

**LEGAL NOTICE
INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING – JANUARY 16, 2018**

NOTICE IS HEREBY GIVEN that the Board of Zoning Appeals will hold a public hearing on **Tuesday, January 16, 2018 at 7 p.m.**, at Manorhaven Village Hall, 33 Manorhaven Boulevard, Port Washington, New York 11050 for the following application to be heard:

Z567 – 12 Manorhaven Blvd., Port Washington, NY, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 70. The applicant, Manorhaven Blvd. 12, LLC. is postponed to February 13, 2018.

Z575 – 4 Manhasset Avenue. Port Washington, NY, Section 4, B-82, L-1 in Zone R-1 is postponed to February 13, 2018.

Z576– 76B Juniper Road. Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1. The applicant seeks: (1) a variance of section 155 – 13.1 (A) of the Village Code to maintain a lot having an area of approximately 2881.9 ft.² when the minimum lot permitted by the Code is 4000 ft.²; (2) a variance of section 155 – 13.1 (B) of the Village Code to maintain a lot of an irregular shape in which the lot width reduces to 6.235 at feet, when the minimum lot width permitted by the Code is 40 feet; (3) a variance of section 155 – 13.1 (E) of the Village Code to maintain a side yard setback on an interior lot of 6.35 feet for the south side yard, 0 feet for the north side yard, and 6.35 feet in the aggregate, when the minimum side yard setback on an interior lot required by the Code is 6 feet, with a minimum required aggregate of 14 feet; (4) a variance of section 155 – 13.1 (F) of the Village Code to maintain a rear yard setback of 10.66 feet when the minimum rear yard setback permitted by the Code is 20 feet; (5) a variance of section 155 – 13.1 (J) of the Village Code to maintain a property having an approximate area with a lot coverage of 49.93% when the maximum lot and building coverage permitted under the Code for a two-family dwelling is 25%; (6) a variance of section 155 – 13.1 (K) of the Village Code to maintain a total amount of building lot coverage in conjunction with the area occupied by structures, terraces, paved yard areas, paved driveway areas and any other impermeable surface of 52.75%, when the maximum area permitted to be covered under the Code is 50%; (7) a variance of section 155 – 13.1 (L) of the Village Code to permit there to be no parking spaces provided on the subject property when the Code requires that each a single family dwelling unit shall have at least 2 on-site parking spaces for occupant use, and each two-family dwelling unit shall have at least 3 on-site parking spaces for occupant use.

Z568 – 48 Ashwood Road. Port Washington, S-4 B-75 L-p/o 31, 224, 225 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) section 155-13.1(E) under which the permitted side yard setback is 6 feet and 5 feet is proposed; (3) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where **29.79%** is proposed; and (4) 155-13.1(K) under which the total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface shall not exceed 50% of the area of the lot and where **75.3%** is proposed

Z569–50 Ashwood Road. Port Washington, NY, S-4 B-75 L-p/o 31, 32, 33 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Z570 –52 Ashwood Road. Port Washington, NY, S-4 B-75 L-p/o 33, 34, 35, and 36 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Z571 – 54 Ashwood Road. Port Washington, NY, S-4 B-75 L-p/o 36, 37 and 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

Z572 – 56 Ashwood Road. Port Washington, NY, S-4 B-75 L-40, 39, P/O 38 in Zone R1. Applicant seeks to construct a new two-family dwelling and requests variances of (1) section 155-13.1(D) of the Village Code under which the permitted front yard setback on the subject property is 31.9 feet and where a setback of 15 feet is proposed; and (2) Section 155-13.1(J) of the Village Code under which the total building lot coverage permitted is 25% and where 28% is proposed.

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: December 27, 2017
Manorhaven, New York