

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, April 24, 2024, at 6:35 p.m. to consider the following:

#Z-12-24, 16 Adams Avenue, I. Sterling (S. Kahn, Design Professional)

An application to CONSTRUCT FRONT PORCH, SHED, IN-GROUND POOL, ROOF-OVER PATIO, 6-FOOT PRIVACY FENCE, AND MAINTAIN EXISTING SHED requiring the following variances:

§ 80-24 (D) Detached garages, accessory buildings and structures.

The north shed is located 10 feet from the street line and the south shed is located 1.2 feet from the street line.

§ 80-60 (G) Supplementary area and height provisions.

The north shed is located in a front yard; is 182 square feet of floor area; and is 13 feet in height. This lot contains two sheds. The south shed is located in a front yard; is 140 square feet of floor area; and is located 1.2 feet from the front yard lot line.

§ 80-61 (D) Fences.

The fence in the front yard is 6 feet in height.

§ 80-77 (C) Size and location.

The pool is located in a corner front yard with a setback of 10 feet from the front property line.

§ 80-82 Alterations.

The structure's existing side yard setback of 4.2 feet and rear yard setback of 2.2 feet are non-conforming. Cost of construction (covered porch) = \$42,000 (as per §13-10 of Village Code). Values: Current Land = \$289,000; Current Improvement = \$142,000 (as per Nassau County Land Records Viewer Summary Report, 1/29/2023).

This property is known on the Land and Tax Maps of Nassau County as Section 29, Block 16, Lots 39-40. It is located in the Village's Residence C zoning district.

BY ORDER OF THE ZONING BOARD OF APPEALS
Maria Alfano-Hardy, Village Clerk-Treasurer
April 10, 2024