

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, June 26, 2024, at 6:35 p.m. to consider the following:

#Z-16-24, 4 Warren Avenue, I. Chivily (M. Rant, Engineer)

An application to MAINTAIN EXISTING REAR DECKS, SECOND SHED (10.4' X 3.2'), AND A/C UNIT requiring the following variances:

§ 80-21 (A) (2) (3) Yard requirements.

The rear yard setback is zero feet to the raised wood deck, and 14.7 feet to the wood deck.

The side yard setback is zero feet to the raised wood deck, 3 feet to the A/C condenser, and 6.7 feet to the wood deck. The sum of the two side yards is 3 feet.

§ 80-22 (B) Bulk regulations.

The lot coverage is 39.83%.

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

The lot contains two sheds. The second shed is 9 feet 11 inches in height and is located zero feet from the rear lot line.

This property is known on the Land and Tax Maps of Nassau County as Section 28, Block 8, Lots 77-78. 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
June 12, 2024