

Village of Lawrence

Legal Notice

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Incorporated Village of Lawrence will hold a work session beginning at 6:45 P.M. followed by a public meeting on March 15, 2023 at the Lawrence Village Hall 196 Central Ave Lawrence, New York 11559 beginning at 7:30 P.M. to conduct the following Public Hearings and to attend to such other matters as may properly come before the Board:

- **Abittan, 247 Juniper Circle E** - Section 212-12.1 of the Schedule of Dimensional Regulation states the maximum building coverage for a lot size of 36,013 sq. ft. in area is 4,966 sq. ft. Section 212-12.1 of the Schedule of Dimensional Regulation states the maximum surface coverage for a lot size of 36,013 sq. ft. in area is 10,493 sq. ft. Section 212-12.1 of the Schedule of Dimensional Regulation states the maximum front yard surface coverage for a lot size of 36,013 sq. ft. in area is 526.44 sq. ft. Section 212-12.1 of the Schedule of Dimensional Regulation states the minimum side yard setback for a lot size of 36,013 sq. ft. in area is 20 ft. Section 212-12.1 of the Schedule of Dimensional Regulation states the minimum aggregate setback for a lot size of 36,013 sq. ft. in area is 40 ft. Section 212-12.1 of the Schedule of Dimensional Regulation states the maximum side yard height/setback ratio for a lot size of 36,013 sq. ft. in area 1.1. Section 212-39.C of the Village Code states the maximum exterior wall height from the base plane to the underside of the eave is 23 ft. Section 212-15.B of the Village Code states the maximum height for a single-family dwelling in a Residential District BB is 36 ft. Section 212-24.D of the Code of the Village of Lawrence states accessory structures must be located in a side or rear yard. Section 212-55.A of the Code of the Village of Lawrence states no recreational structure shall be constructed in a front yard. Section 212-55.A of the Code of the Village of Lawrence states the minimum side and rear yard setbacks for a recreational structure is 20 ft. Section 212-39.B of the Code of the Village of Lawrence states, flat roofs in combination with pitched roofs shall have a maximum slope of 12:12. Section 212-39.B of the Code of the Village of Lawrence states, flat roofs, when used in conjunction with pitched roofs, shall make up no more than 35% of the total roof area.
- **Brodie, 1030 New McNeil** - Section 212-12.1 of the Village Code states, in Residential District C-1, the minimum side yard setback for a building is 15 ft. Section 212-12.1 of the Village Code states, in Residential District C-1, the minimum aggregate yard setback for a building is 35 feet. Section 212-17. B of the Village Code states, in Residential District C-1, the maximum building height is 36 ft.
- **Katz, 194 Harborview N**- Section 212-12.1 Schedule Dimensional Regulations states, the minimum rear yard setback for a lot size of 12,855 sq. ft. is 40 ft.
- **Sod, 7 Manor Lane**- Section 212-12.1 of the Schedule of Dimensional Regulations states the maximum building coverage for a lot size of 27,848 sq ft in area is 4,372 sq ft. Section 212-12.1 of the Schedule Dimensional Regulations states, the maximum surface coverage for a lot size of 27,848 sq ft in area is 8,593 sq ft. Section 212-12.1 of the Schedule Dimensional Regulations states, the maximum front yard surface coverage for a lot size of 27,848 sq ft in area is 2,228sq ft. (combined Manor Lane & Martin Lane). Section 212-12.1. of the Schedule Dimensional Regulations states, the maximum front yard height/setback ratio for a lot size of 27,848 sq ft is 0.63. Section 212-12.1. of the Schedule Dimensional Regulations states, the maximum side yard height/setback ratio for a lot size of 27,848 sq ft is 1.1. Section 212-48.A of the Village Code states, no swimming pool may be constructed in a front yard. Section 212-24.D of the Village Code states, no accessory structure may be constructed in a front yard.
- **Katz, 65 Sutton Place** - Section 212-12.1 Schedule Dimensional Regulations states, the maximum building coverage for a lot size of 10,000 sq. ft. in area is 2,765 sq. ft. Section 212-12.1 Schedule Dimensional Regulations states, the maximum Surface Coverage for a lot size of 10,000 sq. ft. in area is 4,130 sq. ft. Section 212-12.1 Schedule Dimensional Regulations states, the minimum front yard setback for a lot size of 10,000 sq. ft. is 25ft. Section 212-12.1 Schedule Dimensional Regulations states, the minimum rear yard setback for a lot size of 10,000 sq. ft. is 30ft. Section 212-12.1 Schedule Dimensional Regulations states, the maximum front yard height/setback ratio for a lot size of 10,000 sq. ft. in area is 0.88. Section 212-12.1 Schedule Dimensional Regulations states, the maximum rear yard height/setback ratio for a size of 10,000 sq. ft. in area is 0.74.

- **Platt, 648 Atlantic Ave-** Section 212-13.D of the Village Code states the minimum front yard setback in Residence District AA is 50 feet. Section 212-13.D of the Village Code states the minimum rear yard setback in Residence District AA is 60 feet. Section 212-13.D of the Village Code states the maximum front yard height/setback ratio in Residence District AA is .44.

The order in which the listed applications are heard shall be determined the night of the meeting. The applications and accompanying exhibits are on file and may be inspected at the Village Office during normal business hours between 8:00a.m. and 4:00p.m. If anyone needs special accommodations for a disability, such person should contact the Village Clerk at least 5 days before the hearing.

All interested parties will have the opportunity to be heard
By Order of the Board of Appeals
Lloyd Keilson
Chairman

Dated: March 10, 2023