from side lot. Asking to build at 6' from side lot

Additional sq footage is approx 250 over ordinance

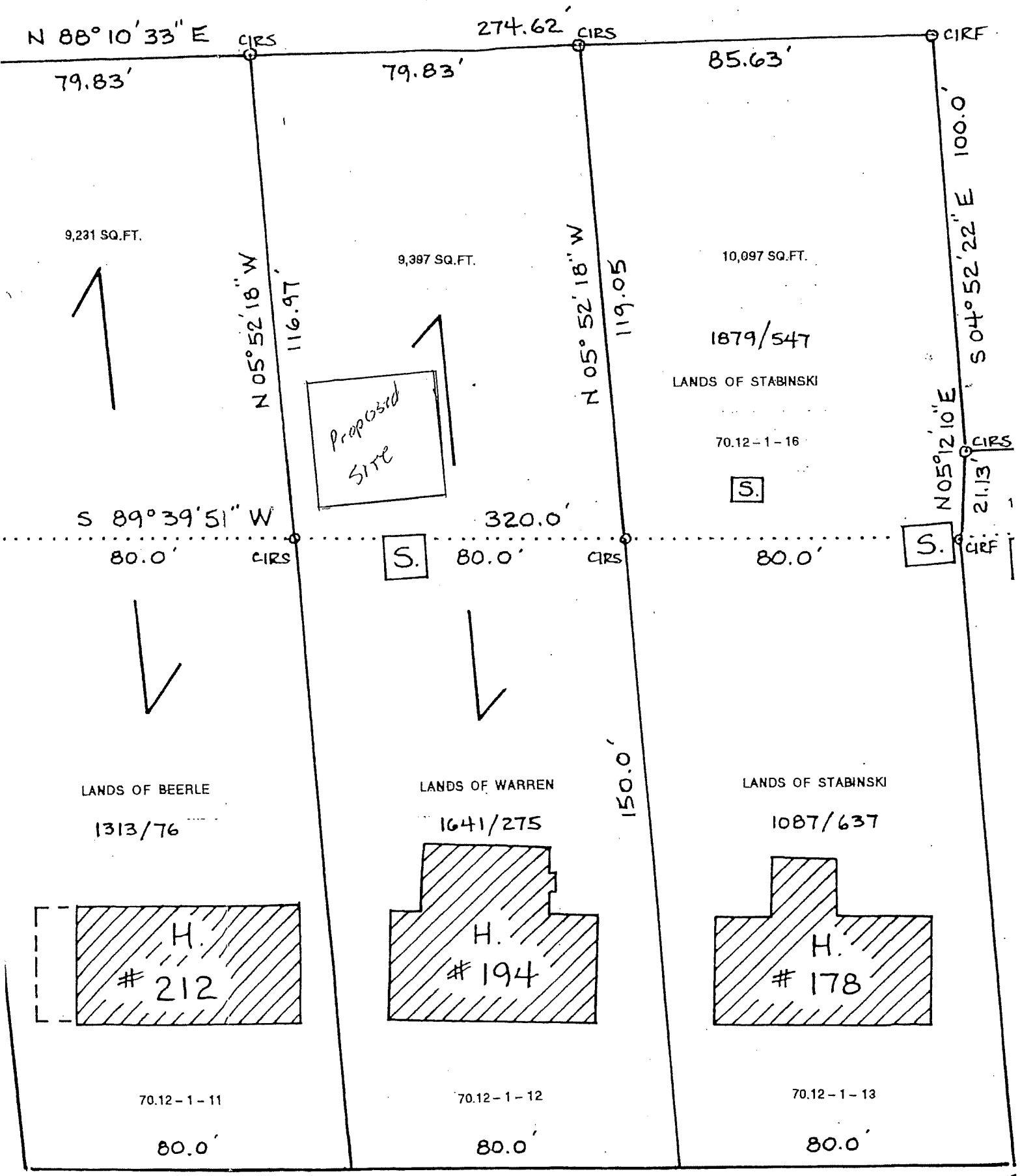
Why do you believe the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood? Please explain.

Although a larger structure, the neighboring lots all have our buildings. This structure will be clad in earth tone colors to blend with the landscape

Explain how the difficulty arose and why said difficulty was not self created (purchasing property without first checking the zoning restrictions and/or limitations is an example of a self-created hardship).

The main difficulty is simply the water that can collect and stand at the rear of my property. It is a known factor but the lot is only so big





COUNTY LINE ROAD

CIR