

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
August 8, 2022 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**(Z619) Matter of 65 Dunwood Road**, Port Washington, NY, 11050, S-4, B-78, Lots 41-42, in Zoning District R-1 the applicant requests variances from: (1) section 155-13.1 (J) Residential District R-1 which provides that the maximum allowed building lot coverage, for a two-family dwelling shall be 25%, and the proposed building lot coverage is 27.29%.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**(Z620)Matter of 68 Edgewood Road**, Port Washington, NY 11050, S-4, B-78, Lots 34-36, in Zoning District R-1 the applicant requests variances from: (1) section 155-13.1 (G) Residential District R-1 which provides that no building shall exceed two stories or 26 feet in height measured from established street grade and the applicant proposes a building with a height of 28.5 feet as measured from established street grade; (2) section 155-13.1 (J) Residential District R-1 which provides that the maximum allowed building lot coverage, for a two-family dwelling shall be 25%, and the proposed building lot coverage is 28.66%; (3) section 155-45 K(2) which provides that for any construction on an interior lot of a new one-family or two-family dwelling, only one curb cut shall be permitted, and such curb cut shall be limited to 16 feet in width, and the applicant proposes two 8-foot curb cuts.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**(Z621) 31 Edgewood Road**, Port Washington, NY 11050 S-4, B-80, Lots 61 & 62, in Zoning District R-1 the applicant requests variances from: 1)155-6 Basement (definition): That space of a building which is partly below grade, which has half or more than half of its height, measured from floor to ceiling, above the average finished grade of the ground adjoining the building. Story (definition): No basement space shall be used for any principal use purposes unless the height thereof, from finished floor to ceiling, is at least seven feet six inches, and at least five feet thereof is above the average level of the adjacent ground, and unless the window area thereof equals at least 10% of the floor area of such space so used. Such noncomplying space shall be considered a

cellar in which no principal use is permitted. Proposed: Principal use in cellar. Ceiling height is 6 feet 9 ¼ inches and the height above the average level of adjacent ground is less than five feet. 155-13.1L – Each two-family dwelling unit shall have at least three on-site parking spaces for occupant use. Proposed: Three parking spaces 9 feet 6 inches in width and 20 feet in depth which do not comply with the defined 10-foot width of a parking space. 155-45 K (2) For any construction of an interior lot of a new one-family or two-family dwelling, including the conversion of an existing one-family dwelling to a two-family dwelling, only one curb cut shall be permitted. Such curb cut shall be limited to 16 feet in width. Proposed: Two 8-foot curb cuts.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**(Z622) 73 Firwood Road**, Port Washington, NY 11050 S-4, B-80, Lots 61 & 62, in Zoning District R-1 the applicant requests variances from: 155-13.1 E – On an interior lot, the minimum side yard setback shall be six feet, with a minimum aggregate of 14 feet. Proposed: 5.1 feet left side, 5.7 feet right side, 10.8 feet aggregate. 155-13.1 G – No building shall exceed two stories or 26 feet in height, measured from the established street grade. Proposed: Building height of 28.1 feet from established street grade. 155-34 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. Proposed: Total coverage of 50.33%. 155-34 C – Ridge construction must be used in R-1, R-2 and R-3 Residential Districts. Proposed: Flat roof construction on first floor addition.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

**The next BZA Meeting is Tuesday, September 13th at 6:30 p.m.**

Alex Kovacevic  
Village Deputy Clerk-Treasurer, Acting Secretary to the BZA  
Dated: August 3, 2022