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

<u>**APPROVAL OR WRITTEN DECISION – ALL APPROVED**</u>

1. Application of **Johnny Batelic, 74 Crabapple Road, Manhasset, NY 11030** also known as Section   3, Block 196, Lot 10 on the Nassau County Land & Tax Map for **variances of §119-1(A), 240-8(I) and 240-8(J)** of the Code of the Village of Flower Hill. **The applicant proposes to construct a swimming pool, patio and fence on a corner property where the fence, pool and patio are located in a front yard, which is not permitted.**

2. Application of **Mr. Jordan Wand, 12 Bonnie Heights Road, Manhasset, NY 11030** also known as Section 3, Block 191, Lots 267, p/o 272, 278 on the Nassau County Land & Tax Map for **variances of §240-7(C), 240-6(N)** of the Code of the Village of Flower Hill. **The applicant has acquired a contiguous building lot from 400 Stonytown Rd. located to the rear of his property (north). He is seeking to construct a tennis court which requires a proposed lot line adjustment (to be sought from the Planning Board in a separate application). The proposed tennis court exceed the allowable lot coverage of 15%, 18.29% is sought and a variance is sought for the existing timber retaining walls which will be located on the rear of the property less than 4' from the property line, which is not permitted.**

3. Application of **Mr. & Mrs. Jordan Messinger, 12 Maple Drive, Port Washington, NY 11050** also known as Section 6, Block 55, Lot 126 on the Nassau County Land & Tax Map for **variance of §240-6(D)(1)** of the Code of the Village of Flower Hill. **The applicant proposes to construct a covered porch encroachment in a front yard where the maximum permitted encroachment is 5' and 8.01' is proposed; the minimum front yard setback permitted is 26.9 and 23.89 is proposed.**

<u>**ADJOURNED FROM June 13, 2018**</u>

Application of **Mr. & Mrs. Joseph Traina, 9 Knolls Lane, Manhasset, NY 11030** also known as Section 3, Block 64, Lot 259 on the Nassau County Land & Tax Map for **variances of §240-7(C) and (I)(1)(b)** of the Code of the Village of Flower Hill. **The applicant proposes to construct a two story detached garage with a proposed floor area ratio of 7,496 s.f. (.170) where the maximum permitted is 7,290 s.f. (.165) and a height of 16' where the maximum permitted height of an accessory structure is 12'. APPROVED WITH CONDITION**

<u>**NEW**</u>

1. Application of **Ms. Christina Lynch Burgdorf, 150 Walnut Lane, Manhasset, NY 11030** also known as Section 3, Block 191, Lot 1 on the Nassau County Land & Tax Map for **variance of §240-6(D)(1)** of the Code of the Village of Flower Hill. **he applicant proposes to construct a swimming pool with accessory pool equipment, fence on Dogwood Lane and patio in a front yard with a setback of 9' for the pool and patio and 10' for the pool equipment, when no structures are permitted in a front yard and no fences are permitted in a front yard and; a**

pergola with solid roof, outdoor kitchen and fire pit in a side yard where no structures are permitted in a side yard. APPROVED WITH CONDITIONS

2. Application of **Tracy Melvin, 115 Northwoods Road, Manhasset, NY 11030** also known as Section 3, Block 190, Lot 78 on the Nassau County Land & Tax Map for **variance of §240-10(F)** of the Code of the Village of Flower Hill. **The applicant proposes to construct a one and two story additions in the side, rear and front yard where the side yard addition decreases the aggregate side yard set-back to 24'9" where the minimum required is 30'. APPROVED**

3. Application of **Samuel Ramos, 110 Boulder Road, Manhasset, NY 11030** also known as Section 3, Block 195, Lot 4 on the Nassau County Land & Tax Map for a modification of a **variance granted on August 9, 2017 for a swimming pool and to 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. The plans have been modified to include an outdoor pizza oven with a chimney is excess of the 12' allowed for accessory structures. The applicant seeks to modify the original variance grant to include the chimney height. ADJOURNED**