

INCORPORATED VILLAGE OF MASSAPEQUA PARK
NASSAU COUNTY, NEW YORK

NOTICE IS HEREBY GIVEN pursuant to the provision of the State of New York, that a Public Hearing will be held by the Zoning Board of Appeals in the Incorporated Village of Massapequa Park on **Wednesday, October 19, 2016** at **8:00 PM** in the Village Hall, 151 Front Street, Massapequa Park, New York 11762 for the following purposes:

Case No. 3982 To consider the variance application of Mr. and Mrs. Paul Szachacz, 200 Tiffany Drive, Massapequa Park, NY 11762 to maintain a central air conditioning condenser in the second front yard, maintain existing shed on property line, and proposed rear roof over screened in porch and front portico in violation of Village Code.

Such proposal to maintain condenser in second front yard and erect a front portico is in violation of Village Code Chapter 345-30 (D2) Permitted Structures in Front Yards which states: Allowed a front covered portico to be located six (6) ft. or less from the house line and a width of eight (8) ft. or less at its base with a roof line that may extend one (1) ft. on each side. Proposed portico to be nine (9) ft. across at its base, one (1) ft. wider than allowed by code. Existing central air conditioning condenser is located approximately 30 ft. from south property line.

Such proposal to erect a rear roof over screened in porch without the required rear yard setback is in violation of Village Code Chapter 345-31(C) Rear and Side Yards which states: The minimum required rear yard setback is 15 ft. Proposed rear porch to be located 8.94 ft. from rear property line, 6.1 ft. less than required by code.

Such proposal is in violation of Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) ft. Existing shed is located zero (0) ft. from rear property line.

Case No. 3983 To consider the variance application of Mr. Dan Egger, 351 Ocean Avenue, Massapequa Park, NY 11762 to maintain an existing 6' fence in the second front yard and an existing central air condenser in violation with Village code.

Such proposal violates Village Code Chapter 345-40 (B1) Fences and Similar obstructions which States: On corner plots the front side shall be limited to non-opaque, not solid fences no higher than 48". The street side (side yard) shall be entitled to a six (6) ft. opaque solid fence, provided a minimum 13 ft. setback from the property line is maintained. Installed fence is located zero (0) ft. from south property line.

Such proposal violates Village Code Chapter 345-31 Rear and Side Yards which states: Must maintain a five (5) ft. side yard setback. Existing condenser is located approximately one (1) ft. to north property line.

Case No. 3984 To consider the variance application of Mrs. Mary Ross, 349 Ocean Avenue, Massapequa Park, NY 11762 to maintain the following in second front yard; six foot fence, above ground pool with deck and ladder, pump and filter, brick retaining wall, all in violation of Village Codes.

Such proposal violates Village Code Chapter 345-41 (J) Distances which states: No portion of a pool including walkways and pump, filters, showers, accessories or pool water disinfectants shall be located at a distance less than five (5) ft. from any side or rear property line or building setback line.

Chapter 345-30(D) Permitted Structures in Front Yards which states: The following items are permissible encroachments; a portico, porch, and a temporary storage container. Existing pool is located within the second front yard

Chapter 345-40 (B1) Fences and Similar Obstructions which states: on corner plots the front side shall be limited to non-opaque, not solid fences no higher than 48". The street side (side yard) shall be entitled to a six (6) ft. opaque solid fence, provided a minimum 13 ft. setback from the property line is maintained. Installed fence is located approximately 2.5 ft. from inner sidewalk edge and continues to east property line. Retaining wall extends all the way beyond the property line to the north and goes to inner edge of sidewalk and continues east adjacent to sidewalk and then returns ending at some point south.

Case No. 3985 To consider the variance application of Mr. Jules Avarello, 416 Charles Street, Massapequa Park, NY 11762 to maintain a shed to close to rear property line in violation of Village Code.

Such proposal violates Village Code Chapter 345-43 Sheds which states: Side and rear yard setbacks must be greater or equal to two (2) ft. Existing shed is 1.1 ft. from rear west property line.

**By order of the Zoning Board of Appeals
September 30, 2016**