

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**April 10, 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 **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'.**

**NEW**

Application of **Andrew Lucas, 40 Sunset Drive, Manhasset, NY 11030** also known as Section 3, Block 111, Lot 15 on the Nassau County Land & Tax Map for **variance of §240-12(C)** of the Code of the Village of Flower Hill. **The applicant seeks to construct an addition of 230.1 s.f. increasing the gross floor area to a total of 3,695.2 s.f. with a Floor Area Ratio of 0.365 when the maximum permitted floor area is 3,646.7 s.f. and a Floor Area Ration of 0.36.**

Application of **Arash Yadegar, 27 Cherrywood Road, Port Washington, NY 11050** also known as Section 6, Block 79, Lot 7 on the Nassau County Land & Tax Map for **variance of §240-6(F) and 240-6(G)** of the Code of the Village of Flower Hill. **The applicant seeks to legalize front yard paving of 32.4% where the maximum permitted is 30% and legalize a curb cut of 17' where the maximum permitted is 16'.**

Application of **Mr. & Mrs. Rogowsky, 16 Bonnie Heights Road, Manhasset, NY 11030** also known as Section 3, Block 64, Lot 274 on the Nassau County Land & Tax Map for **variance of § 240-6(G)** of the Code of the Village of Flower Hill. **The applicant seeks to increase two curb cuts from 15'8" and 16' to 19' each where the maximum permitted is 16'.**