

NOTICE OF PUBLIC HEARING
VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that pursuant to Chapter 150, Zoning Article V, Section 150-27A of the Code of the Village of Greenport, a Public Hearing will be held by the Zoning Board of Appeals at the Third Street Firehouse, Third Street, Greenport, N.Y., 11944 on Tuesday, February 19, 2018, commencing at 6:00 p.m. regarding the following application or matter:

Megan Strecker & Cameron Dowe
412-414 Carpenter Street
Greenport, NY 11944
SCTM # 1001-5.-1-8

The applicant proposes to construct an addition on the premises located at 412-414 Carpenter Street, Greenport, N.Y., 11944. The property is located in the R-2 (One and Two Family Residential) District. The property is also located in the Village of Greenport Historic District.

1. The proposed addition would increase the degree of non-conformity, requiring a zoning variance.

- Section 150-21 A. states that nothing in this article shall be deemed to prevent normal maintenance and repair, structural alterations, moving, reconstruction or enlargement of a non-conforming building, provided that such action does not increase the degree of, or create any new non-compliance with regards to the regulations pertaining to such buildings.

2. The proposed addition requires an area variance of 6 feet, 8 inches for the combined side yard setback.

- Section 150-13 E. (1) states that the total dimensions of both side yards for a principal building shall be computed on the basis of four-tenths of the lot width; however, no side yard dimension shall be less than four-tenths of the total dimensions of both side yards computed as aforesaid, and no side yard dimension shall be less than 10 feet.

A copy of the request is on file with the Village Clerk where it is available for review and inspection.

BY ORDER OF THE VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS
John Saladino, Chairperson

1T 02/07/2019