

## **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Village of Bellport will hold a public hearing on March 16, 2017 at 7:00 pm at the Bellport Community Center located at 4 Bell St., Bellport, New York to consider the following application:

Paul & Anne Marie Allan, 4 Maplewood Drive, Bellport, NY seek the following variances to construct a new two (2) story, 3,904 square foot, single family dwelling with an attached garage; a new 400 square foot pool house; an 18 foot x 40 foot in-ground pool; a new 484 square foot detached garage and a new 168 square foot shed;

### **Dwelling (House):**

#### **Sec. 21-266. - Front yard.**

In the Residence B District, there shall be a front yard having a depth of not less than forty (40) feet.

**Proposed: Front yard setback of 31 feet, 1 inch**

#### **Sec. 21-268. - Rear yard.**

In the Residence B District, there shall be a rear yard having a minimum depth of fifty (50) feet.

**Proposed: Rear yard setback of 31 feet, 3 ½ inches**

### **Pool House:**

#### **Sec. 21-272. - Accessory buildings and structures.**

(a) In the Residence B District all accessory building shall be located in the rear yard of a lot. No accessory building shall exceed fifteen (15) feet in height.

#### **Sec. 21-1. - Definitions.**

Pool house. An accessory building used as an accessory to a private pool. No pool house shall be any larger than three hundred (300) square feet. The term "pool house" shall include the term "cabana".

#### **Sec. 21-261. - Use.**

In the Residence B District, no building or premises shall be used and no building shall be hereafter erected or altered except for one of the uses permitted as of right in a Residence A District or for one of the conditional uses permitted in a Residence A District, subject to the approval of the board of appeals and subject to the same limitations, standards and guides as are required for such conditional uses in a Residence A District.

#### **Sec. 21-216. - Use.**

In a Residence A District, no building, structure or lot shall be used or occupied for any purpose other than one of the following:

(g) Accessory uses and accessory buildings, as defined in section 21-1, subject to the restrictions set forth in Division 1 of Article V, such accessory uses to include, among others:

(4) A building, structure and/or use, which is subordinate to or customarily incidental to an existing permitted principal dwelling, located on the same lot. Accessory buildings and/or uses shall include a private garage, shed, pool house, private green house, gazebo, pergola, pavilion, barn and children's play house. No accessory building shall have a kitchen and/or bathroom facilities or used for sleeping or income producing purposes.

**Proposed: 400 square foot pool house measuring 18 feet high, located in a side yard**

**In-ground pool:**

**Sec. 21-272. - Accessory buildings and structures.**

(b) In the Residence B District, unless addressed specifically elsewhere in this chapter, all accessory structures must be located in the rear yard of a lot.

Proposed: 18 foot x 40 foot pool located in a side yard

**Sec. 21-501. - Location.**

(a) Lot location: All pools shall be located in the rear yard of interior lots or the designated rear yard of corner lots.

**Proposed: 18 foot x 40 foot pool located in the side yard**

The Suffolk County Tax Map Number is 0202-6-1-2.20. The dwelling is located in the Residence B District.

All persons with an interest may attend and will be heard. The Community Center is handicapped accessible.

**BY ORDER OF THE ZONING BOARD OF APPEALS, VILLAGE OF BELLPORT: STEVEN CANNELLA, CHAIRPERSON**