

**LEGAL NOTICE  
INC. VILLAGE OF MANORHAVEN**

**NOTICE IS HEREBY GIVEN** that the **Board of Zoning Appeals** will hold a public hearing on **September 26, 2017 at 7:00 p.m.**, at the Manorhaven Village Hall, 33 Manorhaven Blvd., Port Washington, New York 11050 for the following applications to be heard:

**Z575 - 4 Manhasset Ave.**, Port Washington, NY, Section 4, Block 82, Lot 1 in Zone R-1. Applicant seeks a variance from section 155-12 (D) (1) to maintain a daycare center/school in a residential zone. The proposed work is to change the current Occupancy from Group F (factory) to Group E (educational).

**Z568 – 48 Ashwood Rd.**, Port Washington, NY 11050, S-4 B-75 L-31, 224 & 225 in Zone R1. Construction of a new two-family home for variances from Chapter 155 *et seq.*, of the Village Zoning Code:  
**§155-13.1(D)** - *On an interior lot, the minimum front yard setback shall be 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 shall be greater. Permitted: 31.9' - Proposed: 15';*  
**§155-13.1(E)** - *On an interior lot, the minimum side yard setback shall be six feet, with a minimum aggregate of 14 feet. Permitted: 6' - Proposed: 5' (North side)*  
**§155-13.1(J)** - *The maximum lot building coverage for a two-family dwelling shall be 25% Permitted: 25% - Proposed: 27.87%;* **§155-13.1(K)** - *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. Permitted: 50% - Proposed: 71.6%*

**Z569 – 50 Ashwood Road**, Port Washington, NY 11050, S-4 B-75 L-31, 32, 33 in Zone R1. Construction of a new two-family home for variances from Chapter 155 *et seq.*, of the Village Zoning Code:  
**§155-13.1(D)** *On an interior lot, the minimum front yard setback shall be 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 shall be greater. Permitted: 31.9' - Proposed: 15';* **§155-13.1(I)** *The maximum lot building coverage for a two-family dwelling shall be 25% Permitted: 25% - Proposed: 28%*

**Z570 - 52 Ashwood Road**, Port Washington, NY 11050, S-4 B-75 L-34, 35, 33 & 36 in Zone R1. Construction of a new two-family home for variances from Chapter 155 *et seq.*, of the Village Zoning Code; **§155-13.1(D)** *On an interior lot, the minimum front yard setback shall be 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 shall be greater. Permitted: 31.9' - Proposed: 15. ';* **§155-13.1(I)** *The maximum lot building coverage for a two-family dwelling shall be 25% Permitted: 25% - Proposed: 28%*

**Z571 - 54 Ashwood Road**, Port Washington, NY 11050, S-4 B-75 L-37, 36 & 38 in Zone R1. Construction of a new two-family home for variances from Chapter 155 *et seq.*, of the Village Zoning Code: **§155-13.1(D)** *On an interior lot, the minimum front yard setback shall be 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 shall be greater. Permitted: 31.9' - Proposed: 15';* **§155-13.1(J)** *The maximum lot building coverage for a two-family dwelling shall be 25% Permitted: 25% - Proposed: 28%*

**Z572 - 56 Ashwood Road**, Port Washington, NY 11050, S-4 B-75 L- 40, 39 & 38 in Zone R1. Construction of a new two-family home for variances from Chapter 155 *et seq.*, of the Village Zoning Code: **§155-13.1(D)** *On an interior lot, the minimum front yard setback shall be 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 shall be greater. Permitted: 31.9' - Proposed: 15';* **§155-13.1(I)**. *The maximum lot building coverage for a two-family dwelling shall be 25%.*

SHARON NATALIE ABRAMSKI, RMC, CMC  
Village of Manorhaven, New York  
September 15, 2017