

# AGENDA

## ZONING BOARD OF APPEALS

July 10, 2019

7:00 PM

### APPROVAL OF WRITTEN DECISION FROM 6/12/19 HEARING

Application of **John Frankis, 29 Mason Drive, Manhasset, NY 11030** also known as Section 3, Block 111, Lot 107 on the Nassau County Land & Tax Map for **variances of §240-6(L) and §240-12(F)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a one story rear addition and an attached two car garage where the 667 sq. ft. addition increases the gross floor area to a total of 5,227 sq. ft. and the maximum permitted is 4,200 sq. ft. for lots less than 15,000 sq. ft. in area. The proposed side yard setback is 6.89 feet from the east property line where 10 ft. is the minimum permitted and the aggregate side yard setback is a total of 18.04 feet where the minimum permitted is 25 feet.**

Application of **Kenneth and Jennifer Marines, 4 Hewlett Lane, Port Washington, NY 11050** also known as Section 6, Block 53-4, Lot 625 for variances of **§240-6(L)(1), 240-9(E), and §240-9(I)(1)** of the Code of the Village of Flower Hill. **The applicant seeks to construct one-story additions, a pool and a patio. The proposed additions increase the floor areas to a total of 5,225 square feet, while the maximum permitted floor area is 5,060 square feet. The proposed garage addition has a front yard setback of 39'-4 ¼" for the garage addition, while the minimum required front yard setback is 46.87 feet. The proposed additions have a rear yard setback of 10'-9" for the garage addition, and 21'-11" for the mudroom addition, while the minimum required rear yard setback is 25 feet. The proposed pool and patio are located in the side yard, while these structures are not permitted in the side yard.**

Application of **Morgan Hoffman, 532 Manhasset Woods Road, Manhasset, NY 11030** also known as Section 3, Block 64, Lot 113 for variances of **§240-1, 240-6(N), and §240-7(I)(1)(b)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a one story accessory building for automobile storage located on a lot without having a main building, while any accessory use must be located on the same lot as the main building. The existing gravel driveway to the north crosses the property line and violates the requirement that driveways are required to be a minimum of 4 feet from the property line. The proposed accessory building has a height of 19'-6" to the highest part of the roof while the maximum height permitted for an accessory building is 12 feet.**

### NEW

Application of **Marie Mazzei, 345 Manhasset Woods Road, Manhasset, NY 11030** also known as Section 3, Block 167, Lot 12 for variances of **§119-1(A)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a five (5) foot high fence in the front yard along Dogwood Lane, while no fence is permitted in the front yard. The proposed fence is located 15 feet from the property line.**

Application of **Mr. & Mrs. Emanuel Galanis, 3 Greenbriar Lane, Port Washington, NY 11050** also known as Section 6, Block 5403, Lot 546 for variances of **§240-9(D)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a new home where the front yard setback at the northwest corner is 32'-8" and the minimum required is 40 feet.**