

**INC. VILLAGE OF MANORHAVEN
BOARD OF ZONING APPEALS
October 13, 2026 at 6:30 p.m. – AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ATTENDANCE:

APPLICATIONS BEFORE THE BOARD:

Z672 3 Corchaug Avenue: Port Washington NY 11050 S-4, B-58- L- 49. The applicant, Kyungsook Kim seeks the following variances to construct a new two-family residence. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 16 feet 4 inches to ac units. 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: 29.5% lot coverage. 155-45K (2) – Curb cuts in residential districts. Only one curb cut is allowed in new construction. Proposed: 2 curb cuts provided.

APPLICANT COMMENTS:

PUBLIC COMMENT:

Z673 6 Norwood Road: Port Washington NY 11050 S-4, B-63- L- 395. The applicant, Ozkan Toraman seeks the following variances to construct a 2nd story addition with interior renovation on a single family home. 155-13.1 D – On an interior lot, the minimum front yard setback shall be 20 feet. Proposed: 11.52 feet to the portico. 155-13.1 E – On and interior lot, the minimum side yard setback shall be six feet. Proposed: 5.88 feet on the second floor addition. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 19.33 feet on second floor addition. 155-13.1 J - The maximum lot building coverage for a one-family dwelling shall be 28%. 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: 32.09% lot building coverage. 155-13.1 K - The total of building lot coverage and the area occupied by structures, terraces, paved yard areas, paved driveways and any other impermeable surface shall not exceed 50% of the area of the lot. Proposed: 60.28% total building lot coverage.

APPLICANT COMMENTS:

PUBLIC COMMENT:

Z674 1 Orchard Beach Road: Port Washington NY 11050 S-4, B-H- L- 118 The applicant, Bartlett Co. seeks the following variances to construct a new two-family residence. 155-13.1 C – The minimum lot depth shall be 100 feet. Existing: 72.35 feet. 155-13.1 F – The minimum rear yard setback shall be 20 feet. Proposed: 10 feet to the rear of building and 6.3 feet to the rear stairs. 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: 29.3% lot coverage.

APPLICANT COMMENTS:

PUBLIC COMMENT:

The next tentatively scheduled BZA Meeting is Tuesday, November 10th at 6:30 p.m.

Alex Kovacevic
Village Deputy Clerk-Treasurer
Dated: October 9, 2026