

HEARING NOTICE
INCORPORATED VILLAGE OF BAYVILLE
ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Incorporated Village of Bayville will hold a Public Hearing at the Village Hall, 34 School Street, Bayville, Nassau County, New York, on Wednesday, September 26, 2018 at 7:30 p.m. to consider the following application:

#Z-13-18, McDaniel Residence (Molter Design) :

Application to construct a new single-story addition with garage below; new second-story dormer; roofed-over porch and rear raised deck, requiring the following variances:

Sec 80-21 Yard Requirements

(A) Lot Requirements: There shall be front, rear and side yard on each plot of not less than the following depth or width:

(1) Front Yard: the minimum front yard is 25 feet; the proposed front yard is 18 feet 7 ½ inches.

Sec 80-22 Bulk Regulations

(A) Height Restrictions: no building shall exceed 2 ½ stories or 28 feet in height measured from the average ground level measured at the perimeter of such building; the proposed height is 32 feet.

Sec 80-82 Alterations

Any alteration to a nonconforming use, building or structure that would change the building's or structure's front setback, side yard or rear yard, shall not be permitted hereunder unless an application for variance is made to the Board of Appeals and such application is granted by the Board of Appeals.

Sec 27-13 Application for Permit

(D) A certificate from a licensed professional engineer or architect that any utility floodproofing will meet the criteria in §27-16C Utilities.

Sec 27-17 Residential Structures

Elevation (1) Within Zones A1-A30, AE and AH, and Zone A if base flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated to or above two feet above base floor elevation. The proposed substantially improved home has a basement, which is not allowed in the SFHA.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 24, Lot 180 in the Residential C District. It is also known as 16 Sixteenth Street, Bayville, NY.

#Z-14-18, Maier Residence (Oyster Bay Drafting) :

Application to construct a new two-story residential dwelling, requiring the following variances:

Sec 80-20 Lot Requirements

(A) No building or structure shall be erected on any lot within the Residence C District that has less than:

(1) Seventy-five feet of street frontage; the proposed street frontage is 50 feet.

(2) Seventy -five feet of lot width at any point from the front property line to a depth of 40 feet from the front property line; the proposed width is 50 feet.

(3) 7500 sq. ft. of lot area. The existing lot has 5000 sq. ft. of lot area.

Sec 80-21 Yard Requirements

(A) Lot Requirements: There shall be front, rear and side yard on each plot of not less than the following depth or width:

- (1) Front Yard: the minimum front yard is 25 feet; the proposed front yard setback is 23 feet to the dwelling and 14.83 feet to the front stair.
- (3) Side Yard: the minimum is eight feet, provided the sum of the two side yards shall not be less than 20 feet. The proposed side yard aggregate is 18.75 feet.

Sec 80-22 Bulk Regulations

- (A) **Height Restrictions:** no building shall exceed 2 ½ stories or 28 feet in height measured from the average ground level measured at the perimeter of such building; the proposed height is 31 feet.
- (B) **Lot Coverage:** the building area shall not exceed 25 % of the first 7500 square feet of lot area and 12.5% of that portion, if any, in excess of 7500 square feet; the proposed lot coverage is 40.79%.
- (C) The **Floor Area Ratio** shall not exceed 0.40; the proposed FAR is 57.58%.

Sec 80-82 Alterations

Any alteration to a nonconforming use, building or structure that would change the building's or structure's front setback, side yard or rear yard, shall not be permitted hereunder unless an application for variance is made to the Board of Appeals and such application is granted by the Board of Appeals.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 16, Lot 35 in the Residential C District. It is also known as 15 Washington Avenue, Bayville, NY.

#Z-15-18, Farren Residence (Oyster Bay Drafting) :

Application to construct a proposed new dwelling to replace existing fire damaged house with new deck, requiring the following variances:

Sec 80-21 Yard Requirements

- (A) **Lot Requirements:** There shall be front, rear and side yard on each plot of not less than the following depth or width:
 - (1) Front Yard: the minimum front yard is 25 feet; the proposed front yard setback is 8.1 feet to the Proposed deck and 11.3 feet to the dwelling.

Sec 80-82 Alterations

Any alteration to a nonconforming use, building or structure that would change the building's or structure's front setback, side yard or rear yard, shall not be permitted hereunder unless an application for variance is made to the Board of Appeals and such application is granted by the Board of Appeals.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 90, Lot 1 in the Residential C District. It is also known as 14 Bayard Avenue, Bayville, NY.

Persons who may suffer from a disability, which would prevent them from participating in said hearing, should notify Maria Alfano-Hardy, Village Clerk-Treasurer, at (516) 628-1439 in sufficient time to permit such arrangements to be made to enable such persons to participate in said hearing.

BY ORDER OF THE ZONING BOARD OF APPEALS

**Georgia Giaccone, Clerk
September 14, 2018**