

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**September 21, 2022**  
**7:00 PM**

**RETURNING APPLICATIONS**

1. Application of **Fenella Kim, 7 Crabtree Lane, Roslyn, NY 11576** also known as Section 6, Block 5316, Lot 16 for variance of **§240-13(l)(1)(a)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain a patio with a 4.1' side yard setback where the required minimum is 8'.**

2. WITHDRAWN

Application of **Giuseppe DiBartolomeo, 15 Greenway, Roslyn, NY 11576** also known as Section 6, Block 39, Lot 5 for variances of **§§240-13(l)(1), 240-13(l)(1)(a) and 240-13(l)(1)(c)** of the Code of the Village of Flower Hill. **The applicant seeks to maintain an existing pergola in a side yard where accessory structures are prohibited in a side yard; the pergola has a side yard set-back of 1.9' where the required minimum side yard set-back is 8'; the existing patio has a rear yard set-back of 7' at its closest point where the required minimum is 10'.**

**NEW APPLICATIONS**

3. Application of **George Gipp, 160 Mason Drive, Manhasset, NY 11030** also known as Section 3, Block 6601, Lot 2 for variances of **§201-4; 240-6(N); and 240-12(l)(1)(a), (b) and (c)** of the Code of the Village of Flower Hill. **The applicant seeks to construct a patio, pavilion with outdoor kitchen and a retaining wall in a rear yard with an existing swimming pool where: (1) the proposed construction will decrease the unoccupied area of the rear yard, increasing the rear yard coverage to 28.83% where the maximum permitted is 25%; (2) the retaining wall has a rear setback of 3.5' where the minimum required is 4'; (3) the rear yard setback of the pavilion (accessory structure) is 8' where the minimum permitted is 10'; (4) the side yard setback for the pavilion is 7' where 8' is the minimum permitted; (5) the rear yard setback for the patio (accessory structure) is 4.5' where the minimum required is 10'; (6) The maximum height of the pavilion is 13'1" where the maximum permitted is 12'.**