

**LEGAL NOTICE**  
**INC. VILLAGE OF MANORHAVEN**  
**BOARD OF ZONING – FEBRUARY 13, 2018**

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Appeals will hold a public hearing on **Tuesday, February 13, 2018 at 7 p.m.**, at Manorhaven Village Hall, 33 Manorhaven Boulevard, Port Washington, New York 11050 for the following applications to be heard:

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

**Z576– 76B Juniper Road**, Port Washington, NY 11050, S-4 B-040 L-68-71, 169, 269 in Zone R-1 is postponed to March 13, 2018.

**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 **a.** Seeking a variance from section 155-36 of the Village Code in order to erect a roof on an accessory structure with a proposed height of 28' and 1-7/16" where the maximum roof height permitted is 15'; and **b.** Seeking a special use permit to maintain a salt storage shed in zone E-1 of the Village where a salt storage shed is not listed as a permitted use in zone E-1 under section 155-24 of the Village Code; and **c.** Seeking to maintain a salt storage shed with a pre-fabricated fabric cover (roof) on the subject property located at 12 Manorhaven Boulevard, Port Washington, NY. The canopy size is 56.2' x 40', height is 28'.2". Total square footage to be covered by the canopy is 2,248 square feet.

**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: February 2, 2018  
Manorhaven, New York