

**LEGAL NOTICE  
INC. VILLAGE OF MANORHAVEN**

**NOTICE IS HEREBY GIVEN** that the Board of Zoning Appeals will hold a public hearing on **Tuesday, October 10, 2017 at 7 p.m.**, at Manorhaven Village Hall, 33 Manorhaven Boulevard, Port Washington, New York 11050 for the following application to be heard:

**1. 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.<sup>2</sup> when the minimum lot permitted by the Code is 4000 ft.<sup>2</sup>; (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.

SHARON NATALIE ABRAMSKI, RMC, CMC  
Village Clerk-Treasurer/Secretary to the BZA  
Dated: September 25, 2017  
Manorhaven, New York