

**INC. VILLAGE OF MANORHAVEN  
BOARD OF ZONING APPEALS  
December 9, 2025 at 6:30 p.m. – AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ATTENDANCE:**

**APPLICATIONS BEFORE THE BOARD:**

**Z662 – 42 Kirkwood Road:** Port Washington NY 11050 S-4, B-41- L-104. The applicant, Capital Home Builders Inc seeks the following variances to construct a new two-family residence. 155-13.1F – The minimum rear yard set back shall be 20 feet. Proposed rear yard setback is 16 feet 4 inches to ac units. 155-13.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: 31.9% lot coverage

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Z663 – 9 Edgewood Road:** Port Washington NY 11050 S-4, B-69- L-71. The applicant, 9 Edgewood 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: 28.2% 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. 155-13.1F – The minimum rear yard setback shall be 20 feet. Proposed rear yard setback is 17 feet to ac units. 155-13.1 G – No building shall exceed two stories or 26 feet in height, measured from the established street grade. Proposed height is 26 feet 6 inches. 155-13.1 I – In a two-family dwelling located on a lot less than 5,000 square feet in area, at least one of the dwelling units shall not have more than two bedrooms. Proposed bedrooms include 3 bedrooms for both units. 155-30 F – Front yard maximum paved area shall not exceed 50% in a residential zone. Proposed is 55.8%.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**Z664 – 43 Marwood Road North:** Port Washington NY 11050 S-4, B-103- L-43. The applicant, Ressa Family LLC seeks the following variances to complete the construction 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: 25.6% lot coverage. 155-13.1 G – No building shall exceed two stories or 26 feet in height, measured from the established street grade. Proposed height is 27.08 feet.

**APPLICANT COMMENTS:**

**PUBLIC COMMENT:**

**The next tentatively scheduled BZA Meeting is Tuesday, January 13th at 6:30 p.m.**

Alex Kovacevic  
Village Deputy Clerk-Treasurer  
Dated: December 1, 2025