

**TOWN OF ROTTERDAM
ZONING BOARD OF APPEALS
August 15, 2018**

1. **Keith and Leann Warren – 2019 Greenpoint Avenue, Rotterdam, NY**, Tax Map #59.13-6-2 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 270-33 entitled “Yard Requirements.” **Chapter 270-33(A)** states that the front yard depth shall be 25 feet. The applicants would like to construct a carport addition onto the front of the existing house within 6 feet of the front property line, which would require a variance of nineteen (19) feet.

2. **Paul and Amy Dillon Questel – 1246 Vinewood Avenue, Rotterdam, NY**, Tax Map #58.11-3-52 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 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 subject property is a corner lot.

3. **Nicholas Esposito (Owner) and James Strube (Contract Vendee) – 2834 Ford Avenue, Rotterdam, NY**, Tax Map #48.14-7-8, located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully requests that they be granted area variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-21 entitled “Yard and property line requirements” and Chapter 270-22 entitled “Lot Area.” The applicant is requesting variances in order to allow for a three (3) lot subdivision to facilitate the construction of a single family residence on each of the two (2) newly created lots. The variance request(s) are as follows:

Proposed Lot #1 (Existing Single Family Residence - 2834 Ford Avenue)

	Required	Existing	Proposed	Variance
Front Setback	25 feet	17.7 feet	17.7 feet	7.3 feet
Side Setback (north)	10 feet	9.1 feet	9.1 feet	0.9 feet
Lot Area	15,000 sf	31,104 sf	11,092 sf	3,908 sf
Front Property Line	100 feet	216 feet	77.03 feet	22.97 feet

Proposed Lot #2 (Vacant)

	Required	Existing	Proposed	Variance
Lot Area	15,000 sf	N/A	10,008 sf	4,992 sf
Front Property Line	100 feet	N/A	69.5 feet	30.5 feet

Proposed Lot #2 (Vacant)

	Required	Existing	Proposed	Variance
Lot Area	15,000 sf	N/A	10,004 sf	4,996 sf
Front Property Line	100 feet	N/A	58.92 feet	41.08 feet

4. **Theresa March – 1413 Evergreen Avenue, Rotterdam, NY**, Tax Map #58.11-7-18 located in the General Business (B-2) Zoning District. Petitioner respectfully requests that she 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 28’ x 28’ detached garage with a height of 14.5 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 784 square feet in size and the existing attached garage area is 484 square feet in size creating a total proposed garage space of 1268 square feet, which is 368 square feet over the allowed size of 900 square 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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