

**LEGAL NOTICE
INCORPORATED VILLAGE OF MANORHAVEN**

NOTICE IS HEREBY GIVEN that the Board of Zoning Appeals will hold a public meeting on December 9, 2014, at 7:00 p.m., at the Manorhaven Village Hall, 33 Manorhaven Boulevard, Port Washington, New York 11050 for the following application (Z-555) to be heard:

That Applicant/Owner Carmella Larson with a residence at 20 Mohegan Ave, Port Washington New York, 11050, has made application to the Village of Manorhaven Board of Zoning Appeals for variances from chapter 155, et seq., of the village zoning code for the conversion of a one family dwelling to a new two family dwelling and the reduction in the front yard setback, at the premises located at 20 Mohegan Ave, Port Washington New York 11050, a property located in the R1 Zone as follows:

1. **§155-13.1 (D):** On a corner lot a front yard setback shall be required on each street frontage as follows: The front yard setback on the narrower street frontage shall be a minimum of 20 feet or the same as the average front yard setback of the existing buildings within 200 feet on each side of the lot and within the same block front and district, whichever is greater, and the front yard setback on the other street frontage shall be a minimum of 10 feet.

Existing: The minimum setback shall be 10'-0"

Proposed: The proposed setback on Mohegan Ave is 6'-0"

2. **§155-13.1 (J):**

Existing: The maximum lot building coverage for a two family dwelling shall be 25%

Proposed: The proposed maximum lot building coverage is 28%.

BY ORDER OF THE BOARD OF
ZONING APPEALS LESLIE GROSS
Village Administrator/Secretary to the BZA

Dated: Manorhaven, New York,
November 21, 2014