

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**April 11, 2018**  
**7:00 PM**

**APPROVAL OF WRITTEN DECISIONS –**

1. Application of **Mr. & Mrs. Margaritis, 7 West Shore Road, Port Washington, NY 11050** also known as Section 6, Block 76, Lot 50 on the Nassau County Land & Tax Map for **variances of §240-5, 240-6 and 240-10** of the Code of the Village of Flower Hill. **The applicant seeks to maintain a pre-existing garage with a second story addition and a shed in a front yard where no such structures are permitted; and maintain hardscapes (driveway and patio) with over 25% of coverage in a front yard which is not permitted.**
2. Application of **Mr. & Mrs. Klarman, 16 Wood Valley Lane., Port Washington, NY 11050** also known as Section 6, Block 78, Lot 5 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 seeks to maintain a driveway with less than the required 4 feet distance separation from the property line.**
3. 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 legalize a generator in an R-1 zoning district in a side yard encroaching into the front yard, where construction of an accessory structure is only permitted in a rear yard.**
4. Application of **Mr. Michael Sandjaby, 5 Knolls La., Manhasset, NY 11030** also known as Section 3, Block 64, Lot 5 on the Nassau County Land & Tax Map for **variances of §240-5 & 240-6** of the Code of the Village of Flower Hill. **The applicant seeks to increase a previously approved curb cut of 16' to 23', where 16' is the maximum permitted.**

**NEW**

Application of **Two Middle Neck Realty d/b/a Bryant & Cooper Restaurant, 2 Middleneck Road, Roslyn, NY 11576** also known as Section 6, Block B5, Lots 114, 215 on the Nassau County Land & Tax Map for **variances of §240-5 & 240-15(D)(2)(a), (D)(2)(b),(E)(1) and (E)(3)** of the Code of the Village of Flower Hill. **The applicant proposes to maintain driveway curbcuts in excess of the allowed 14 feet; maintain a planted front yard of 5 feet where 20 feet is the minimum required; maintain side yards of 3.5 and 5 feet without the required 5 foot planted buffer area where the minimum required is 20 feet; maintain parking spaces measuring 8 x 18 feet where the minimum required is 10 x 20 feet; create handicapped parking by reducing the number of available parking spaces from 38 to 37 on site and maintain 9 spaces at an adjacent property (BOT decision 3/7/11) where the minimum number of spaces required is 83.**