

ZONING BOARD OF APPEALS
AGENDA
August 19, 2009
8:00 PM

Old Business

Decision on 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.

New Business

Application of **Mrs. Rosemary Janson, 475 Manhasset Woods Road, Manhasset, NY 11030**, also known as **Section 3, Block 167, Lot 654** on the Nassau County Land & Tax Map, for a variance of:

§240--7(C) of the Code of the Village of Flower Hill.

Applicant seeks to construct a one story addition encroaching the sky plane exposure in an R-1 Zoning District

Application of **Mr. Richard Goodstadt, 30 Oakwood Circle, Roslyn, NY 11576**, also known as **Section 6, Block 76, Lot 42** on the Nassau County Land & Tax Map, for a variance of:

§240-11(I)(1) of the Code of the Village of Flower Hill.

Applicant seeks to maintain an existing accessory structure (wood deck) in a side yard in an R-5 Zoning District

Application of **Mr. & Mrs. Christopher Zervakos, 13 Knollwood Road, Roslyn, NY 11576**, also known as **Section 6, Block 35, Lot 104** on the Nassau County Land & Tax Map, for a variance of:

§240-13(E) of the Code of the Village of Flower Hill.

Applicant proposes to construct front and rear second story additions to an existing dwelling in an R-7 Zoning District where the proposed rear yard setback would be 20.25' instead of the required 25'.