

**NOTICE OF
PUBLIC HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Bellport will hold a public hearing on the October 19, 2017 at 7:00 pm at the Bellport Community Center located at 4 Bell St., Bellport, New York to consider the following application:

David Duffy, 33 Academy Lane, Bellport, NY seeks the following variance to construct a retaining wall in the front yard and make changes to his driveway:

Sec. 21-1. - Definitions.

Accessory structure. A structure that is subordinate to or customarily incidental to an existing permitted principal building located on the same lot.

Structure. A combination of materials erected on, under the ground, or upon another building and/or structure. A structure shall include, but not be limited to; fences, decks, patios, arbors, pergolas, pavilions, terraces, canopies and tents larger than one hundred (100) square feet, platforms, signs, athletic courts, hot tubs, spas and swimming pools. A deck, patio, terrace or platform having an elevation of seven and one-half (7½) inches or less from the ground shall not be considered a structure.

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. **Proposed: 21 inch high retaining wall in the front yard located 6 feet from the north side property line.**

Sec. 21-410. - Driveways and curb cuts.

- (d) All driveways and or curb cuts shall not be located any closer than ten (10) feet to any side yard lot line in the Residence A and AA zones and seven and one-half (7½) feet to any side yard lot line in all other zoning districts. **Proposed: New driveway with parking pad located 3 feet from south side property line.**

The Suffolk County Tax Map Number is 0202-11-5-1. The dwelling is located in the Residence A district and the Academy Lane 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, CHAIRMAN**