



**Incorporated Village of Lloyd Harbor
Building Department**

32 MIDDLE HOLLOW ROAD
HUNTINGTON, NY 11743
Tel: (631) 549-2640

LETTER OF DENIAL

ISSUED TO: Ireneusz & Anna Janczyk
3 Middle Hollow Road
Lloyd Harbor, NY 11743

Date: December 30, 2020
Tax Map No. 403-13-4-37

APPLICATION TO: Request an area variance for a **TENNIS COURT** with a total lot coverage of **19.6%**

Your above-noted application is hereby denied for it is in noncompliance with the following Village Ordinance:

A. ARTICLE IV, SECTION 205-6 (A) (4) which requires a maximum **15% lot coverage** for a principal dwelling and every accessory building.

Based upon your proposed site plans as prepared by The Laurel Group, dated **11/23/20**, you request the following:

1. Total Lot Coverage of **19.6%** for a proposed tennis court in lieu of the required **15%**, requiring a **4.6% variance**.
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Therefore, you must apply to the Board of Zoning Appeals of the Village of Lloyd Harbor to seek relief from the above-noted sections of the Ordinance. Your application can be made through the Village Building Department located at 32 Middle Hollow Road. A copy of this letter must accompany your application.

James R. Siino Jr.
Building Inspector

Cc: Mary Safonte – BZA Secretary
Chris Wagner – Village Attorney

**VILLAGE OF LLOYD HARBOR
ZONING BOARD
PUBLIC NOTICE**

A public hearing will be held by and before the Board of Zoning Appeals of the Incorporated Village of Lloyd Harbor, Suffolk County, New York, on April 28, 2021 at 6:30 p.m. Due to the current COVID-19 restrictions, and in accordance with Executive Order 202.1, this meeting will be conducted via Zoom Videoconference. The link to participate in the videoconference is <https://zoom.us>, meeting ID: [95326571310](https://zoom.us/j/95326571310) The dial-in phone number for audio participation, or for computers without audio capability is 1-929-205-6099.

The hearing will be on the application of Ireneusz and Anna Janczyk, owners of a 2.0-acre parcel of land located at 3 Middle Hollow Road in the Village, designated as Section 13, Block 4, Lot 37 on the Real Property Tax Map of Suffolk County, in Tax Map District 0403.

The Appellants seek to permit the construction of tennis court with terrace which would increase the total lot coverage to 19.6% of lot area (17,060 square feet) rather than the maximum permitted 15% of lot area (13,068.6 square feet).

The above appeal and survey are on file at the Village Hall where they may be seen from 9 a.m. to 4 p.m. during usual business days until the time of the hearing. Application materials are also available for review on the Village's website: www.lloydharbor.org.

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

Amelia Brogan
Chairman

Z-2021-01
April 15, 2021