

# AGENDA

## ZONING BOARD OF APPEALS

July 12, 2017

7:00 PM

### APPROVAL OF WRITTEN DECISIONS

Application of **Mr. and Mrs. Ron Rabbie, 16 Hunters Lane, Roslyn, NY 11576** also known as Section 6, Block B4, Lot 22 on the Nassau County Land & Tax Map for a **variance of §240-5 and 240-13(C)** of the Code of the Village of Flower Hill. **The applicant seeks to install a swimming pool that will result in lot coverage of 5,340 sq. ft. where 4,149.21 sq. ft. is the maximum permitted**

Application of **Elderfields LLC, 170 Elderfields Road, Manhasset, NY 11030** also known as Section 3, Block 197 Lot 9 on the Nassau County Land & Tax Map for **variances of §240-5 and 240-6** of the Code of the Village of Flower Hill. **The applicant proposes to utilize a previously approved sub-basement storage area to use for automobile storage, increasing the FAR from the previously granted variance of 7,956 sq. ft. to 9,886 sq. ft. where the maximum permitted by code is 7,187 sq. ft.**

### NEW CASES

Application of **Mr. & Mrs. Scott Wede, 75 Birch Lane, Manhasset, NY 11030** also known as Section 3, Block 13904 Lot 111 on the Nassau County Land & Tax Map for **variances of §240-5, 240-6, 240-7 and 212-9** of the Code of the Village of Flower Hill. **The applicant seeks to install a basketball court on a lot without a primary structure; install lighting for said court where no such lighting is permitted; install a patio and reconfigure a driveway with an insufficient side yard setback; enlarge an existing driveway into an adjoining lot without a primary structure, and increase size of patios to enlarge a previous non-conformity of lot coverage.**

Application of **Ms. Daphne Moustakas, 71 Pinewood Rd., Manhasset, NY 11030** also known as Section 3, Block 199, Lot 15 on the Nassau County Land & Tax Map for **variances of §240-5, 240-6, 240-12** of the Code of the Village of Flower Hill. **The applicant seeks to install a swimming pool and legalize a patio and walkway in an R-6 zoning district that will exceed the allowable lot coverage where 30% is permitted and 44.11% is proposed.**

Application of **Mr. & Mrs. Andrew Bellini, 2 Nancy Ct. Manhasset, NY 11030** also known as Section 5, Block 153, Lot 7 on the Nassau County Land & Tax Map for **variances of §240-5, and 240-8** of the Code of the Village of Flower Hill. **The applicant seeks a determination that a variance for lot coverage to construct a two story addition in an R-2 zone is not required; and in the alternative construct a two story addition in an R-2 zone that will increase non-conformity where the maximum lot coverage permitted is 20% (4,442.6 sq. ft.) and 28.4% (6,302.4 sq. ft.) is proposed.**