

AGENDA
ZONING BOARD OF APPEALS
December 18, 2024

RETURNING APPLICATIONS

1. 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:

§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), (c): 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%.

2. 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.

NEW APPLICATIONS

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 Roman Malayev, 42 Birchdale Lane, Port Washington, NY 11050, also known as Section 6, Block 58, Lot 109, for 9 variances of the Code of the Village of Flower Hill:

§240-10, C.: The proposed floor area ratio is 0.2983 or 4,325.7 square feet, while the maximum permitted floor area ratio is 0.28 or 4,059.8 square feet.

§240-10, I., (1), (a).: The proposed side yard setback of the shed on the south side is 7.0 feet, while the minimum required side yard setback is 10 feet.

§240-10, I., (1), (a).: The proposed side yard setback of the barbeque on the south side is 2.5 feet, while the minimum required side yard setback is 10 feet.

§240-10, I., (1), (a).: The proposed side yard setback of the patio is 4.0 on the south side, and 2.5 feet on the north side, while the minimum required side yard setback is 10 feet.

§240-10, I., (1), (a).: The proposed side yard setback of the fire pit on the south side is 9.0 feet, while the minimum required side yard setback is 10 feet.

§240-10, I., (1), (a).: The proposed side yard setback of the spa on the south side is 7.5 feet, while the minimum required side yard setback is 10 feet.

§240-10, I., (1), (a).: The proposed side yard setback of the pool on the north side is 4.0 feet, while the minimum required side yard setback is 10 feet.

§240-10, I., (1), (a).: The proposed side yard setback of the gazebo is 6.0 feet on the north side and 4.0 on the south side, while the minimum required side yard setback is 10 feet.

§240-10, I., (1), (b).: The proposed height of the gazebo is 15.0 feet, while the maximum height permitted is 12 feet.