

VILLAGE OF OYSTER BAY COVE  
BOARD OF ZONING APPEALS  
PUBLIC NOTICE

A public hearing and meeting will be held by and before the Board of Zoning Appeals of the Incorporated Village of Oyster Bay Cove, Nassau County, New York at the East Woods School on Yellow Cote Road in the Village on April 24, 2024 at 6:30 P.M.

The hearing will be on the application of Edward Mohlenhoff, owner of a parcel of land located at 121 Cove Road in the Village, designated as Section 27, Block G, Lot 46 on the Land and Tax Map of Nassau County and located in the Village's A-2 (6,000 s.f.) Zoning District.

The Appellant seeks variances to maintain the following existing structures:

1. Front portico addition to a pre-existing, non-conforming single-family dwelling which portico has a front yard setback of 14.3 feet rather than the required 30 feet;
2. To permit the relocation of two (2) ground-mounted AC units to have a southerly side yard setback of 2.8 feet rather than the required 8.0 feet and a front yard setback of 16 feet rather than the required 30 feet.

The Appellant also seeks a variance to permit the construction of a one-story screened porch addition and two-story garage/home office addition to the pre-existing, non-conforming dwelling which would increase the total building area to 30.00% of lot area rather than the maximum permitted 25% of lot area.

The above application and plan are available for review on the Village of Oyster Bay Cove website at <https://www.oysterbaycove.net/>.

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

Arthur Godsell  
Chairman

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April 10, 2024

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