

**NOTICE OF  
PUBLIC HEARING**

**PLEASE TAKE NOTICE** the Village of Bellport Zoning Board of Appeals will hold a public hearing on Thursday, August 18, 2022 at 7 pm in the Bellport Community Center, 4 Bell Street, Bellport, NY to consider the following application:

Laraine Morano, 29 Circuit Road, Bellport is seeking the following variances to replace an existing fence and construct a shed in a side yard:

**Sec. 21-269. Corner lots.**

In the Residence B District, no building or structure shall be erected on a corner lot having a total area of less than twenty thousand (20,000) square feet or having frontage of less than one hundred fifty (150) feet upon a street. That portion of a corner lot which has frontage upon the street which the main entrance of the building faces, as shown by plans or physical layout, shall be deemed the front thereof; that portion of the corner lot having frontage upon another street shall be deemed a side yard but such side yard shall be measured as, and have a depth equal to, a front yard; that portion of a corner lot on the side of the structure opposite to the last mentioned side shall be deemed a side yard and shall have a minimum width of fifteen (15) feet

**Sec. 21-272. Accessory buildings and structures.**

- (a) In the Residence B District all accessory building shall be located in the rear yard of a lot. No accessory building shall exceed fifteen (15) feet in height and must be set back at least ten (10) feet from any property line.

**Proposed: Shed located in side yard, 5 feet from rear property line and 5 feet from south side property line**

**Sec. 21-273. Fences.**

In the Residence B District, no fence or wall may be erected having a height greater than four (4) feet from the ground except as follows:

- (a) Where a residence has been erected a six-foot fence may be erected in the rear yard within the following limitations:
- (2) On a corner lot a six-foot fence may be erected in the rear yard to extend along the rear lot line and along the side lot lines except that no fence shall project closer to the street fronting on a side yard than the width of the required side yard.

**Proposed: Fence located 8 feet from street where 15 feet is required.**

The property is located in the "B" Residence District. The Suffolk County Tax Map Number is 0202-4-5-18. All persons with an interest may attend and will be heard. The Community Center is handicapped accessible.

**BY ORDER OF THE ZONING BOARD OF APPEALS, VILLAGE OF BELLPORT:  
JAMES WOOD, CHAIRPERSON**