

**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, August 31<sup>st</sup>, 2022, at 7:30 p.m. to consider the following application:

**Z-11-22, 29 Wayaawi Avenue: Architect, (Jim Carballal)**

Application/Appeal is proposing to construct garage extension 95 square feet one-story.

§80-27 Yard requirements

*The proposed corner front yard setback is 3 feet.*

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 62, Lot(s) 82, 142 in the Residence D District. It is also known as 29 Wayaawi 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**  
**August, 2022**

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**Z- 17 -22, 40 Jackson Avenue, Applicants: Jin Wang & Amy Chen**

Application/Appeal is proposing to maintain finished cellar, rear deck, cellar entry, and shed.

§80-22 Bulk Regulations

*The proposed lot coverage is 30%.*

*The proposed floor area ratio is 0.61.*

§80-60 Supplementary area and height provisions.

G. A greenhouse or utility shed may be erected in a rear yard, provided that such shed or greenhouse does not exceed 120 square feet of floor area, does not exceed nine feet in height, including any exposed portions of the foundation above grade, and shall be located at least three feet from any lot line, and at least 10 feet from the primary residence. A shed shall not be used for the storage of any items other than normal household goods and gardening equipment. A greenhouse shall not be used for any use other than the cultivating of plants. No lot shall contain more than one shed. No lot shall contain more than one greenhouse.

*The existing shed is 11.1 feet in height and is located 2.0 feet from the northerly property boundary and 2.9 feet from the westerly property boundary.*

§80-82 Alterations.

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**Z- 18 -22, 1 Ravine Road, Applicant: Jane Stiso**

Application/Appeal is proposing to construct, interior alterations, kitchen replacement, and exterior stairs with platform.

§80-82 Alterations.

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