

**ZONING BOARD OF APPEALS
AGENDA
September 17, 2014
7:30 PM**

APPROVAL OF WRITTEN DECISIONS

1. Application of **Mr. Eric Linder & Ms. Michele Docharty, 200 Elderfields Road, Manhasset, NY 11030** also known as Section 3, Block 197 Lot 10 on the Nassau County Land & Tax Map for **variances of §240-7(C) and 240-7(D)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a new one family dwelling with insufficient front yard set-back, where the minimum allowed by Code from the front property line is 77.027 feet and 64.36 feet is proposed; and floor area in excess of the maximum allowed where 7,187 square feet (.165) is allowed and 7,792.95 square feet (.1787) is proposed**
2. Application of **MD Property Developers, LLC, for 38 Mallard Road, Manhasset, NY 11030** also known as Section 5, Block 152, Lot 61 on the Nassau County Land & Tax Map for **variances of §240-7(B)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a new one family dwelling in an R-1 zone where the minimum lot area permitted is 43,560 sf and 36,450 sf is proposed.**
3. Application of **Mr. & Mrs. Michael Coffey, 56 Sunset Drive, Manhasset, NY 11030** also known as Section 3, Block 111 Lot 17 on the Nassau County Land & Tax Map for **variances of §240-12(C)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a two story rear addition on an existing dwelling where the maximum floor area ratio (FAR) allowed is .36 or 3,601.58 square feet (sf) and an FAR of .3831 or 3,833.39 sf is proposed**

ADJOURNED CASE

4. Application of **Ms. Christina Lynch-Burgdorf, 150 Walnut La., Manhasset, NY 11030** also known as Section 3, Block 191, Lot 1 on the Nassau County Land & Tax Map for a **variance of §119-1(A)** of the Code of the Village of Flower Hill. **Applicant seeks to construct a 5' high fence located in a front yard (corner property) where no fences are permitted in a front yard under the Village Code.**

NEW CASES

- 1 Application of **James Dixon, 35 Birch Lane, Manhasset, NY 11030** also known as Section 3, Block 139-4, Lot 112 on the Nassau County Land & Tax Map for **variances of §240-7(I)(1) and §240-7(C)** of the Code of the Village of Flower Hill. **Applicant seeks to construct an accessory structure (pool cabana) in an R-1 zone with a proposed height (ridge height 14'-4", cupola height 20') in excess of the maximum 12' allowed and a proposed Floor Area Ratio of .179 (17.9%) or 7,823 sq. ft. where the maximum allowed is .165 (16.5%) or 7,187 sq. ft.**