

**LEGAL NOTICE
INC. VILLAGE OF MANORHAVEN
ZONING BOARD HEARING**

NOTICE IS HEREBY GIVEN that the Board of Zoning Appeals will hold a public hearing on **Wednesday, January 16, 2019 at 6:30 p.m.**, at the Village Hall at 33 Manorhaven Boulevard, in Port Washington, NY 11050 for the following applications to be heard:

Matter of 59 Hickory Road, Port Washington, NY, 11050, S-4, B-52, L- 47, 48 and 49. Applicant previously received a variance of section 155-13.1(J) of the Code of the Village of Manorhaven to construct a new two – family dwelling in which the proposed building will have lot coverage of 27.87% where the maximum permitted is 25%. The Board will now consider legalizing fencing of six feet in height running from the rear lot line of the property along both sides of the rear yard to the rear of the building when section 65-6 of the Village Code permits a maximum height of such fencing to be five feet. The Board will also consider maintaining the previously granted variances in conjunction with subsequently submitted plans which differ from those considered by the Board, to wit; the applicant now intends to include a covered porch which was not included in the previously submitted plans.

Z-589 5A Sintsink Drive East, Port Washington, NY 11050, S-4 B-39 L- 32 in Zone E1. Applicant Henderson Ave. Corp/William Ventura seeks to convert an existing building into two separate occupancies with one being a kennel and the other being office space with a low hazard storage area, and specifically seeks: (1) a special use permit pursuant to section 155 – 20 of the Village Code in order to maintain a kennel and low hazard storage accessory to office space in the E-1 Residential Zone where the same is not a permitted use; and (2) a variance of section 155 – 46 of the Village Code under which 11 off-street parking spaces are required and the applicant proposes to include no off-street parking spaces.

Z-575 4 Manhasset Avenue, Port Washington, NY, 11050, S-4, B-82, L-1 in Zone R-1. Applicant seeks a variance from section 155 – 12(D)(1) of the Village Code 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).

PLEASE TAKE NOTICE, the applications and accompanying exhibits are on file and may be inspected at the Village Office during normal business hours between 8:30 AM and 4:00 PM Monday through Friday. If anyone needs special accommodations for a disability, such person is asked to contact the Village Clerk at least 5 days before the scheduled hearing. Unless public comment and public hearing has previously been closed, all parties and interests will be given an opportunity to be heard with respect to each matter.

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer/Secretary to the BZA
Dated: December 21, 2018
Manorhaven, New York