

**NOTICE OF  
PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Village of Bellport will hold a public hearing on May 18, 2017 at 7:00 pm at the Bellport Community Center located at 4 Bell St., Bellport, New York to consider the following application:

8 Bayberry Road LLC, 8 Bayberry Road, Bellport, NY is seeking to the following variances to renovate and convert an existing 22 foot x 34 foot 11 inch garage to a squash court and add a 16 foot x 16 foot 10 inch addition to the north side of the building:

**Sec. 21-239. - Uses permitted.**

In the Residence AA District, no building, structure or lot shall be used or occupied for any purpose other than a use permitted in the Residence A District.

**Sec. 21-240. - Area requirements.**

In addition to any other requirements set forth in this chapter, the area restrictions applicable to any property located in the Residence "AA" District shall be the same as those set forth in article IV, division 2 of this chapter—Residence A District, except that no building shall be constructed, erected or altered in the Residence AA District unless said lot shall have an area of at least eighty thousand (80,000) square feet and have at least two hundred (200) feet of frontage along a street.

**Sec. 21-226. - Accessory buildings and structures.**

- (a) In the Residence A District all accessory buildings 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 fifteen (15) feet from any property line.
- (b) In the Residence A District, unless addressed specifically elsewhere in this chapter, all structures and accessory structures must be located in the rear yard of a lot and be setback at least fifteen (15) feet from all property lines. No structure and/or accessory structure shall exceed fifteen (15) feet in height.

**Proposed: Applicant requesting permission for a proposed accessory building to be located in the front yard. Further, existing accessory building to be substantially demolished and reconstructed as a squash court and workout room. New 23 foot high building constructed in a front yard, 10 feet from the side yard setback and 5 feet from the front yard setback.**

The Suffolk County Tax map number is 0202-15-1-10.

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**