

ZONING BOARD OF APPEALS
AGENDA
June 17, 2009
8:00 PM

Old Business

1. Continued application of **Mr. and Mrs. Elkomos Boutros, 21 Country Club Drive, Port Washington, NY 11050** also known as **Section 6, Block 21, Lot 106, 205** on the Nassau County Land and Tax Map, for a variance of:

§240-9(B) of the Code of the Village of Flower Hill

Applicant seeks to sub-divide lot into two parcels with insufficient lot area on parcel 1 (lot 106) in an R-3 Zoning District where the minimum lot size is 18,000 sq. ft. and 15, 001 sq. ft. is proposed.

2. Continued application of **Louis Tiglias d/b/a Elonis Restaurant Inc., 1023 Northern Blvd., Roslyn, NY 11576** also known as **Section 6, Block B-5, Lots 227, 325, 425,426** on the Nassau County Land and Tax Map, for a variance of:

a. §181-8(C)(1) of the Code of the Village of Flower Hill Applicant proposes to erect a vertical double faced sign and a horizontal business identification sign in excess of the maximum number of permitted wall signs where one sign is permitted and three are proposed.

b. §181-8(C)(2) of the Code of the Village of Flower Hill

Applicant proposes to erect a double faced business identification sign, perpendicular to the wall of the building, in excess of the maximum projection permitted, where display surface of business identification wall signs shall be parallel to the wall of the building and 9" is the maximum projection allowed and 3'-3" is proposed.

c. §181-8(C)(6) of the Code of the Village of Flower Hill

Applicant proposes to erect a vertical double faced business identification wall sign with a height greater than 18' above the ground level and projecting above the roof of the building, where the maximum height above ground level permitted is 18' and 32' is proposed.

New Business

1. Application of **Sean and Caroline Kenlon, 105 Dartmouth Road, Manhasset, NY 11030** also known as **Section 3, Block 143, Lot 30** on the Nassau County Land & Tax Map, for an extension of a variance of **§240-11(C) and §240-11(F)** of the Code of the Village of Flower Hill, granted on November 19, 2008.

2. Application of **Mr. & Mrs. B. Katzman, 2 Overhill La., Roslyn, NY 11576**, also known as **Section 6, Block 53-16, Lot 3** on the Nassau County Land & Tax Map, for a variance of:
 - a. **§240-13(E)** proposed addition does not comply with the minimum rear set back requirements in an R-7 zone, when 25' is required and 17' is provided.
 - b. **§ 240-6(L)** where Floor Area Ratio in an R-7 Zone must be the lesser of .42% or 3,600 sq. ft and .38% (3,659.67 sq. ft.) is proposed.