

PUBLIC HEARING NOTICE
INCORPORATED VILLAGE OF BAYVILLE
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN 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, New York 11709 on Wednesday, February 28, 2024, at 6:45 p.m. to consider the following:

#Z-05-24, 12 Madison Avenue, C. Seminario (R. Shatarah, Engineer)

An application to construct a one-family dwelling (2,325 square feet) with a porch (180 square feet) and a one-car detached garage (240 square feet) requiring the following variances:

§ 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 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 lot is 40 feet wide at a depth of 50 feet from the front property line.

- (3) Seven thousand five hundred square feet of lot area.

The lot contains 5,000 square feet of lot area.

§ 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

The front yard setback is 20 feet.

C. Front yard area paving limit. Not more than 26% of the front yard area shall be paved. On corner plots, only one front yard area may be paved.

The paved front yard area is 40%

§ 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.

The lot coverage is 31.8%

C. The floor area ratio shall not exceed 0.40

The floor area ratio is 0.48.

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 18, Lot 115. It is located in the Village's Residence C zoning district. It is also known as 12 Madison Avenue, Bayville, New York.

BY ORDER OF THE ZONING BOARD OF APPEALS
Maria Alfano-Hardy, Village Clerk-Treasurer
February 9, 2024