

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
December 13, 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:

(Z625) 76 Juniper Road: Port Washington NY, 11050 S-4, B-H, Lot 69-71. The applicant, Cameron Boroumand, seeks the following variances to construct a new two-family house. (1) 155-14 (E) The minimum side yard setback shall be six feet, with a minimum aggregate of 14 feet. Proposed: 2 foot left side, 7 foot right side, 9 foot aggregate. (2) 155-14 (F) The minimum rear yard setback shall be 20 feet. Proposed: Rear stoop encroaches into required rear yard setback, dimension not provided. (3) The maximum lot building coverage for a two-dwelling shall be 25%. Proposed: Lot building coverage of 32.54%. (4) 155-14 (Q) The grade of all terrain around hillside structures shall be of a pitch and contain such surfaces and subsurface drainage structure that would prohibit erosion of the slope. Proposed: Detail not provided. (5) 155-14 (R) The grade of all terrain around hillside structures shall be covered with landscaping and other ground covers to prevent erosion of the slope. Proposed: Detail not provided. (6) 155-14 (S) The site of all hillside structures shall not be excavated or filed beyond what is necessary for normal construction of a house. Proposed: Detail not provided. (7) 155-14 (T) Building permit application must be accompanied by certification from a professional engineer as to the adequacy of the load-bearing capacity for the proposed structure. Proposed: Certification not provided. (8) 155-14 U All structures shall be constructed under the supervision of a professional engineer. Proposed: Supervising professional engineer not listed on plans or application.

BOARD/APPLICANT COMMENTS:

PUBLIC COMMENT:

ADJOURNMENT:

The next BZA Meeting is Tuesday, January 10th at 6:30 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer, Acting Secretary to the BZA
Dated: December 12, 2022