

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
November 9, 2022 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**(Z624) 21 Juniper Road:** Port Washington NY, 11050 S-4, B-45, Lot 70,71,72. The applicant, 21 Juniper Road LLC, seeks the following variances to construct a new two-family house (1) 155-13.1(F) The minimum rear yard setback shall be 20 feet. Proposed: Rear yard stairs encroach 1.75 feet into required rear yard setback. (2) 155-13.1(J) The maximum lot building coverage for a two-family dwelling shall be 25%. Proposed: Building lot coverage is 29.76%. Variance previously granted for 28% lot building coverage.

**BOARD/APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

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

Alex Kovacevic  
Village Deputy Clerk-Treasurer, Secretary to the BZA  
Dated: October 24, 2022