

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING
September 21, 2020 at 6:45 p.m. - AGENDA**

Call to Order:
Pledge of Allegiance:
Attendance:

EXECUTIVE SESSION: 6:45 p.m. to 7:15 p.m.

APPLICATIONS BEFORE THE BOARD:

Z605 -60 Dunwood Road, Port Washington, NY, 11050, S-4, B-77, L-61. Applicant, Adriana Marques seeks the following variances: (1) From Section 155-13.1(C) of the Village Code in order to maintain the existing lot depth of 94.54 feet when the minimum lot depth required is 100 feet; (2) From Section 155-13.1(D) of the Village Code to allow for the front yard setback at the subject property bordering upon Dunwood Road to be 13.83 feet and to allow for the front yard setback at the subject property bordering upon Ashwood Road to be 9.4 feet, when the Village Code provides that the front yard setback on the narrower street frontage shall be a minimum of 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 is greater, and the front yard setback on the other street frontage shall be a minimum of 10 feet; and (3) From Section 155-13.1(H) of the Village Code to allow for a proposed new dwelling unit to have a floor area of 601 square feet when the Village Code provides that the minimum floor area for each dwelling unit shall be 750 square feet.

Board/Applicant Comments:
Public Comment:

Z595 - 59 Orchard Beach Boulevard, Port Washington, NY, 11050, S-4, B-59, L-636 in Zone R4. (Continued hearing) Applicant, Pond Ridge Homes, seeks the following variances: (1) Section 155 – 16 (B) of the Village Code in order to construct a building with a building area of 45.02% of the lot area where the maximum permitted is 35%; (2) Section 155 – 35 (A) of the Village Code in order to maintain the eaves that project into the side yards by 42 inches when cornices, eaves, and gutters cannot project more than 24 inches into side yards; and (3) Section 155 – 35 (E) of the Village Code in order to maintain an open side entry stair leading to the second floor under both the left and right side of the building when the Code does not permit entry stairs on the side of the structure leading to a second-story, either open or enclosed, covered or uncovered.

Board/Applicant Comments:

ADJOURNMENT:

*** The next BZA Meeting is Tuesday, October 13 at 7:00 p.m.**

SHARON NATALIE ABRAMSKI, RMC, CMC
Village Clerk-Treasurer, Secretary to the BZA
Dated: September 21, 2020