

**NOTICE OF
PUBLIC HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Bellport will hold a public hearing on December 14, 2017 at 7:00 pm at the Bellport Community Center located at 4 Bell St., Bellport, New York to consider the following application:

Anthony Reynolds, 37 Station Road Bellport, NY is seeking the following variances for an existing 12 foot x 24 foot gazebo, and the construction of a new 22 foot x 28 foot garage which will replace all existing sheds on the property:

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.

Proposed: Total lot coverage of 21%.

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.
- (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 and be setback at least ten (10) feet from all property lines. No structures and/or accessory structure shall exceed fifteen (15) feet in height.

Existing: 12 foot x 24 foot pergola located in the side yard.

Proposed: 22 foot x 28 foot garage located 3 feet from side yard lot line.

The Suffolk County Tax map number is 0202-5-5-8 and the property is located in the "B" Residence Zone.

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**