

**NOTICE OF  
PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Village of Bellport will hold a public hearing on February 16, 2017 at 7:00 pm at the Bellport Community Center located at 4 Bell St., Bellport, New York to consider the following application:

Chris Fogarty, 27 Browns Lane, Bellport, NY seeks the following variances to construct a new 22 foot x 34 foot garage in a side yard:

**Sec. 21-223. - Corner lots.**

In the Residence A 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 twenty (20) feet.

**Sec. 21-225. - Building area.**

- (a) Main building and accessory buildings: In the Residence A District, the maximum total building area for the main building and all accessory buildings shall not exceed fifteen (15) percent of the total lot area.
- (b) Accessory structures: In the Residence A District, the total maximum area for occupancy of accessory structures shall not exceed twenty-five (25) percent of the total rear yard area. 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: Building area of 17%**

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

- (a) In the Residence A 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 fifteen (15) feet from any property line. On corner lots or through lots the accessory building must be set back at least fifty (50) feet from the lot line abutting a street.

**Proposed: Garage built in side yard located 6 feet from lot lines**

The Suffolk County Tax Map Number is 0202-8-9-17. The dwelling is located in the Residence A District and the Browns 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, CHAIRPERSON**