

AGENDA
ZONING BOARD OF APPEALS
July 17, 2024

DECISION

1. Application of 9 Country Club Drive, Port Washington, NY 11050, also known as Section 6, Block 21, Lot 220 for a variance of §119-1(A) of the Code of the Village of Flower Hill. The applicant seeks to construct driveway gates in a front yard when such gates act as a fence, which is prohibited in a front yard.

RETURNING APPLICATION

2. Application of Alexander Abayev, 7 Ridge Drive East, Roslyn, NY 11576, also known as Section 6, Block 5318, Lot 12, for six variances of the Code of the Village of Flower Hill:

§240-4: The proposed pool area is 910 s.f. or 30.8%, while the maximum permitted pool area is 739.75 s.f. or 25%.

§240-6., F: The proposed driveway expansion increases the paving in the front yard to a total of 1,020 s.f. or 35.1%, while the maximum permitted paving in the front yard is 871.5 s.f. or 30%.

§240-6., G: The proposed driveway widening has a width of 20'10", while the maximum permitted width is 16 feet.

§240-13., C: The proposed site improvements increase lot coverage to 3,478 s.f. or 34.7%, while the maximum permitted lot coverage is 2,982 s.f. or 30%.

§240-6., I., 1 (a): The proposed side yard setback of the patio on the west side of the property is 8'7" at its closest point, while the minimum required side yard setback is 8 feet.

§240-13. I., 1., (c): The proposed rear yard setback of the patio is 9'11" as its closest point, while the minimum required rear yard setback is 10 feet.

NEW APPLICATION

3. Application of James Petrakis, 125 Northwoods Road, Manhasset, NY 11030 also known as Section 3, Block 190 Lot 77 for three variances of the Code of the Village of Flower Hill:

§240-6(G): To maintain a curb cut of 21 feet wide at the edge of road and at the property line, while the maximum permitted width is 16 feet with a small corner curb radius of no more than 16 feet with small corner curb radius of no more than 18 inches on each side.

§240-10, I(1)(c): To maintain an existing patio located 9.2 feet from the rear property line, while the minimum required rear yard setback is 10 feet.

§240-10, I(1)(c): To maintain an existing waterfall located 6.5 feet from the rear property line, while the minimum required rear yard setback is 10 feet.