

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING  
MARCH 09, 2021 at 7:30 p.m. - AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**EXECUTIVE SESSION: 7:00 p.m. to 7:30 p.m.**

**APPLICATIONS BEFORE THE BOARD:**

**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:**

**Z607 – 2 Norwood Road, Port Washington, NY, 11050**, S-4, B-63, Lots 43-45, in Zone R-1. Applicants seek the following variances from the Village Code: (1) from section 155-13.1(C) to allow construction on an existing lot having a lot depth of 75 feet where the minimum lot depth required is 100 feet; (2) from section 155-13.1(D) to allow construction on a lot with the existing front yard setback on Norwood Road (narrower street) of 16 feet when under the Code on a corner lot a front yard setback shall be required on each street frontage as follows: 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; (3) from section 155-13.1(L) to allow for only one existing on-site parking space when the Code requires that each single family dwelling unit shall have at least two on-site parking spaces for occupant use; (4) from section 155-13.1(M) to allow for an air conditioner condenser unit in the front yard that abuts Manorhaven Boulevard when the Code provides that no structure or accessory use may be located in the front yard; (5) from section 155-13.1(N) to allow for a shed to be located in the required side yard setback area when the Code provides that no structure or accessory use, other than a detached garage, as permitted, and parking of vehicles (but not commercial vehicles), may be located in a required side yard setback; and (6) from section 155-34(C) to allow for flat roof construction used over approximately two hundred seventy-nine (279) square feet of floor area when the Code provides that ridge construction must be used in R-1 Residential Districts.

**BOARD/APPLICANT COMMENTS:**

**ADJOURNMENT:**

**The next BZA Meeting is Tuesday, April 13 at 7:30 p.m.**

Alex Kovacevic  
Village Deputy Clerk-Treasurer, Acting Secretary to the BZA  
Dated: March 4, 2021