

**Timothy Tenke**  
*Mayor*



Phone: (516) 676-2000  
Fax: (516) 676-0108  
www.glen Cove-li.us

## **CITY OF GLEN COVE**

City Hall  
9 Glen Street  
Glen Cove, NY 11542-4106

**TO:** BOARD OF ZONING APPEALS

**SUBJECT:** MEETING ON THURSDAY, MARCH 21, 2019  
AT 7:30 P.M. AT COUNCIL CHAMBERS, CITY HALL

**FROM:** ROSA RIZZO

### **Case # 21 – 2018 McDonald’s – 196 Glen Street**

Martin Swaggard on behalf of McDonald’s USA, LLC., with offices at 201 S. Maple Ave., Ambler, PA 19002, has made an application to the Zoning Board of Appeals of the City of Glen Cove for variances from Sections 228-15 (F), 228-12 (A) 280-65 (H) to allow at the premises known as 193 Glen St., Glen Cove, N.Y.: An additional ground menu board sign in the new proposed drive thru side where there is an existing menu board for the existing drive thru; a third wall sign “M” on the side of the building where there are currently 2 signs installed and; a fourth wall sign “Mc Donald’s” on the drive thru side of the building where there are currently 2 signs installed when the maximum permitted is one sign per frontage up to a maximum area permitted for that frontage. Applicant is also proposing to add an additional lane for a drive through services. The new lane would result in the loss of ten (10) existing parking spaces, leaving a total of thirty three (33) parking spaces; seven (7) spaces under the minimum required. The two (2) existing handicap spaces will remain in place. The premise is known as 196 Glen Street, Glen Cove, N.Y. and designated on the Nassau County Land and Tax Map as Section 23, Block 26, Lot 58, 67.

### **Case # 01 – 2019 Thomas Mazione - 8 Stuart Drive East**

Thomas Manzione, residing at 8 Stuart Drive East, Glen Cove, N.Y. 11542 has made an application to the Zoning Board of Appeals of the City of Glen Cove for variances from the Sections 280-30 (A), 280-57 (B) (2), (10), 280-57 (D) (3) of the Glen Cove Zoning Code. Applicant is proposing to maintain an existing rear outdoor barbecue on a non-conforming lot with less than the required lot width, rear yard setback and lot coverage. Said lot has a lot width of 83.50 ft. when 90 ft. is required. Applicant is proposing a rear yard setback of one (1) foot when three (3) feet is the minimum rear yard setback and; proposing lot coverage of 24.7 % where the maximum lot coverage permitted is 20% within the R-3,

quarter acre, residence district. The premises are known on the Nassau County Land & Tax Map as Section 23, Block 51, Lot 45.

**Case # 02 – 2019      Joseph Fili - 36 Titus Road**

Joseph Fili; residing at 36 Titus Road, Glen Cove, N.Y. has made an application to the Zoning Board of Appeals of the City of the Glen Cove for a variance from Section 280-56 (D) (4) of the Glen Cove Zoning Code to construct: A new detached three (3) car garage. Applicant is proposing 978. 25 sq. ft. land coverage when 500 sq. ft. is the maximum size permitted for garages. The premise is known on the Nassau County Land and Tax Map as Section 23, Block G, Lot (s) 1048 & 1050.

**Case # 03- 2019      David Lucci - 39 Highland Road**

Chris Gray on behalf of Dave Lucci, residing at 39 Highland Road, Glen Cove, N.Y. 11542 has made an application to the Zoning Board of Appeals of the City of Glen Cove for a variance from Section 280-56 (B) (5) of the Glen Cove Zoning Code. Applicant proposes the construction of a one-story side addition and front portico to an existing dwelling with less than the required lot coverage within the R2, half acre, residence district. Applicant is proposing lot coverage of 3,084 sq. ft. (16.5%) when 2,797sq.ft.(15%) is the maximum allowed .The premise is known on the Nassau County Land and Tax Map as Section 23, Block 51, Lot 49.