



## **Building Department**

### Notice of Disapproval

To: Ruth Shank  
320 Carpenter Street  
Greenport, NY 11944

PLEASE TAKE NOTICE that your application dated June 25th, 2024 and Plans dated May 22nd, 2024 for the proposed Carport Residential Building located at 320 Carpenter Street, Greenport, NY 11944 in the R2 Historic District, is returned herewith and disapproved on the following grounds:

#### **1. Accessory Building Setback**

§150-13 Residence District Regulations

##### A. Accessory Building

- (1) An accessory building may be located in any required rear yard, provided that:
  - (b) Such building shall be set back 5 feet from any lot line and shall not be located less than 10 feet from the principal building.

The Site Plan notes a proposed Carport and an Existing Shed in the Front Yard on Central Avenue as well as an existing shed in the rear yard

This would require an area variance to allow the Carport and Shed within the required Front Yard as well as a variance of 5 Feet from the existing shed to the rear lot line.

#### **2. Front Yard Setback Requirements.**

§150-12 Schedule Regulations

R2 District: Front Yard Setback 30 Feet

§150-13 Residence District Regulations

**B. Corner Lots**

**(2) Corner Lots Rear and Side Yards**

R2 District: Front yards are required on both street frontages.

The Site Plan notes an existing 2 story frame residence within the required front yard setbacks on both street frontages.

This would require an area variance for the new noncompliance at both street frontages:

Central Ave: 4.9 Feet Front Yard Variance

Carpenter Street: 14.9 Feet Front Yard Variance

**3. Side Yard Setback Requirements.**

§150-12 & 13E Schedule Regulations & Existing Small Lots

R2 District: Side Yard Setback 10 Feet

The Site Plan notes an existing 2 story frame residence within the required Side Yard.

This would require an area variance for the side yard of 5.7.

This application is therefore denied, requiring the above-mentioned variances.

The premises to which this application applies are located at 320 Carpenter Street, Greenport, NY 11944 in the R2 Historic District,

Map: 1001      Section: 5      Block: 2      Lot: 10

**George Pfriendr**

**NY State Certified Building Inspector**