

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, December 8, 2021, at 7:30 p.m. to consider the following application:

#Z-28-21, 105 Godfrey Avenue, Jake Reeves (Leonard Kurkowski, Architect)

Application to construct an addition of partial second floor, new open porch at first floor (front) and minimous first floor addition at rear; and, maintain existing shed and existing wood deck with pergola, requiring the following variances:

ARTICLE V Residence C District

§ 80-21 Yard requirements.

A. There shall be front, rear and side yards on each plot of not less than the following depth or width:

(1) Front yard: 25 feet.

Proposed front yard setback is 20 feet

§ 80-22 Bulk regulations.

B. Lot coverage. The building area shall not exceed 25% of the first 7,500 square feet of lot area, and 12.5% of that portion of the lot area, if any, in excess of 7,500 square feet.

Allowable lot coverage is 2,296.10 square feet; proposed lot coverage is 2,486.80 square feet.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 104, Lot 14 in the Residence C District. It is also known as 105 Godfrey 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

Maria Alfano-Hardy, Village Clerk-Treasurer

November 5, 2021