

**VILLAGE OF LATTINGTOWN  
BOARD OF ZONING APPEALS  
PUBLIC NOTICE**

A public hearing and meeting will be held before and by the Board of Zoning Appeals of the Incorporated Village of Lattingtown, Nassau County, New York, at the Village Hall, 299 Lattingtown Road in said Village, on October 1, 2024 at 6:30 P.M.

The hearing will be on the appeal of Elizabeth Morrison, owner of a 1.98 acre parcel of land located at 11 Eden Roc Drive in the Village, designated as Section 30, Block 55, Lot 12 on the Nassau County Land and Tax Map and located within the Village's R-2A (2-acre) Zoning District.

The Appellant seeks the following variances:

1. To permit the construction of a 1 ½ story addition to the westerly side of the existing dwelling, which would increase the gross floor area of the dwelling to 7,970 square feet rather than the maximum permitted 5,978 square feet and would increase the principal building area to 6.1% of lot area (5,329 square feet) rather than the maximum permitted 6% (5,188 square feet);
2. To maintain an existing generator which has a westerly side yard setback of 23.3 feet rather than the required 50 feet;
3. To maintain an existing shed which has an easterly side yard setback of 15.2 feet with a surrounding patio which has an easterly side yard setback of 18.3 feet rather than the required 50 feet;
4. To maintain an existing patio which has an existing rear yard setback of 49.5 feet rather than the required 50 feet.
5. To maintain an existing playset which has a westerly side yard setback of +/- 2 feet rather than the required 50 feet.

The above application is on file at Humes & Wagner, LLP, Attorneys for the Village, 147 Forest Avenue Locust Valley, New York 11560, where it may be seen during the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday until the time of the hearing.

If any individual requires special assistance to attend, please notify the Village Clerk at least 48 hours in advance of the hearing.

Jonathan Sullivan  
Chairman

September 19, 2024  
Z-552