

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
August 12, 2025 at 6:30 p.m. – AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ATTENDANCE:

APPLICATIONS BEFORE THE BOARD:

Z659 – 42 Mohegan Ave: Port Washington NY 11050 S-4, B-88- L-57 & 58. The applicant, D&B Asset II Group LLC seeks the following variances to convert a single-family home into a two family residence. 155-13.1.G – No building shall exceed two stories or 26 feet in height, measured from the established street grade. Proposed – 29.42 feet height. 155-13.1.L – Each two family dwelling unit shall have at least three on-site parking spaces for occupant use. Proposed – 2 parking spaces provided on-site with 1 parking provided partially off site and outside of property. 155-45.K – Curb cuts in Residential Districts. Only one curb cut is allowed in new construction. Proposed: 2 curb cuts provided.

APPLICANT COMMENTS:

PUBLIC COMMENT:

The next tentatively scheduled BZA Meeting is Tuesday, September 9th at 6:30 p.m.

Alex Kovacevic

Village Deputy Clerk-Treasurer, Board of Zoning and Appeals Coordinator

Dated: August 6, 2025