

Inc. Village of Roslyn Harbor
Board of Zoning Appeals

AGENDA

Public Hearing

May 11, 2022, 7:00 PM

PUBLIC HEARING

7:00 PM

**Application of Uzma Zahoor
60 Glenwood Road**

The Appellant seeks variances to maintain improvements to a proposed one-family residence, driveway, swimming pool, patio exterior steps and retaining wall. The proposed one-family residence, driveway, swimming pool, patio exterior steps and retaining wall following variance from the Zoning Board of Appeals

1. Proposed one-family residence, driveway, swimming pool, patio, exterior steps and retaining wall are located in the area of extremely steep slope on the property, while this construction is prohibited in areas of extremely steep slope.

PUBLIC HEARING

7:20 PM

**Application of Jon Bijari
95 Spruce Street**

The Appellant seeks variances to maintain improvements to a proposed one-family residence. The proposed one-family residence, exterior steps and retaining walls require the following variance from the Zoning Board of Appeals

1. Proposed one-family residence, exterior steps and retaining wall are located in the area of extremely steep slope on the property, while this construction is prohibited in areas of extremely steep slope.

PUBLIC HEARING

7:40 PM

**Application of Allen and Natalie Shayanfekr
39 Spruce St**

The Appellant seeks variances to construct a one-family residence, swimming pool and terrace. The proposed one-family residence, swimming pool and terrace requires the following two (2) variances from the Zoning Board of Appeals:

1. Proposed front yard coverage is 3,429.2 s.f. or 35.47%, while the maximum permitted front yard coverage is 2,416.85 s.f. or 25%.
2. Proposed side yard setback of the parking area on the west side is 8 feet, while the minimum required setback is 10 feet.

PUBLIC HEARING

8:00 PM

**Application of Sam Giacomo
15 Mary Lane**

The Appellant seeks variances to construct a guest cottage. The proposed guest cottage requires the following four (4) variances from the Zoning Board of Appeals:

1. Proposed lot coverage is 40.4%, while the maximum permitted lot coverage is 30%.
2. Proposed rear yard coverage is 32.4%, while the maximum permitted rear yard coverage is 20%.
3. Proposed guest cottage has a side yard setback of 2 feet, while the minimum side yard setback is 10 feet.
4. Proposed guest cottage is 573.02 s.f., while the maximum area permitted is 500 s.f. or 10% of the gross floor area of the principal dwelling, whichever is smaller. The existing gross area of the principal dwelling is 3,613.49 s.f. which would allow a maximum area of 361.35 s.f.

PUBLIC HEARING

8:20 PM

**Application of Rob Loheit
70 Harbor Lane**

The Appellant seeks variances to construct second story addition and covered porch. The proposed second story addition and covered porch requires the following three (3) variances from the Zoning Board of Appeals:

1. Proposed lot coverage is 13,620.3 sq.ft. or 32.14%, while the maximum permitted lot coverage is 10,593.4 sq.ft. or 25%.
2. Proposed floor area is 6,817.39 sq.ft. with a floor area ratio of 16.0889%, while the maximum permitted floor area is 6,230.29 sq. ft. with a floor area ratio of 14.703332%.
3. Proposed coverage of the rear yard is 3,357.2 s.f. or 21.57%, while the maximum permitted coverage of the rear yard is 3,113.22 sq.ft. or 20%.

Expected Attendance:

Craig Padover, Chairman
Dean Woodhouse
Andrew Curto
Gordon Crane
Daniel Freidlin