

LEGAL NOTICE
INCORPORATED VILLAGE
OF MANORHAVEN

NOTICE IS HEREBY GIVEN that the Board of Zoning Appeals will hold a public meeting on Tuesday, September 11, 2012, at 7:00pm, at the Manorhaven Village Hall, 33 Manorhaven Boulevard, Port Washington, New York 11050 for the following application to be heard:

- 1) That IRASTAN, LLC with a place of business at 205 East 77th Street, Apt. 6D, New York, New York 11075, has made application to the Village of Manorhaven's Board of Zoning Appeals for variances from Chapter 155, *et seq.* of the Village's Zoning Code, for the construction of a new two family dwelling to be located at 23 Firwood Road, Port Washington, New York 11050, and situated in a R-1 Zone, as follows:

§155-13.1 (G) No building shall exceed two stories or 26 feet in height, measured from the established street grade.

Permitted: 26'-0"

Proposed: 31'-0"

§155-13.1(J) The maximum lot building coverage for a two-family dwelling shall be 25%.

Permitted: 25% (1,250 sq.ft. max)

Proposed: 29.9% (1,498 sq.ft.)

- 2) That Richard A. LaPera and Paul Nuzzolese with a mailing address of 33B Yennicoek Avenue, Port Washington, New York have made application to the Village of Manorhaven's Board of Zoning Appeals for variances from Chapter 155, *et seq.* of the Village's Zoning Code, for the construction of a new two family dwelling to be located at 25 Marwood Road South, Port Washington, New York 11050, and situated in a R-1 Zone, as follows:

§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% (2,250 SF max)

Proposed: 51.1% (2,303 SF Dwelling and all paved surfaces)

§155-13.1(J) The maximum lot building coverage for a two-family dwelling shall be 25%

Proposed: 25% (1,250 SF Max)
Permitted: 30.9% (1,391 SF)

§155-45 (K) Curb cuts shall not be more than two and shall not exceed an aggregate amount of 16 feet in width.

Permitted: 16' (Max)
Proposed: 40'

§155-30 (F) The allowable front yard area that can be paved shall not exceed 50% in a residential zone.

Permitted: 50% (675 SF Allowable)
Proposed: 64% (870 SF)

BY ORDER OF THE BOARD OF ZONING APPEALS

LIZ GAYNOR
Village Clerk-Treasurer

Dated: Manorhaven, New York
August 27, 2012