

**Board of Zoning & Appeals**  
**315 Main Street, Port Washington, NY 11050**  
**March 27, 2024**  
**7:30 PM**

**AGENDA**

- I. Call to Order – 7:30 PM
- II. Roll Call & Quorum
- III. Public Comment
- IV. Old Business
- V. New Business
  - a. Application of Steven Kelley and William Hellmers, owners of 20 High Street, Port Washington, NY, Residence A zoning district, Section 5, Block 10, Lot 33 on Nassau County Land & Tax Map, for (i) variance from §175-18.1 of Code of Village of Baxter Estates, to permit additional paved surfaces that will result in 2,534 square feet of impervious surface on a lot with 3,391 square feet of lot area (or 79.2%), where maximum permitted impervious surface is 45% of lot area, or 1,525.95 square feet, and where the existing condition is 2,149 square feet, or 67.2% of lot area, (ii) variance from §175-10 of Code, to permit building area of 899 square feet, or 26.5% of lot area, where maximum permitted building area is 25% of lot area, or 847.75 square feet, and (iii) variance from §175-17.E. of Code, to permit erection and maintenance of a shed (an accessory structure), in a rear yard, where same fails to satisfy the restrictions on accessory structures in rear yards set forth in clauses “A.” through “D.” of §175-17, which include a setback of 3 feet from the side property line.
  - b. Application of Steven Kelley and William Hellmers, owners of 20 High Street, Port Washington, NY, Residence A zoning district, Section 5, Block 10, Lot 33 on Nassau County Land & Tax Map, for (i) variance from **§175-18.1** of Code of Village of Baxter Estates, to permit additional paved surfaces that will result in 2,534 square feet of impervious surface on a lot with 3,391 square feet of lot area (or 79.2%), where maximum permitted impervious surface is 45% of lot area, or 1,525.95 square feet, and where the existing condition is 2,149 square feet, or 67.2% of lot area, (ii) variance from **§175-10** of Code, to permit building area of 899 square feet, or 26.5% of lot area, where maximum permitted building area is 25% of lot area, or 847.75 square feet, and (iii) variance from **§175-17.E.** of Code, to permit erection and maintenance of a shed (an accessory structure), in a rear yard, where same fails to satisfy the restrictions on accessory structures in rear yards set forth in clauses “A.” through “D.” of **§175-17**, which include a setback of 3 feet from the side property line.
- VI. Adjournment