

**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 Lattintown, Nassau County, New York, at the Village Hall, 299 Lattintown Road in said Village, on December 3, 2024 at 7:30 P.M.

The hearing will be on the appeal of Lauren Geddes Duff, owner of a 1.14-acre parcel of land located at 15 Ludlam Lane in the Village, designated as Section 30, Block H, Lots 69 & 73 on the Nassau County Land and Tax Map and located within the Village's R-2A (2-acre) Zoning District.

The Appellant seeks to demolish the existing single-family dwelling and construct a new single-family dwelling which would require the following variances:

1. To allow the reconstructed dwelling to have an easterly side yard setback of 18 feet and a westerly side yard setback of 11 feet, rather than the required 50 feet;
2. To allow the reconstructed dwelling to have a vertical encroachment into the side yard height-setback of 10' 9" on the easterly side and 21' 7" on the westerly side;
3. To allow the reconstructed dwelling to have a gross floor area of 5,991 square feet rather than the maximum permitted 4,706 square feet;
4. To allow the proposed air conditioning units to have an easterly side yard setback of 17.8 feet and a westerly side yard setback of 10.8 feet rather than the required 42 feet.
- 5.

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

November 21, 2024
Z-555