

**NOTICE OF MEETING
INCORPORATED VILLAGE OF MUTTONTOWN
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN, that a public hearing and meeting will be held before and by the Zoning Board of Appeals of the Incorporated Village of Muttontown, Nassau County, New York at the Village Hall, 1 Raz Tafuro Way in said Village, on Thursday August 15, 2019 at 7:00 p.m.

The Board will hear and consider:

The Appeal of Linda Sussman, owner of 7 Heather Lane in the Village, and designated as Section 15, Block A, Lot 2093 on the Nassau County Land and Tax Map and located within the Village's A-3 Zone.

The applicant seeks a variance (Z-770) to maintain existing dwelling building area, maintain existing lot coverage, remove existing rear wood deck and install new brick patio, maintain an existing pool patio, maintain existing basement entry, and maintain an existing 8'x10' shed which exceeds the side and rear yard setbacks, maximum building area and maximum building area for accessory structures:

1. Existing dwelling building area of **3,646.8 sq. ft.** increases the total building area to **16%** in lieu of the required **15%** requiring a **1% variance**.

See **ARTICLE III, §190-7(j)**

2. Total existing & proposed building area of **7,364.2 sq. ft.** increases the total building area to **32.3 %** in lieu of the required **25%** requiring a **7.3% variance**. Current existing lot coverage is **7,985.5 sq. ft.** at **35%**.

See **ARTICLE III, §190-7(j)**

3. Existing pool patio has a side yard setback of **10.5 feet** in lieu of the required **20 feet**, requiring a **9.5 foot** variance.

See **ARTICLE III, §190-7(g)**

4. Existing pool patio has a rear yard setback of **24.7 feet** in lieu of the required **30 feet**, requiring a **5.3 foot** variance.

See **ARTICLE III, §190-7(h)**

5. Existing 8'x10' shed has a side yard setback of **2.8 feet** in lieu of the required **20 feet**, requiring a **17.2 foot** variance.

See **ARTICLE III, §190-7(g)**

6. Existing basement entry has a side yard setback of **9.8 feet** in lieu of the required **20 feet**, requiring a **10.2 foot** variance.

See **ARTICLE III, §190-7(g)**

The above applications are on file in the office of the Village Clerk and may be viewed Monday to Friday during the hours of 9:30 a.m. - 12:30 p.m. If any individual requires special assistance to attend, they should notify the Village Clerk at least 48 hours in advance of the hearing.

INCORPORATED VILLAGE OF MUTTONTOWN

Lou Baldino

Chairperson

Dated: July 30, 2019