

**TOWN OF ROTTERDAM
LEGAL NOTICE**

PLEASE TAKE NOTICE, that a public hearing will be held by the Rotterdam Zoning Board of Appeals on Wednesday, July 19, 2017 in the V. Dalton Bambury Hearing Room, at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York at 7:30 p.m. to consider the following applications:

1. **Peter Steiner/Karen Korszun - 2181 Lynn Street (Tax Map #58.12-2-25) & Marjorie Faber/Susan Faber – 1069 Beverly Street (Tax Map 58.12-2-17.11), Rotterdam, NY**, located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted area variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-33 entitled “Yard Requirements,” Chapter 270-31 entitled “Lot Area” and Chapter 270-15 entitled “Accessory uses, buildings and structures.” The applicants are requesting variances in order to facilitate the boundary line adjustment transfer of 4,000 square feet of property. The variance request(s) are as follows:

2181 Lynn Street (Existing Single-Family Residence)

	Required	Existing	Proposed	Variance
Front Setback	25 feet	13.8 feet	13.8 feet	11.2 feet
Side Setback	10 feet	1.5 feet	1.5 feet	8.5 feet
Lot Area	15,000 sf	4,000 sf	8,000 sf	7,000 sf
Lot Width	100 feet	40 feet	80 feet	20 feet
Existing Shed Setback	10 feet	3.3 feet	3.3 feet	6.7 feet
Existing Shed Setback	10 feet	3.5 feet	3.5 feet	6.5 feet

1069 Beverly Street (Existing Single-Family Residence)

	Required	Existing	Proposed	Variance
Front Setback	25 feet	7.8 feet	7.8 feet	17.2 feet
Lot Area	15,000 sf	16,000 sf	12,000 sf	3,000 sf

2. **Douglas A. Hewett – 42 Cindy Crest Drive, Rotterdam, NY**, Tax Map #58.15-8-40 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 270-31 entitled “Lot area” and Chapter 270-33 entitled “Yard requirements.” The applicant is requesting variances in order to allow for the construction of a single-family residence on an existing lot. The variance request(s) are as follows: **Chapter 270-31(A)** states: 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 existing lot is 12,191 square feet in size with a lot width of 80 feet, which would require a variance of 2,809 square feet for size and 20 feet for width. **Chapter 270-33(B)** states: the side yard width shall be not less than 10 feet. The applicant is requesting that that the newly constructed single-family residence be located within 5.5 feet of the side yard which would require a variance of 4.5 feet.
3. **Courtney D’Allaird – 3070 Edgewood Avenue, Rotterdam, NY**, Tax Map #48.18-6-14 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 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 subject property is a corner lot.

4. **Calcam Properties LLC – 1101 Wedgewood Avenue, Rotterdam, NY**, Tax Map #49.17-5-11 located in the Light Industrial (I-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-79 entitled “Yard Requirements.” The applicants wish to construct an area for outdoor covered storage by extending roof siding approximately 15 feet along both the east and north sides of the existing building. The variance request(s) are as follows: **Chapter 270-79** “Yard Requirements” states that the setback is not less than 25 feet. The roof siding along the east side of the building is proposed to be 13.35 feet from the property line, which would require a variance of 11.65 feet. The roof siding along the north side of the building is proposed to be 4 feet from the property line, which would require a variance of 21 feet. The property is a corner lot.

TO BE PUBLISHED ONCE: Thursday, July 13, 2017

ATTN: Diane Marco – Town Clerk