

## **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Village of Bellport will hold a public hearing on April 20, 2017 at 7:00 pm at the Bellport Community Center located at 4 Bell St., Bellport, New York to consider the following application:

Dan Gilhooley, 46 N. Howells Point Road, Bellport, NY seeks the following variances to construct a 1,056 square foot, detached, two-car garage with a studio and storage room in the rear, and a cupola on top of the building, in the side yard of a two-story, single family dwelling:

### **Sec. 21-269. - Corner lots.**

In the Residence B District that portion of a corner lot which has frontage upon the street which the main entrance of the building faces, as shown by plans or physical layout, shall be deemed the front thereof; that portion of the corner lot having frontage upon another street shall be deemed a side yard but such side yard shall be measured as, and have a depth equal to, a front yard; that portion of a corner lot on the side of the structure opposite to the last mentioned side shall be deemed a side yard and shall have a minimum width of fifteen (15) feet.

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

Garage, private. A building whether attached or detached to the main dwelling, which is used to park, store or accommodate not more than three (3) automobiles, boats or other personal property of the lot owner. No garage shall be larger than nine hundred (900) square feet.

**Proposed: New 1,056 square foot garage**

### **Sec. 21-271. - Building area.**

- (a) Main building and accessory buildings: In the Residence B District the maximum total building area for the main building and all accessory buildings shall not exceed twenty (20) percent of the total lot area.
- (b) If an accessory structure is located in the front and/or side yards then it must be included with and conform to the total lot area coverage set forth in subsection (a).

**Proposed: Total lot coverage of 26.6% for existing principal dwelling and proposed accessory building**

### **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 and must be set back at least ten (10) feet from any property line. On corner lots or through lots the accessory building must be set back at least thirty-five (35) feet from the lot line abutting a street.

**Proposed: New 1,056 square foot, 19 feet, 2 inches high (measured to top of cupola), garage set back 24 feet from front yard lot line.**

The Suffolk County Tax Map Number is 0202-4-5-41. 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: CECI TRIPP,  
VICE-CHAIRPERSON**