**INC. VILLAGE OF CEDARHURST**

**LEGAL NOTICE**

PLEASE TAKE NOTICE THAT the Board of Zoning Appeals of the Village of Cedarhurst will hold a public hearing on **06/13/2019at 8:00 PM** in the Village Hall, 200 Cedarhurst Avenue, Cedarhurst, NY for the following:

Petition of Shulamith School for Girls LI

Premises: 305 CEDARHURST AVE

Sec/Blk/Lot 39/311/10

Case # 2019-005

§ 265-33 Permitted uses. No building or premises shall be used and no building shall be erected or altered for other than one or more of the following specified uses: A. One-family dwellings including the office of a professional (limited to a physician, dentist, chiropractor, podiatrist, physical therapist, occupational therapist, attorney, accountant, architect or professional engineer), when actually used as the private dwelling of the aforesaid professional person, and the same individual who occupies the office shall reside within said premises and shall be the owner of record. No other professional shall use said office, regardless of his/her relationship to the owner-professional. The office space for said physician, dentist, chiropractor, podiatrist, physical therapist or occupational therapist may contain the following and shall not exceed the same: a waiting room, consultation room, two treatment and/or examining rooms and one bathroom with a total floor area not to exceed 600 square feet. The office space shall be entirely on the first floor of the premises and shall have a direct access by means of one entrance door to the interior of the residential portion. B. Places of worship. C. Libraries, public museums and also schools as herein defined. D. Clubs maintained or conducted by any religious, philanthropic or patriotic organization. E. Accessory uses, customarily incident to the above uses, but not including a business or building or use not located on the same lots with the building or use to which it is accessory. A garage or a group of garages for more than two motor vehicles shall not be permitted as an accessory use. Each and every garage shall be at least 25 feet from any street line except on plots having a width of less than 50 feet located on a corner in which case such garage shall be placed on said property at a point as far distant as possible from any street line. Garages comprising a portion of the main dwelling shall be deemed a portion of that building and the front, side and rear yard restrictions shall be applicable thereto

**Variance from:** § 265-33

Permitted uses.

No building or premises shall be used and no building shall be erected or altered for other than one or more of the following specified uses: C.

Libraries, public museums and also schools as herein defined.

\* Summer Camp does not fall under school use.

PLEASE TAKE FURTHER NOTICE that all interested persons will have an opportunity to be heard at said hearing.

Dated: May 30, 2019

Cedarhurst, NY

Benjamin Weinstock

Mayor

Salvatore Evola

Village Clerk-Treasurer

By Order of the Board

Of Zoning Appeals