

**NOTICE OF  
PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Village of Bellport will hold a public hearing on September 26, 2017 at 7:00 pm at the Bellport Community Center located at 4 Bell St., Bellport, New York to consider the following application:

26 Bell Street LLC, 26 Bell Street, Bellport, NY is seeking to the following variances to renovate an existing two-story, single family dwelling. Renovations include construction of new second story dormers; demolition of an existing rear porch which will be replaced with a 20 foot 11 inch x 10 foot 2 inch rear addition; and construction of a 10 foot x 12 foot pergola in the rear yard.

**Sec. 21-218. - Height (Pyramid Law)**

No building hereinafter constructed, erected or altered shall exceed thirty-two (32) feet in height, and must be set back from all property lines so that the height of any point of the building is not greater than the horizontal distance of the point from the nearest property line to the building or structure at that location or protrude through a diagonal line formed by a forty-five-degree pyramid angle from all property lines.

**Proposed: New dormers encroach into pyramid plane by 40.7 feet on the east side of the dwelling and 9.6 feet on the west side of the dwelling.**

**Sec. 21-221. - Side yards.**

In the Residence A District, there shall be two (2) side yards, one on each side of the building, the total width of both to be not less than sixty (60) feet, and no one side shall be less than twenty (20) feet in width.

**Proposed: Rear addition located 12.8 feet from the east side lot line and 19.3 feet from the west side lot line where a minimum of 20 feet each side is required; total width of both side yards is 32.1 feet where 60 feet is required.**

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

(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: 10 foot x 12 foot pergola located 7.2 feet from rear property line.**

The Suffolk County Tax map number is 0202-8-9-11. The property is in the "A" Residence District and the Bell Street Historic 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**