

**ZONING BOARD OF APPEALS
AGENDA
March 20, 2013
7:30 PM**

ADJOURNED CASE

Application of **Wendy & Steven Gottfried, 24 Farmview Road, Port Washington, NY 11050**, also known as **Section 6, Block 53-9, Lot 191** on the Nassau County Land & Tax Map for variances of: **§240-9(I)(1), §240-9(I)(1)(a), §240-9(E)** of the Code of the Village of Flower Hill and for a **variance to the terms and conditions granted by the Zoning Board of Appeals on January 12, 1998**. Applicant proposes to **construct one story additions (2)** on an existing one family dwelling **and alteration and enlargement to an existing non-conforming in-ground swimming pool with appurtenances (deck, patio, built in gas barbeque)** where:

- The existing non-conforming swimming pool and enlargement of deck are accessory structures located in a side yard which is prohibited, Village Code requires such structures to be located in a rear yard.
- The non-conforming pool deck is less than ten (10) feet from a side property line which is prohibited in an R-3 Zone.
- The installation of an accessory structure (built in gas barbeque) is prohibited in a side yard, Village Code requires such structures to be located in a rear yard.
- Proposed alteration and addition to existing non-conforming extension located in rear yard is contrary to the approved plans and variance granted by the Zoning Board of Appeals resolution dated January 12, 1998.
- Proposed alteration and addition to existing non-conforming extension located in rear yard has a proposed set –back of 17'4" where the minimum rear yard set-back allowed is 25'.

NEW CASE

Application of **Ki-Jo Woo, 107 Country Club Drive, Port Washington, NY 11050**, also known as **Section 6, Block 53-05, Lot 546** on the Nassau County Land & Tax Map for variances of: **§240-9(C)**. Applicant proposes to construct a second story addition where the proposed second story addition in an R-3 zone will have a Floor Area Ratio of 5,785 sq. ft. or an FAR of .261 where the Village Code allows a maximum Floor Area Ratio of 5,314.36 sq. ft. or an FAR of .24.