

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**November 14, 2018**  
**7:00 PM**

**APPROVAL OF WRITTEN DECISIONS – ADJOURNED from 9/12/18**

Application of **Mr. & Mrs. Warren Fellus, 8 Hunters Lane, Roslyn, NY 11576** also known as Section 6, Block B4, Lot 37 on the Nassau County Land & Tax Map for **variance of §240-13(I)(1)(a), 240-13(I)(1)(c), 240-13(C)** of the Code of the Village of Flower Hill. **The applicant proposes to install a swimming pool, patio and appurtenances in a rear yard where the side yard setback of the patio is 5.5' and 8' is required; the patio has a rear set back of 8' where the minimum permitted is 10'; the pool equipment has a side yard setback of 7' where 8' is required; the lot coverage is 33.25% where the maximum permitted is 30%.**

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 **variance of §119-2(A)** of the Code of the Village of Flower Hill. **The applicant proposes to install front yard retaining walls that are 3.35' at the highest point where the maximum permitted is 2'.**

Application of **Brian Richards, 11 Knolls Lane, Manhasset, NY 11030** also known as Section 3, Block 64, Lots 251, 260 on the Nassau County Land & Tax Map for **variance of §119-2(C)** of the Code of the Village of Flower Hill. **The applicant proposes to install a 6' rear yard retaining wall where the maximum permitted is 4'.**

**NEW**

Application of **Kalina Tziayas, 39 Old Pine Drive, Manhasset, NY 11030** also known as Section 3, Block 6601, Lot 12 on the Nassau County Land & Tax Map for **variance of §240-12(I)(2)** of the Code of the Village of Flower Hill. **The applicant proposes construct a patio cover where the separation between an accessory building and main building must be 10' and the applicant proposes 5'7".**

Application of **Andrew & Mise Oelbaum, 12 Birchdale Lane, Port Washington, NY 11050**, also known as Section 6, Block 58, Lots 80, 83 on the Nassau County Land & Tax Map for **variances of §240-9(I)(1)(c) and 240-9(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to legalize an in-ground pool and patio where the minimum rear setback required is 10' and the pool setback is 0" and the patio setback is 6'; and legalize an existing oil tank and AC equipment in a side yard where the minimum side setback required is 10' and 8.3' and 9.6' respectively exist.**

Application of **Shelly Levin, 10 Oak Tree Lane Manhasset, NY 11030** also known as Section 3, Block 192, Lot 31 on the Nassau County Land & Tax Map for **variance of §240-10(I)(1) and 240-10(J)** of the Code of the Village of Flower Hill. **The applicant proposes construct a swimming pool and patio in a side yard where no such structures are permitted.**