

AGENDA

ZONING BOARD OF APPEALS

September 11, 2019

7:00 PM

APPROVAL OF WRITTEN DECISION FROM 6/12/19 HEARING

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.**

APPROVAL OF WRITTEN DECISION FROM 7/10/19 HEARING

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.**

ALL UNANIMOUSLY APPROVED BY THOSE WHO ATTENDED THE HEARINGS

NEW

Application of **Harry Ioannou, 30 Old Pine Drive, Manhasset, NY 11030** also known as Section 3, Block 6602, Lot 117 for variances of **§§240-6(L)(1) & 240-12(E)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a covered terrace, patio, pool and appurtenances where the covered terrace increases the gross floor area from 4,902.8 s.f. to 4,967.3 s.f. where the maximum permitted floor area for lots of less than 18,000 s.f. is 4,500 s.f.; the proposed terrace has a rear yard set-back of 18 feet where the minimum permitted under the Code is 25 feet.**

Application of **Mr. & Mrs. Pawel Majewski, 522 Manhasset Woods Road, Manhasset, NY 11030** also known as Section 36, Block 13901, Lot 50 for variances of **§§191-1(A) and (C)** of the Code of the Village of Flower Hill. **The applicant seeks to erect 6'5" gates and a 5' fence located in a front yard, 13'8" from the front property line and the 6'5" gates exceeds the maximum fence height permitted, where the Code prohibits fences in a front yard.**

BOTH CASES WERE ADJOURNED TO OCT. 16, 2019