

AGENDA
ZONING BOARD OF APPEALS
March 13, 2019
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%.**

APPROVAL OF WRITTEN DECISIONS FROM 2/13/19 HEARING

Application of **Hassan Abdou, 55 Fernwood Lane, Roslyn, NY 11576** also known as Section 6, Block 75, Lots 16, 18 on the Nassau County Land & Tax Map for **variance of §240-6(N)** of the Code of the Village of Flower Hill. **The applicant seeks to legalize front, side and rear retaining walls without the required 4' minimum setback.**

Application of **Mr. & Mrs. Gregory Giannakopoulos, 30 Bonnie Heights Rd., Manhasset, NY 11030** also known as Section 3, Block 64, Lot 10 on the Nassau County Land & Tax Map for **variance of §240-7(I)(1) and 240-7(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to legalize an asphalt paved sport court partially in a side yard with a 13.9' set back where this type of structure is prohibited in a side yard and the minimum side yard setback in the R-1 zone is 20'.**

Application of **Florence Baricelli & Thomas Nicosia, 120 Mason Dr., Manhasset, NY 11030** also known as Section 3, Block 66-01, Lot 203 on the Nassau County Land & Tax Map for **variance of §240-12(C) and 240-7(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a two story front porch with a gross floor area of 4,497 sq. ft. (FAR 0.52) where the maximum permitted in an R-6 zone is 3,168 sq. ft. (FAR 0.36) and install a front walkway creating a total front yard paving of 34% where the maximum permitted is 30%.**

NEW

Application of **June & Lawrence Keller, 5 Walnut Lane, Manhasset, NY 11030** also known as Section 3, Block 195, Lot 54 on the Nassau County Land & Tax Map for **variances of §240-8(I)(1) and §240-8(I)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a patio with outdoor kitchen, pergola and wood burning fire pit in a side yard where no structures are permitted in a side yard and the proposed patio has a set-back of 7'6" and the fire pit has a proposed set back of 12'10" where the minimum permitted is 15'.**