

AGENDA
ZONING BOARD OF APPEALS
November 8, 2017
7:00 PM

APPROVAL OF WRITTEN DECISIONS

1. 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.**

2. 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 38.4% (8,543.6 sq. ft.) is proposed.**

Application of **Mr. Sam Ramos, 110 Boulder Rd., Manhasset, NY 11030** also known as Section 3, Block 195, Lot 4 on the Nassau County Land & Tax Map for **variances of §240-5, 240-6, 240-8** of the Code of the Village of Flower Hill. **The applicant seeks to install a swimming pool and legalize hardscape in an R-2 zoning district that will exceed the allowable lot coverage where 20% is permitted and 37.4% is proposed; construct a pool house with a height of 18' where 12' is the maximum permitted.**

3. Application of **Mr. and Mrs. Jordan Wand, 12 Bonnie Heights Rd., Manhasset, NY 11030** also known as Section 3, Block 64, Lot 278 on the Nassau County Land & Tax Map for **variances of §240-5 and 240-7** of the Code of the Village of Flower Hill. **The applicant seeks to construct an addition, swimming pool and appurtenances where the allowable lot coverage is 15% (10,427 sq. ft.); currently existing is 21.9% (1,5240 sq. ft.) and 25.2% (17,572 sq. ft.) is sought. The applicant proposes to construct two accessory structures (pergola with hot tub, terrace) in a side yard where no structures are permitted in a side yard.**

4. Application of **Cow Neck Peninsula Historical Society, 336 Port Washington Blvd., Port Washington, NY 11050** also known as Section 5, Block 156, Lot 36 on the Nassau County Land & Tax Map for **variances of §240-5 and 240-10** of the Code of the Village of Flower Hill. **The applicant proposes to construct an accessory structure (shed) in a front yard where no such structure is permitted.**

5. Application of **Mr. & Mrs. Neal Gomez, 397 Stonytown Rd., Manhasset, NY 11030** also known as Section 5, Block 155, Lot 23 on the Nassau County Land & Tax Map for **variances of §240-5, 240-7, 201-4** of the Code of the Village of Flower Hill. **The applicant seeks to install a swimming pool in an R-1 zoning district in a side yard encroaching into the front yard, where construction of an accessory structure (swimming pool and built in gas generator) is only permitted in a rear yard.**

NEW CASE

Application of **Mr. & Mrs. Tansey, 50 Oak Tree Lane., Manhasset, NY 11030** also known as Section 3, Block 192, Lot 5 on the Nassau County Land & Tax Map for **variances of §119-1; 240-5** of the Code of the Village of Flower Hill. **The applicant seeks to install a fence greater than the permitted overall height of five feet, where the height will be ten feet above the adjacent grade for a total height of approximately 14 feet above rear yard grade.**