

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
October 14, 2025 at 6:30 p.m. – AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ATTENDANCE:

APPLICATIONS BEFORE THE BOARD:

Z661 – 20 Kirkwood Road: Port Washington NY 11050 S-4, B-45- L-127. The applicant, 20 Kirkwood LLC seeks the following variances to construct a new two-family residence. 155-13.1 J – The maximum lot building coverage for a two-family dwelling shall be 25%. Building coverage shall include the principal building, including attached or detached porches and decks extending more than two feet above average finished grade and attached or detached garages and all other accessory uses. Proposed: 29.9% lot coverage. 155-45 K (2) – 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, November 12th at 6:30 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer
Dated: October 8, 2025