

TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
June 19, 2018

1. **Sherry Larson – 1883 Greenpoint Avenue, Rotterdam, NY**, Tax Map #59.9-10-40 located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully request 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 five (5) foot high fence, which would require a variance of one (1) foot. **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 five (5) foot high fence that is one hundred percent (100%) solid. The subject property is a corner lot.

2. **Debra Ann Harwood – 1876 Stuart Street, Rotterdam, NY**, Tax Map #59.9-9-32 and 59.9-9-3.1 (combined) 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 270-15 entitled “Accessory uses, buildings and Structures.” **Chapter 270-15(a)** Location. States that “No permitted accessory use or building shall be located in the front yard in a residential district except parking and landscaping.” The applicant proposes the location of a 10 foot octagonal gazebo in the front yard. Property is a corner lot.

3. **John and Karen Dybas, 1014 Sandy Lane, Rotterdam, NY**, Tax Map #59.06-2-42 and 59.06-2-43 (portion of lands n/f Leone combined) located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that they 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 24’ x 34’ detached garage with a height of 19 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 816 square feet and the existing attached garage is 616 square feet making the total garage space 1432 square feet, which is 532 square feet over the allowed size of 900 square feet. The proposed height of the detached garage is 19 feet, which is 4 feet over the allowed height of 15 feet.

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SEQR Requirement: Type II Listed Action – 6NYCRR Part 617.5. No further review is required.

County 239-m Requirement: County review is not required and is exempt pursuant to the 2011 MOU between Schenectady County Economic Development and Planning and the Town of Rotterdam.

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