

AGENDA
ZONING BOARD OF APPEALS
November 13, 2024

DECISIONS

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.

2. Application of Elisabeth Avallone, 451 Dogwood Lane, Manhasset, NY 11030, also known as Section 3, Block 167, Lot 202, for three variances of the Code of the Village of Flower Hill:

§240-11., C: The proposed gross floor area is 4,091 square feet for a floor area ratio of 0.326, while the maximum permitted gross floor area is 4,016.32 square feet for a floor area ratio of .32.

§240-11., C: The proposed sky exposure plane at the nearest point along the northern Village boundary line is 5.8, while the required sky exposure plane is 2.0 maximum.

§240-11., F: The proposed side yard setback to the northern Village boundary line is 1.82 feet at the closest point with an aggregate side yard total of 12.26 feet, while the minimum required setback is 10 feet with a minimum aggregate side yard of 30 feet.

NEW APPLICATION

3. Application of Brandon Semilof, 33 Country Club Drive, Port Washington, NY 11050, also known as Section 6, Block 53-4, Lot 218, for one variance of the Code of the Village of Flower Hill:

§240-9., I. (1): The proposed patio is located in the front yard with a front yard setback of 13.9 feet at the closest point, while the Code does not permit patios in the front yard.

4. Application of Frank M. Bright, 4 Ridge Drive West, Roslyn, NY 11576, also known as Section 6, Block 5318, Lot 2, for three variances of the Code of the Village of Flower Hill:

§119-1, A.: The existing fence that varies from 4 ½ to 6 feet in height is located in the front yard of the existing residence and portions are in the Village right-of-way, while the installed fence is not permitted in any area of the front yard.

§119-1, C.: The existing fence located in the side yard of the residence is 6 feet high, while the maximum permitted height of a fence is 5 feet.

§240-13., I. (1): The existing patio is located in the front yard with a front yard of the residence, while a patio must be located in the rear yard.

5. Application of Ginera Sehic, 17 Knollwood Road, Roslyn, NY 11576, also known as Section 6, Block 36, Lot 105 for five variances of the Code of the Village of Flower Hill:

§119-1, C.: The proposed height of the fence is 6 feet, while the maximum permitted height of a fence is 5 feet.

§240-13, I., (1): The proposed patio is located in the side yard, while a patio must be located in the rear yard.

§240-13, I., (1), (a): The proposed side yard setback for the patio is 1' 6", while the minimum side yard setback for the patio is 8 feet.

§240-13, I., (1), ©: The proposed rear yard setback for the patio at the closest point is 3", while the minimum rear yard setback for the patio is 10 feet.

§240-13, C.: The proposed lot coverage is 2,405.6 square feet or 30.43%, while the maximum permitted lot coverage is 2,371.49 square feet or 30%.